

Job Name: Land at Bird in Eye Farm PINS REF 3356658 / WD/2024/1799/O
Date: 3rd June 2025
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Subject: Ecology Response to Interested Parties

Summary

By email dated 28 February 2025, the Council raised a query about impacts on bats from the lighting scheme likely to be brought forward in support of the site access proposals. In consequence, two further surveys (April and May 2025) have been conducted. The report concluded that due to the limited bat diversity and low numbers of passes, additional lighting and the associated site access arrangements, are not considered significant in relation to bat interests. The additional surveying and reporting, alongside the technical note was submitted to WDC. The bat report and technical note has been appended to this report (appendix 1 and 2).

By email 27th May 2025, Wealden District Council confirmed that they will not be pursuing ecological impacts as part of its case. As such, it is considered that the council believe that no significant impacts on ecology would occur as a result of the development (appendix 3).

In terms of interested parties, concerns have been raised with regards to the perceived impacts on ancient woodland, including the degradation of ancient woodland habitats and adjacent habitats and impacts on protected species. Furthermore, concerns were raised with regards to loss of existing habitats and farmland. These impacts are considered unfounded. Indeed, there is potential for benefits in terms of biodiversity gain and the long term management of habitats, that can occur in tandem with the development proposals.

Ancient Woodland

Ancient woodland, Bird in Eye Shaw, is located to the south and west of the red line boundary, but does not lie within the red line boundary. There is no loss of ancient woodland and a buffer zone is being retained within the design of the site. The proposals seek to enhance the woodland edges, provide new habitats which otherwise would not be present on site.

The proposals provide sufficient buffers (in line with Natural England standing advice) for the ancient woodland. All proposals lie well outside the ancient woodland buffer zone (a minimum of 15m). The proposed development extends beyond the 15m woodland buffer zone as required as a minimum by Natural England, with the buffer extending to 50m across the extent of the ancient woodland edge.

Natural England standing advice refers to changes to the water table and water run off, which may impact upon the integrity of the ancient woodland. SuDS will be created within the 50m buffer, but outside the 15m buffer of the ancient woodland. This will ensure any water run off from the development would be the same as current green field rates and the drainage characteristics would therefore remain unchanged. The drainage scheme would therefore not impact upon the ancient woodland.

In terms of other potential impacts, the most significant is the fragmentation of landscape linkages and therefore the reduction of the movement of species across the landscape, as well as the potential impacts this would have on ancient woodland habitats, notably pollinators and seed dispersal agents.

The development does not result in the loss or fragmentation of any woodland habitats. Landscape linkages are retained. The development does not sever linkages to the west or to the south, linking Bird in Eye Shaw to Nightingale Wood and Lidds Shaw and Framfield Stream. Nor does the development fragment linkages to the east, including the lowland deciduous woodland at Hailwell Farm and the woodland and tree lines to the east. As such it is considered that the development will not impact upon the ecological functionality of the landscape.

Impacts, including reducing the amount of semi-natural habitats next to ancient woodland that provide important dispersal and feeding habitat for woodland species can also potentially impact the integrity of the woodland. At the proposed development site, the field networks which lie adjacent to the ancient woodland are species poor modified grassland, managed by grazing. This habitat is a managed habitat and is species poor, limiting its ecological value.

The 15m buffer will be planted with a range of native scrub species and species rich, tussock forming grassland. The planting will create a new semi natural edge habitat, that is otherwise not in existence. The edge habitat creation will provide habitats which provide value for a range of species, such as dormice, bats and nesting birds. A range of mixtures will create a thick, robust edge. Planting of native scrub and tree species and the creation of species rich grassland, will provide this transition between ancient woodland and development, creating a more naturalised ecotone. This planting will not adversely affect the soils of the ancient woodland or the buffer zone. Nor will it inhibit the movement of [REDACTED] which are well able to make their way through such areas. It will however provide a significant barrier against human and pet entry into the ancient woodland, especially taken with the steep and uninviting slope on the banks of the ancient woodland.

With regards to impacts resulting from an increase in local population and potential impacts resulting from increased recreational pressure, wear and tear, fly tipping and pet impacts, a range of measures have been employed to minimise any associated risks.

The woodland itself, Bird in Eye Shaw, will remain in private ownership, and therefore access will not be available. The woodland is not suitable for recreation. The woodland is steep sided making walking and recreational use unsuitable. The provision of SANGS and open space which will be created for use, including dog walking, making this a significantly more attractive area for recreation in comparison with the unsuitable woodland. The SANG land totals 8.61ha, with an additional 4.04ha of open space provision. This equates to usable, recreational space totally, 12.65ha. This open space and SANGS areas provides significant opportunity for on-site recreation, reducing any impact on woodland. This excludes the 1.21ha which is 15m ancient woodland buffer.

Impacts resulting from light levels can impact upon functionality of woodland habitats. Lighting levels can be conditioned as part of the permission. A dark corridor will extend around the edges of the woodland. With a 50m buffer from any development, new planting and sensitive lighting measures will ensure this is achievable. A lighting scheme where light levels along the woodland edge (the 15m buffer) does not exceed 0.4lux (equivalent to a moonlit night) is therefore achievable.

It is considered that the species which are reliant on the woodland, that being the dormouse population, will be retained within the scheme. No woodland is to be lost and there would be an increase in scrub habitat and edge habitats, which provide a higher value for dormice, increasing the structural diversity of the woodland edge. This dense thorny scrub planting also creates a barrier and deterrent between the woodland and the potential presence of cats within the development. This planting (to include guelder rose, dog rose, blackthorn etc), will ensure that impacts from dogs, cats and new local residences would be negated. Additional enhancements for the woodland could occur, including the use of dormouse boxes established within the woodland, which can provide an uplift in suitable nesting opportunities, where opportunities are lacking due to the structure of the woodland.

By lighting is kept to a minimum, the scrub edges are robust and utilise thorny species of local provenance (species such as blackthorn, dog rose, hawthorn and bramble, mixed with other native species of interest), dormice, and other species such as bats, will not be impacted by the development proposals.

The development also proposes to enhance the woodland edge on site and provide new opportunities for a range of wildlife. As such the proposals are compliant with the NPPF, Natural England standing advice, local policy and guidance under the Town and Country Planning Act.

Impact on Species

Habitats which support dormice, here the woodland habitats on site, are protected, with the 15m planted zone and the 50m buffer zone between development and the woodland edge. New planting will provide additional habitat. Enhancements with dormouse boxes, will increase the carrying capacity of the woodland. There is no fragmentation or isolation of dormouse habitat resulting from the proposal. Therefore impacts on the favourable conservation status will not occur.

With regards to [REDACTED] have been identified within the ancient woodland and within woodland to the north east. The buffer zones are sufficient to avoid any impact on the integrity of [REDACTED]. The extensive open space, SANGs and the retention of the woodland, ensure that [REDACTED] can continue to move across the landscape. As noted above, [REDACTED] movement will not be inhibited in any way by the proposed planting to be introduced in the 15m buffer area. As such no impacts on [REDACTED] are predicted.

With regards to deer, these species are not specially protected for conservation purposes and their conservation status is not of concern..

Other Issues

Biodiversity Net Gain (BNG) report has been submitted. The grasslands on site were assessed on the 24th June 2024 by FISC level 4 botanist to ensure the condition assessment was accurate. The grassland across the field networks were identified as modified grassland. Modified grassland is species poor, lacking in diversity of both grasses and herbs. The majority of the grassland is modified grassland in poor condition albeit there were a couple of fields which were defined as modified grassland in moderate condition. Modified grassland is low distinctiveness. Poor condition modified grassland is defined by the paucity of diversity.

The proposals result in a net gain in terms of biodiversity with both the development and open space area achieve over 10% net gain, with the SANGS area achieving significantly more than 10% net gain. As such, the site comfortably achieves 10% net gain in line with the Environment Act. This has been achieved through species rich grassland planting (wildflower meadow creation), new native scrub planting, new tree planting, and orchard creation. These habitats are a higher distinctiveness than what is currently present. A net gain has been demonstrated.

An updated BNG metric and report has been submitted to demonstrate the revised layout, including the access, has been assessed.

Conclusion

The habitats found on site are dominated by modified grassland fields, with some areas of hedgerows and an area of lowland deciduous woodland. The site is managed for grazing and silage. There are no naturalised ancient woodland habitat edges and the habitats on site are dominated by grassland which is common and widespread and of limited ecological value.

The ancient woodland, Bird in Eye Shaw, is located outside the red line boundary. The lowland deciduous woodland is located within the red line boundary. These features are being maintained in situ and are to be enhanced as part of the proposals.

The ancient woodland will be protected and buffered from any development. There is no direct loss of woodland habitat. Indirect impacts have been mitigated through the design of the site, the 50m buffer from the ancient woodland, opportunities for on site recreation, and buffer planting. No impacts are therefore predicted on the integrity of the ancient woodland.

It is considered that the design of the site and the mitigation proposed, including sensitive lighting scheme, ensures that species present on site are able to maintain their presence on site in the long term. It is considered that there is enough space in the retained and enhanced habitat to support such species and for them to utilise in the future;

The BNG assessment identified that the development of the site would result in a net gain. This will be achieved through the provision of new habitats such as SUDS, new scrub and woodland planting, a new orchard habitat, new tree planting and species rich grassland creation.

Appendix 1: Bat Survey Report 2024 and 2025



Bat Activity Surveys 2024

Bat Activity Surveys 2025

**Land at Bird in Eye Farm,
Framfield Road, TN22 5HA**



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LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing and whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date.

This report provides a snap shot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited or the site supports habitats which are densely vegetated only dominant species may be recorded.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

1.0 Introduction

Background

- 1.1 The Ecology Partnership was commissioned by Croudace Homes to undertake updated bat activity surveys around the land at Bird in Eye Farm, Bird in Eye Hill, Framfield Road, Uckfield, TN22 5HA. In addition, remote detector Anabat surveys within site edge habitats were carried out to supplement the data collected during the transect surveys.
- 1.2 CSA Environmental had undertaken survey efforts for bat activity on site previously in 2019 which identified bats using the hedgerows and woodlands amongst the site. Mainly dominated by common pipistrelle; other recorded species included soprano pipistrelle, serotine, *Myotis* species, and brown long-eared bats.
- 1.3 This report presents the results of The Ecology Partnership's surveys in and around the site, which aims specifically to assess how bats are using the site over the course of the 2024 survey season.
- 1.1 This report comprises:
- Introduction, including the legislative and planning context (Section 1);
 - Assessment methodology (Section 2);
 - Results bat activity and static bat detector surveys (Section 3);
 - Discussion and recommendations (Section 4);
 - Conclusions (Section 5).

Site Context and Status

- 1.4 The site is c20.08 ha with the central grid reference TQ48402075. The site is located to the east of Uckfield town centre, south of the B2102. The site is largely managed grassland habitats with the associated Bird in Eye Farm buildings at the centre of the site. Ancient woodland is located to the south and west of the site. Further west is Uckfield, with new development around Uckfield Hospital. To the north, east and south, arable landscape is present in the form of fields, woodlands and hedgerows. The approximately red line boundary is shown in Figure 1 below.



Figure 1: Approximate location of the site, indicated by the red line boundary.

Description of Proposed Development

- 1.5 The proposals are for an outline planning application for the erection of up to 190 dwellings, with associated works, parking, landscaping, publicly accessible open space and SANG provision, with access from the B2102. Proposed works are displayed in Figure 2 below.



Figure 2: Current illustrative proposals for the site

Legislation

- 1.6 Under the Natural Environment and Rural Communities (NERC) Act 2006, it is now the duty of every Government department in carrying out its functions “*to have regard, so far as it is consistent with the proper exercise of those functions, to the purpose of conserving biological diversity in accordance with the Convention*”. Seven species of bat (Barbastelle, Bechstein’s, Noctule, Soprano pipistrelle, Brown long-eared, Greater horseshoe and Lesser horseshoe) are listed as Species of Principal Importance in England under Section 41 of the NERC Act.
- 1.7 All bats are covered by the following relevant legislation: the Wildlife and Countryside Act (WCA) 1981 (as amended); the Countryside and Rights of Way Act 2000; the Natural Environment and Rural Communities Act 2006; and by the Conservation of Habitats and Species Regulations (CHSR) 2010.

Under the WCA 1981 it is an offence to:

- Intentionally, recklessly or deliberately disturb a roosting or hibernating bat i.e. disturbing it whilst it is occupying a structure or place used for shelter or protection)
- Intentionally or recklessly obstruct access to a roost (i.e. a structure or place used for shelter or protection).

Under the CHSR 2010 it is an offence to:

- Deliberately capture (or take), injure or kill a bat
- Intentionally, recklessly or deliberately disturb a bat, in particular (i) any disturbance which is likely to impair their ability to survive, to breed or reproduce, or to rear or nurture their young; (ii) any disturbance which is likely to impair their ability in the case of hibernating or migratory species, to hibernate or migrate; or (iii) any disturbance which is likely to affect significantly the local distribution or abundance of the species to which they belong
- Damage or destroy a breeding site or resting place (roost) of a bat.

2.0 Methodology

Bat activity surveys

- 2.1 An update night-time bat walkover (NBW) survey was undertaken on site on the 11th July 2024 and 24th September 2024. These surveys deviate slightly from official BCT (2023) guidance, as a spring (April/May) survey was not conducted, with all surveys instead carried out in the summer and autumn periods. However, this survey period is considered sufficient to update the existing body of data collected for this site in 2019. Surveyors included Alexia Tamblyn MA (Oxon) MSc CEcol CEnv MCIEEM FRGS, Emer Hicks BSc (Hons) MSc, and Daniel Whitlock BSc (Hons). The surveys followed Bat Conservation Trust guidelines (Collins 2023).
- 2.2 The transect surveys started at sunset, with fixed point observations made for the first 30 minutes in areas of interest (see Figure 3), after which time the surveyors walked around the perimeter of each field and observations were maintained until two hours after sunset. Bats usually emerge about twenty minutes after sunset depending on the species, light level, weather conditions and time of year. Peak activity will normally last for about two hours after sunset, during times of peak insect activity.
- 2.3 Surveyors were equipped with either Batlogger M Elekon or Echometer Touch 2 Pro with iPad bat detectors.
- 2.4 Three fields were surveyed during the NBWs, this is due to the presence of livestock in the northern fields.
- 2.5 Anabat express remote detectors were also installed in two locations on site: along the central hedgerow separating two fields, and on a tree to the west of the site. These were set up for recording periods in June, July, August, and September 2024. They were left for at least 5 consecutive nights and then collected in for analysis. The stationary starting survey position, transect walking route, and approximate Anabat remote detector locations are shown in Figure 3.



Figure 3: The path of the transect walking route with stationary starting point and Anabat locations in 2024

2.6 Further surveys were conducted in April and May 2025. These differed slightly to the 2024 surveys as the transect route and stationary observation point included the access points to site (Figure 4). Additionally, a further two Anabat express remote detectors were installed in the north-west of the site and the north east towards the access point to the site. The four Anabat locations are also displayed in Figure 4 below.



Limitations

- 2.7 Acoustic surveys are more effective at recording species that emit louder and less directional calls, in the UK this comprises *Nyctalus sp.*, *Pipistrellus sp.* and *Eptesicus* bats. Conversely, species that emit low amplitude and/or highly directional calls (*Rhinolophus sp.*, *Barbastelle*, *Myotis sp.*, & *Plecotus sp.*) are likely to be underrepresented.
- 2.8 It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no single investigation could ensure the complete characterisation and prediction of the natural environment.
- 2.9 The data obtained by static detectors does not allow for differentiation between individual bats foraging near the detector or multiple bats commuting past, therefore the activity should be seen as indicative only.

3.0 Results 2024

Bat Activity Surveys

11th July 2024

- 3.1 Sunset was at 21:14, with temperatures starting at 17°C and falling to 16°C by the end of the survey. Conditions were dry, clear (0% cloud cover), and calm (Beaufort 0).
- 3.2 Activity recorded during this survey was also very low. Limited calls were recorded during the observation aspect of the survey, with only faint pipistrelle calls recorded during the first 30 minutes. Soprano pipistrelles were recorded along the woodland edge at during the walked transect, with common pipistrelles also recorded flying under the canopy edge from 21.45 onwards. No other bat species were recorded during the survey period.

24th September 2024

- 3.3 Sunset was at 18:52, with temperatures starting at 15°C and falling to 14°C by the end of the survey. Conditions were dry with a gentle breeze (Beaufort 3).
- 3.4 The first bat observed was a soprano pipistrelle to the east of the transect route towards the woodland at 19:20, this was shortly followed by another soprano pipistrelle at 19:25. Both of which were heard but not seen but both made a singular pass.
- 3.5 The most bat activity during the survey was to the west of the site. With common pipistrelle foraging activity observed in the south-western corner and along the western boundary. The last bat observed on this survey was a common pipistrelle commuting along the western treeline at 19:44.
- 3.6 Overall, activity recorded during this survey was low, dominated by common pipistrelle, the most common and widespread species of bat.

Automated/static bat detector surveys

- 3.7 Two Anabats were deployed on site in June, July, August, and September 2024 for five consecutive nights to record bat species using the site and levels of activity on site. The Anabats were situated to the west and centre of the site (Figure 2). The raw data is given

in Appendix 1, with summary graphs (Figure 4-7) and tables (Table 1-3) given within this section of the report.

- 3.8 For the purposes of this analysis, many *Myotis* species identified has been recorded as *Myotis sp.*, this is due to the uncertainty of identifying *Myotis* species to exact species level, from the call pattern alone. It is considered that the majority of these calls comprised whiskered bats *Myotis mystacinus* and Daubenton's bat *Myotis daubentonii*. This conclusion was based on comparing the call patterns to archetype calls, and the site's local historical records. Additionally, whiskered bats were identified in the CSA Environmental 2019 survey period.

June

- 3.9 In June, by far the most commonly recorded species was common pipistrelle making up 86.5% of total calls, followed by soprano pipistrelle with 10.8%. All other species totalled the remaining 2.7% of registrations, these were singular passes of noctule, serotine, and a *Myotis* species.
- 3.10 No bats were recorded on the western Anabat over the same period of time, all bats recorded were located on the central Anabat.
- 3.11 A graph displaying the bat registrations recorded in June are shown in Figure 4.
- 3.12 Overall, the bat activity was considered to be low and dominated by common and widespread species, with an average of 22 bat registrations recorded on a single evening.

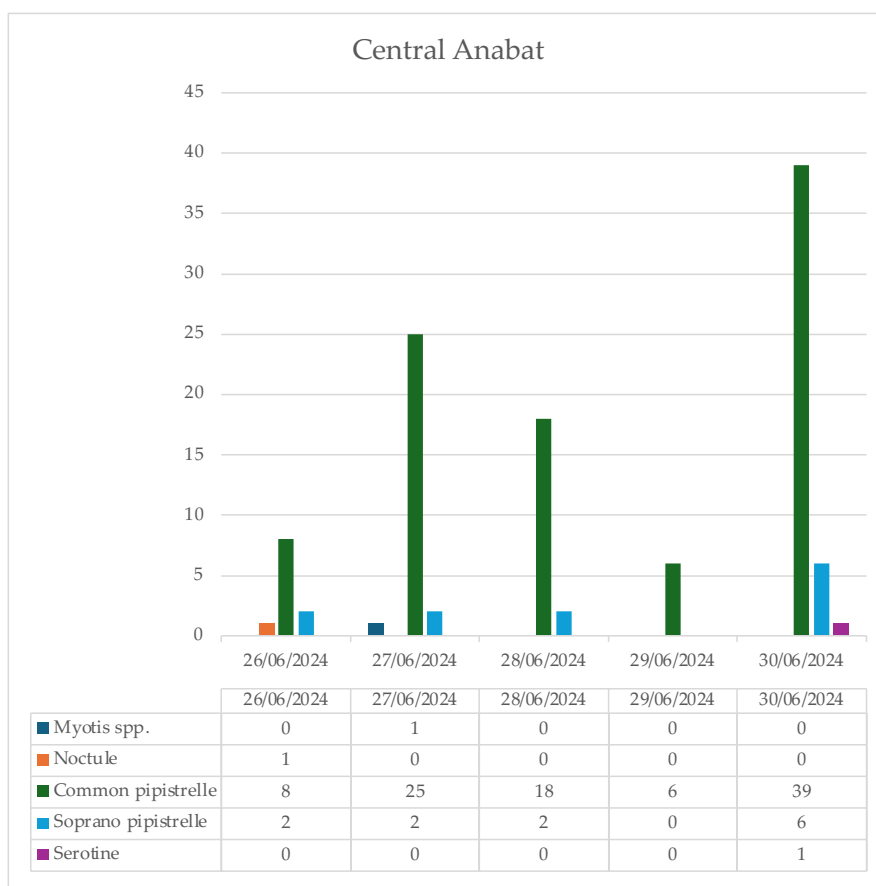


Figure 4: Summary graph of the June Anabat data in the central location.

July

- 3.13 In July, again the most commonly recorded species was common pipistrelle, making up 97.7% of calls, followed by soprano pipistrelle with 2.3%. No other species was recorded in July.
- 3.14 Again, the western Anabat did not pick up any bat registrations over the same time period, all were recorded along the central hedgerow.
- 3.15 A graph displaying the bat registrations recorded in July are shown in Figure 5.
- 3.16 Overall, bat activity was considered to be low, dominated by common pipistrelles. Average number of passes per night was similar to June, with 26 passes on average in July.

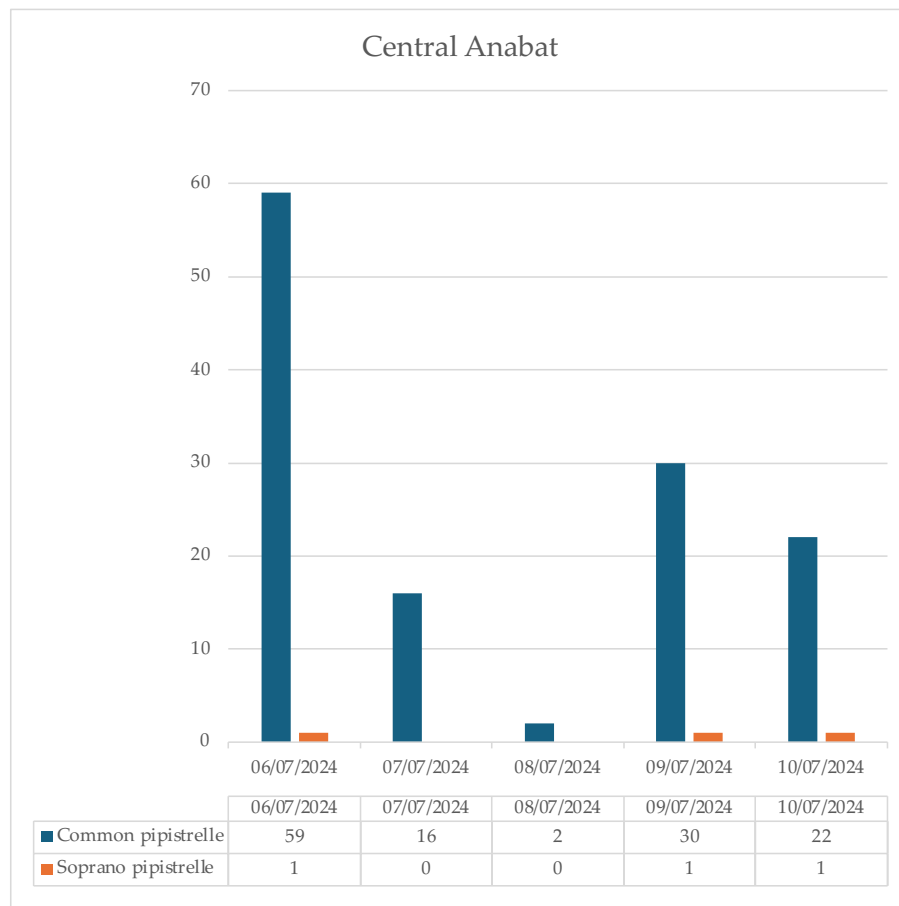


Figure 5: Summary graph of the July Anabat data in the central location.

August

- 3.17 In August, again the most commonly recorded species was common pipistrelle (71.2%), followed by soprano pipistrelle (20%). At least 6 species of bat were identified in August, including serotine (3.7%), *Myotis* species (2.4%), noctule (2%), and brown long-eared bats (0.7%).
- 3.18 The most registrations were recorded on the 10th of August amongst both Anabats, with a total of 106 registrations, equating to just over a third of all registrations recorded in August.
- 3.19 The central Anabat recorded the most activity, with a total of 269 registrations, compared to the western Anabat having recorded 26 over the same time period. Additionally, the central Anabat recorded more species, with the addition of brown long-eared bats and *Myotis* species.

3.20 Graphs displaying the bat registrations recorded at each location in August are shown in Figure 6.

3.21 Overall, the bat activity was still considered to be relatively low and dominated by common and widespread species. With an average of 59 bat registrations a night, this represents the highest number of registrations of any survey period in 2024.



Figure 6: Summary graphs of the August Anabat data for both locations.

September

- 3.22 In September, contrasting the previous three months of survey data, the most commonly recorded species was soprano pipistrelle (51.7%), followed by common pipistrelle (34.2%). *Myotis* species contributed a higher percentage of calls in September compared to previous months, making up 9.4% of registrations. All other remaining species totalled 4.7%.
- 3.23 September displayed the highest diversity of bat species during the survey period, with a total of 7 species. The majority of brown long-eared bat passes were recorded in September, with a total of 4 passes however, these were singular passes over four separate days. Additionally, there were singular passes recorded for noctule, serotine, and nathusius' pipistrelle.
- 3.24 Both Anabat locations recorded similar numbers of bat registrations, with 73 recorded in the centre and 76 in the west. With more diversity of bat species recorded on the western Anabat including the only nathusius' pipistrelle recorded over the survey period.
- 3.25 Graphs displaying the bat registrations recorded at each location in September are shown in Figure 7.
- 3.26 Overall, the bat activity was considered to be low, with an average of 30 bat registrations a night. However, September displays the highest number of species identified over the survey period.

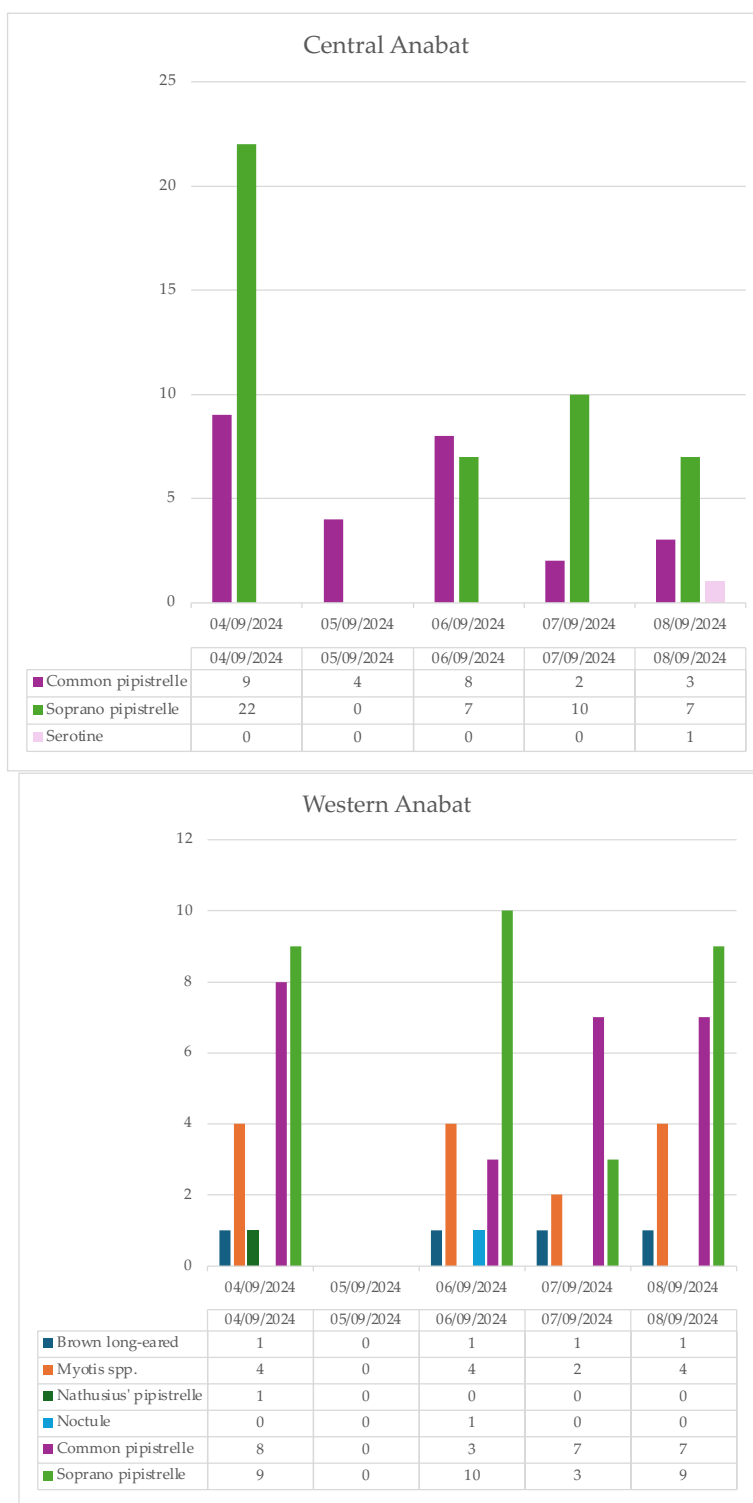


Figure 7: Summary graphs of the September Anabat data for both locations.

3.27 A total of 974 bat registrations were recorded over the survey period by the Anabat static detectors, and these comprised of at least seven separate species (Table 1).

- 3.28 Throughout the survey period, common pipistrelle were most frequently recorded, accounting for 70.7% of the total recordings, followed by soprano pipistrelle accounting for 22%. The remaining species accounted for 7.3% of the total calls (Table 1).

Table 1: Total number of bat recordings by species

Species	Total number of passes	% of total
Common pipistrelle	486	70.7
Soprano pipistrelle	151	22.0
Myotis spp.	22	3.2
Serotine	13	1.9
Noctule	8	1.2
Brown long-eared	6	0.9
Nathusius' pipistrelle	1	0.1
Total	687	

- 3.29 The highest level of activity was recorded by the central Anabat located on a central hedgerow, with 85.2% of all registrations being recorded here (Table 2).

Table 2: Total number of bat passes by Anabat location

Anabat location	Total number of passes	% of total passes
Central	585	85.2
West	102	14.8

- 3.30 Activity levels were highest in August, and the other three months observed relatively similar percentages of overall number of passes recorded (Table 3).

Table 3: Number of passes recorded per month over the survey period

Month (2024)	Total number of passes	% of total passes
June	111	16.2
July	132	19.2
August	295	42.9
September	149	21.7

4.0 Results 2025

Bat Activity Surveys

15th April 2025

- 4.1 Sunset was at 19:55, with temperatures starting at 13°C and falling to 11°C by the end of the survey. Conditions were dry, overcast (90% cloud cover), with a slight breeze (Beaufort 2).
- 4.2 No bats were observed at the stationary starting point which was located at the potential access point to the proposed development, where the roundabout is proposed. The first bat observed was a common pipistrelle to the north-west of the site towards the woodland at 20:39, this was shortly followed by a soprano pipistrelle at 20:40. Both of which were heard but not seen.
- 4.3 One brown long-eared bat was heard but not seen making a single pass at 21:07 towards the south-west of site.
- 4.4 The most bat activity during this survey was to the south of the site towards the woodland, with common and soprano pipistrelle foraging activity observed. From 21:15 to 21:20 common and soprano pipistrelle were observed consistently foraging making multiple passes towards the south-east. The last bat recorded was a soprano pipistrelle foraging in the south-east of the site at 21:25.
- 4.5 Overall, activity recorded during this survey was relatively low, dominated by common and soprano pipistrelle.

6th May 2025

- 4.6 Sunset was at 20:29, with temperatures starting at 11°C and falling to 10°C by the end of the survey. Conditions were dry, overcast (90% cloud cover), with light air (Beaufort 1).
- 4.7 No bats were observed at the stationary starting point which was located at the potential access point to the proposed development, where the roundabout is proposed. The first bat observed was a common pipistrelle commuting along the central boundary hedgerow at 21:03, making multiple foraging passes.

- 4.8 The most bat activity observed during this survey was towards the west of the site, dominated by common and soprano pipistrelle activity, using the adjacent woodland for commuting and foraging purposes. A *Myotis* sp. was also heard but not seen along this feature, making multiple passes at 21:27.
- 4.9 The last bat observed was a common pipistrelle foraging along the south-western treeline at 21:34.
- 4.10 Overall, activity recorded during this survey was considered to be low, dominated by common pipistrelle activity.

Automated/static bat detector surveys

- 4.11 Four Anabats were deployed on site in April and May for five consecutive nights to record bat species using the site and levels of activity on site. The Anabats were situated to the west, centre, north-west and north-east of the site (Figure 4). The raw data is given in Appendix 2, with summary graphs (Figure 4-7) and tables (Table 1-3) given within this section of the report.

April 2025

- 4.12 In April 2025, the most commonly recorded species was common pipistrelle (70.4%), followed by soprano pipistrelle (28.5%). All other remaining species totalled 1.1% of total calls in April.
- 4.13 A total of six species was identified in April, including brown long-eared bat, *Myotis* sp., noctule, and serotine. Brown long-eared bats were only detected on the western Anabat, recorded making a singular pass. Additionally, serotine was only recorded on the central Anabat, on three separate days.
- 4.14 The central Anabat recorded the most activity throughout the five-day survey period, with 1377 registrations, the north-western Anabat had the least activity, with 3 total passes over the same period. The western and north-eastern Anabats recorded similar activity to one another, with 229 and 332 registrations, respectively.

4.15 Graphs displaying the bat registrations recorded at each location in April 2025 are shown in Figure 8.

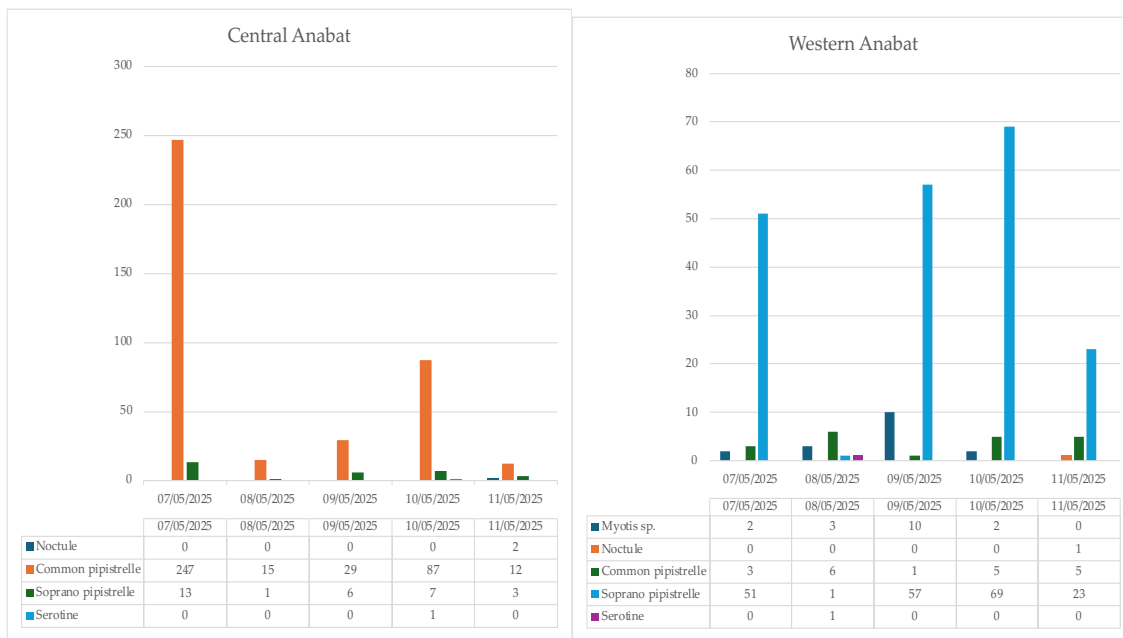
4.16 Overall, the bat activity was considered to be moderate, with an average of 388 bat registrations a night.



Figure 8: Summary graphs of the April 2025 Anabat data

May

- 4.17 In May, the most commonly recorded species was common pipistrelle (59.4%), followed by soprano pipistrelle (37.5%). All other remaining species totalled 3.1% of total calls.
- 4.18 A total of five species was identified in May, including *Myotis* sp., noctule, and serotine. Serotine were recorded only on the central and western locations, with a single registration in each. *Myotis* sp. were only recorded on the western Anabat, with most activity on the 9th May 2025, with 10 registrations.
- 4.19 The central Anabat recorded the most activity throughout the five-day survey period, with 423 registrations, followed by the western Anabat with 240 registrations. The north-western Anabat had the least activity, with no registrations recorded over the same period.
- 4.20 Graphs displaying the bat registrations recorded at each location in May 2025 are shown in Figure 9.
- 4.21 Overall, the bat activity was considered to be low, with an average of 139 bat registrations a night.



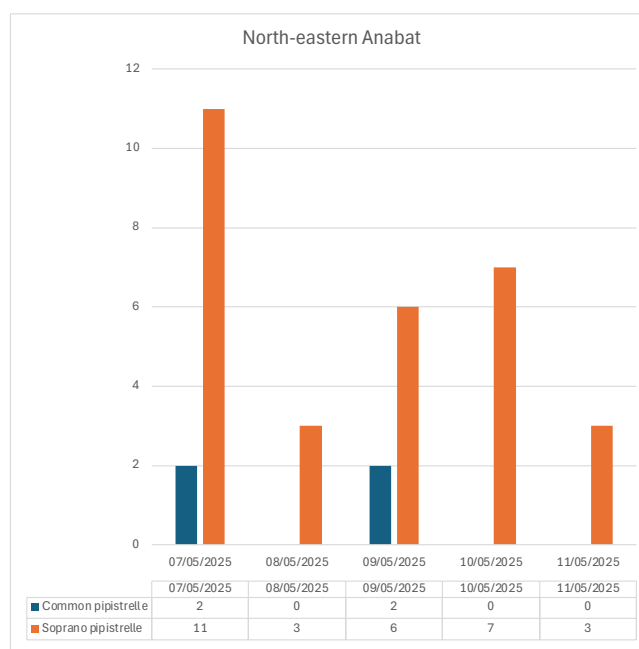


Figure 9: Summary graphs of the May 2025 Anabat data. The north-western Anabat did not record any registrations over the 5-day survey period

Table 4: Total number of bat recordings by species in 2025

Species	Total number of passes	% of total
Common pipistrelle	1781	67.5
Soprano pipistrelle	814	30.9
Myotis spp.	30	1.14
Serotine	6	0.2
Noctule	6	0.2
Brown long-eared	1	0.04
Total	2638	

4.22 The highest level of activity was recorded by the central Anabat located on a central hedgerow, with 68.2% of all registrations being recorded here (Table 5).

Table 5: Total number of bat passes by Anabat location 2025

Anabat location	Total number of passes	% of total passes
Central	1800	68.2
West	469	17.8
North-west	3	0.11
North -east	366	13.9

4.23 Activity levels was higher in April compared to May (Table 3).

Table 6: Number of passes recorded per month over the survey period

Month (2025)	Total number of passes	% of total passes
April	1941	73.6
May	697	26.4

5.0 Discussion

- 5.1 The site supports common and widespread bat species, with the activity around the site dominated by common pipistrelle, the most common and widespread bat species in Britain.
- 5.2 The NBW transect surveys found that the western site boundary was the most commonly used by bats, mostly common and soprano pipistrelles. However, general activity across the whole of the site was considered to be very low.
- 5.3 The static bat detector surveys recorded at least seven species of bat across the survey period. These included: common and soprano pipistrelle, noctule, serotine, *Myotis* species, brown long-eared bat, and Nathusius' pipistrelle. In 2024, common pipistrelle was the most commonly recorded species, making up 70.7% of all registrations. Soprano pipistrelle was the second most common species (22%), all other species were recorded in very low frequency. The central location recorded over four-fifths of the total recorded registrations on site.
- 5.4 The surveys conducted in April and May 2025 identified similar species composition, with common pipistrelles being the most recorded species and soprano pipistrelles being the second most recorded species, together these account for 98.4% of species recorded on the site.
- 5.5 In 2025 Nathusius were not recorded, with only very low numbers of serotine, noctule, brown long eared bat and myotis.
- 5.6 Foraging bats make repeated passes within a small area whilst hunting for invertebrates. This means that a high number of passes is likely to be generated by a relatively small number of bats throughout the night as opposed to a large number of bats making individual passes. Therefore the registrations recorded during the various static surveys

- are likely to have been made by a relatively small number of individuals who use the site frequently to forage. This is confirmed by the NBW surveys which observed low activity overall. As such it is thought that the less frequently recorded species such as brown long-eared bats, serotine, nathusius' pipistrelle, and *Myotis* sp. are more likely to be using the site for commuting purposes only.
- 5.7 The diversity of species recorded compared to surveys completed in 2019 are similar, with the addition of a single *Nathusius'* pipistrelle pass in September 2024. Furthermore, 2025 surveys to date show again that the site is dominated by common and soprano pipistrelles. The site has not materially changed since the original surveys, as such the bat species composition has not significantly changed.
- 5.8 The 2025 surveys focused the night time bat assessment on key features along the northern aspect of the site, notably where the roundabout will be constructed (north east) and the location where the footpath from the development will link to the road and where additional street lighting is proposed (north west). These locations showed lower activity when compare to the anabats in the central point and western edge. The north west showed minimal activity across the two months. The north east showed slightly greater activity, notably one night, 18th April 2025, which had 272 passes recorded in one night, which was significantly higher than the one or two passes a night for the remainder of the recording in April. In May, the passes were low, with a peak pass rate of 13 passes recorded in one night.
- 5.9 The single high pass rate on the 18th April has skewed the results, with all other nights showing significantly lower pass rates (peak count 13 in May). This could be resulting from low numbers of common pipistrelles foraging and making multiple passes at a localised resource.
- 5.10 Most activity was identified along the ancient woodland edge and the central hedgerow. These features were previously identified as likely being the higher value habitat for bats. These will be retained within the proposals and the woodland edge will be enhanced to create a higher value habitat.

Recommendations and Enhancements

- 5.11 Where lighting is required on site, a sensitive lighting scheme must be implemented. Again collaboration between a lighting professional and ecologist will be undertaken. However, as the woodland edge is significantly buffered from any residential development, impacts along the woodland edge will be avoided. Sensitive lighting along the road networks and within the development will be reviewed to keep light levels low.
- 5.12 Sweet nectar and protein-rich pollen, especially night-scented flowers, are bait to encourage insects, a food source for bats. These species should be incorporated into the development where possible:
- Evenings primrose (*Oenothera biennis*)
 - Field poppies (*Papaver rhoeas*)
 - Knapweed (*Centaurea sp.*)
 - Night-scented stock (*Matthiola longipetala*)
 - Red campion (*Silene dioica*)
 - Honeysuckle (*Lonicera periclymenum*)
 - Sweet williams (*Dianthus barbatus*)
 - Angelica species
 - Wisteria (*Wisteria floribunda*)
 - Lavenders (*Lavandula sp.*)
- 5.13 To enhance the local bat population and provide roosting opportunities, it is recommended that boxes should be hung on retained mature trees within the hedgerows and have clear flight paths. Recommended boxes include:
- NHBS general purpose bat box – A general purpose bat box that supports a range of species (Figure 11). These can be hung on trees in a variety of heights and aspects in order to provide a variety of micro-climates.
 - Large Multi Chamber WoodStone Bat Box – This is a multipurpose box designed for larger colonies and a range of bat species including pipistrelles, noctules and brown long-eared bats. These should be hung on mature trees around the site (Figure 11).



Figure 11: NHBS general purpose bat box (left) and Large Multi Chamber WoodStone Bat Box (right)

- 5.14 Incorporating specially designed bat boxes onto mature trees along the boundaries can enhance the habitat on site for bats. Bat boxes should be erected on the trees prior to any works starting on site.
- 5.15 Incorporating bat tubes into some buildings within the scheme is recommended. An example of a recommended bat tube would include Schwegler 2FR Bat Tubes and Habibat 001 bat boxes unfaced (Figure 12). Both require no maintenance as droppings fall out of the entrance ramp. The added benefit of the Schwegler 2FR tubes is that connecting holes allow several tubes to be placed next to each other to create a large roost space. These should be placed where they will receive sunlight for most of the day as temperature is an important factor in the success of artificial bat roosts. They should also be placed as close to the eaves or gable apex as possible and not above windows to reduce the risk of cat predation.

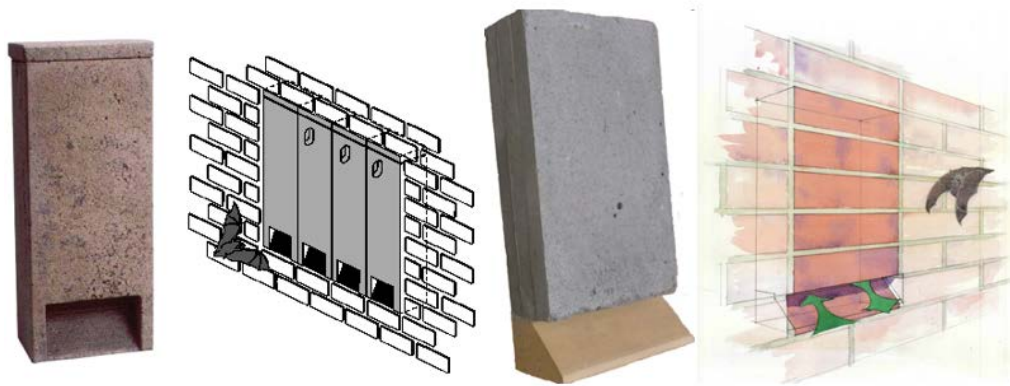


Figure 12: Schwegler 2FR tube (left) and Habibat 001 bat box (right)

6.0 Conclusions

- 6.1 The habitats on site were considered to provide opportunities for foraging and commuting bats, with the majority of the potential located along the boundary adjacent the ancient woodland southwest and west of the site, and the hedgerows within site.
- 6.2 A number of bat species, dominated by common and widespread common pipistrelle, were recorded using the site for foraging and commuting. The species diversity has not significantly changed since the surveys conducted by CSA Environmental in 2019.
- 6.3 The 2025 surveys did not identify any additional species, with the most dominant species recorded as common and soprano pipistrelles, which were previously in 2024 and 2019, the most dominant species on site.
- 6.4 Activity along the northern aspects of the site – to the north east and north west – where additional lighting on the existing road is to occur, was considered to be minimal and dominated by common and soprano pipistrelles. Considering the limited bat diversity and the low numbers of passes, additional lighting and the new roundabout, is not considered significant in terms of impacts on bat fauna.
- 6.5 Recommendations and enhancements have been outlined within this report, aimed at maintaining, protecting, and enhancing the most ecological valuable features of the site post-development. Additionally, mitigation measures such as the use of native species in any planting scheme including the incorporation of hedgerows, the careful use of lighting is recommended to provide new opportunities on site.
- 6.6 If the above recommendations are adhered to, it is considered that the development would not impact upon the favourable conservation status of bats in the local area.

7.0 References

Bat Conservation Trust & Institution of Lighting Professionals (2023) *Guidance Note GN08/23 Bats and Artificial Lighting At Night*. Institution of Lighting Professionals, Regent House, Warwickshire.

CIRIA C567 (2005) *Working with wildlife – site guide*. CIRIA, London.

Collins, J. (ed.) (2023)., *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edition). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6.

English Nature (1994) *Species Conservation Handbook*. English Nature, Peterborough.

Mitchell-Jones, A.J. (2004) *Bat Mitigation Guidelines*. English Nature, Peterborough.

Internet resources:

Magic Interactive Map: www.magic.gov.uk

Google Maps: www.google.co.uk/maps

Appendix 1: Raw Anabat Data 2024

June 2024 Data								
Anabat location	Date	Brown long-eared	Myotis sp.	Noctule	Common pipistrelle	Soprano pipistrelle	Nathusius' pipistrelle	Serotine
Central	26/06/2024	0	0	1	8	2	0	0
	27/06/2024	0	1	0	25	2	0	0
	28/06/2024	0	0	0	18	2	0	0
	29/06/2024	0	0	0	6	0	0	0
	30/06/2024	0	0	0	39	6	0	1
July 2024 Data								
Anabat location	Date	Brown long-eared	Myotis sp.	Noctule	Common pipistrelle	Soprano pipistrelle	Nathusius' pipistrelle	Serotine
Central	06/07/2024	0	0	0	59	1	0	0
	07/07/2024	0	0	0	16	0	0	0
	08/07/2024	0	0	0	2	0	0	0
	09/07/2024	0	0	0	30	1	0	0
	10/07/2024	0	0	0	22	1	0	0
August 2024 Data								
Anabat location	Date	Brown long-eared	Myotis sp.	Noctule	Common pipistrelle	Soprano pipistrelle	Nathusius' pipistrelle	Serotine
Central	08/08/2024	0	0	0	26	8	0	0
	09/08/2024	1	2	0	43	5	0	0
	10/08/2024	0	0	5	71	17	0	2
	11/08/2024	0	0	0	9	7	0	4
	12/08/2024	1	5	0	50	9	0	4
Western	08/08/2024	0	0	0	0	0	0	0
	09/08/2024	0	0	0	0	1	0	0
	10/08/2024	0	0	0	4	7	0	0
	11/08/2024	0	0	0	2	4	0	1
	12/08/2024	0	0	1	5	1	0	0
September 2024 Data								
Anabat location	Date	Brown long-eared	Myotis sp.	Noctule	Common pipistrelle	Soprano pipistrelle	Nathusius' pipistrelle	Serotine
Central	04/09/2024	0	0	0	9	22	0	0
	05/09/2024	0	0	0	4	0	0	0
	06/09/2024	0	0	0	8	7	0	0
	07/09/2024	0	0	0	2	10	0	0
	08/09/2024	0	0	0	3	7	0	1
Western	04/09/2024	1	4	0	8	9	1	0
	05/09/2024	0	0	0	0	0	0	0
	06/09/2024	1	4	1	3	10	0	0
	07/09/2024	1	2	0	7	3	0	0
	08/09/2024	1	4	0	7	9	0	0

Appendix 2: Raw Anabat Data 2025

April						
Central ANB						
Row Labels	16/04/2025	17/04/2025	18/04/2025	19/04/2025	20/04/2025	Grand Total
Myotis sp.	0	4	1	0	2	7
Noctule	0	0	0	1	0	1
Common pip	58	261	321	8	394	1042
Soprano pipi	23	33	76	35	156	323
Serotine	4	0	0	0	0	4
Grand Total	85	298	398	44	552	1377
Western ANB						
Row Labels	16/04/2025	17/04/2025	18/04/2025	19/04/2025	20/04/2025	Grand Total
Brown long-e	1	0	0	0	0	1
Myotis sp.	0	0	4	0	1	5
Noctule	0	0	1	0	0	1
Common pip	0	2	6	3	32	43
Soprano pipi	1	29	93	1	55	179
Grand Total	2	31	104	4	88	229
North-east ANB						
Row Labels	16/04/2025	17/04/2025	18/04/2025	19/04/2025	20/04/2025	Grand Total
Myotis sp.	0	0	1	0	0	1
Common pip	1	1	272	4	3	281
Soprano pipi	2	3	41	1	3	50
Grand Total	3	4	314	5	6	332
North-west ANB						
Row Labels	16/04/2025	17/04/2025	18/04/2025	19/04/2025	20/04/2025	Grand Total
Noctule	0	0	1	0	0	1
Common pip	0	1	0	0	0	1
Soprano pipi	0	0	0	0	1	1
Grand Total	0	1	1	0	1	3

May							
Central	ANB 15						
Row Labels	07/05/2025	08/05/2025	09/05/2025	10/05/2025	11/05/2025	Grand Total	
Noctule	0	0	0	0	2	2	
Common pip	247	15	29	87	12	390	
Soprano pipis	13	1	6	7	3	30	
Serotine	0	0	0	1	0	1	
Grand Total	260	16	35	95	17	423	
Western	ANB 9						
Row Labels	07/05/2025	08/05/2025	09/05/2025	10/05/2025	11/05/2025	Grand Total	
Myotis sp.	2	3	10	2	0	17	
Noctule	0	0	0	0	1	1	
Common pip	3	6	1	5	5	20	
Soprano pipis	51	1	57	69	23	201	
Serotine	0	1	0	0	0	1	
Grand Total	56	11	68	76	29	240	
North-east	ANB 28						
Row Labels	07/05/2025	08/05/2025	09/05/2025	10/05/2025	11/05/2025	Grand Total	
Common pip	2	0	2	0	0	4	
Soprano pipis	11	3	6	7	3	30	
Grand Total	13	3	8	7	3	34	

The Ecology Partnership

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www.ecologypartnership.com

Approved by: Alexia Tamblyn MA (Oxon) MSc CEcol CEnv MCIEEM FRGS

Date: 19/05/2025

Appendix 2: Ecological Technical Note – Impacts on Bats

Job Name: Land at Bird in Eye Farm PINS REF 3356658 / WD/2024/1799/O
Date: 6th March 2025 / 19th May 2025
Prepared By: Alexia Tamblyn
Subject: Ecology Response to WDC. – impacts on bats

Summary

By email dated 28 February 2025, the Council raised a query about impacts on bats from the lighting scheme likely to be brought forward in support of the site access proposals. In consequence, two further surveys (April and May 2025) have been conducted. Both surveys were conducted in conditions suitable for assessment of the Council's query, and focused on the areas which will be impacted by the site access lighting arrangements. The results of the survey were entirely in line with what had been assessed by earlier surveys in 2019 and 2024. The bat species detected – which were dominated by pipistrelles – are common and widespread, and not light sensitive. Numbers detected were generally very limited, save for one night when a large number of pipistrelles were noted. Considering the limited bat diversity and low numbers of passes, additional lighting and the associated site access arrangements, are not considered significant in relation to bat interests.

Analysis

The bat report provided by The Ecology Partnership and the previous bat report provided by CSa Environmental concluded that the site is dominated by common and soprano pipistrelle bats, with the bat fauna considered to be limited in nature due to the dominance of species poor grassland and buildings and hardstanding which dominate the site.

In the 2019 report CSa have stated;

*A total of 175 bat records were identified within the search area, dating from 1982 to 2018. These include the following species: common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, noctule *Nyctalus noctula*, brown long-eared *Plecotus auritus*, long eared bat *Plecotus* sp., serotine *Eptesicus serotinus*, natterer's bat *Myotis nattereri*, Daubenton's bat *Myotis daubentonii*, whiskered bat *Myotis mystacinus*. The closest records are of brown long-eared bat, (c. 100m from Site) and serotine, *Myotis* sp., common pipistrelle, soprano pipistrelle and noctule (c. 180m from Site). These records were mostly of foraging bats within and around woodlands close to the Site.*

*Activity encountered on the transect surveys was heavily dominated by common and soprano pipistrelle activity with occasional passes of brown long-eared bat, serotine and *Myotis* species were also recorded. Similarly, activity*

by common pipistrelle accounted for over 79% of passes across all static monitoring periods and locations. The majority of passes during the transect surveys were recorded along the boundaries of the Site, particularly along the eastern hedgerow and around the woodland blocks. Very little activity was recorded in the central areas of the Site, where there is no connecting habitat such as hedgerows or treelines and is therefore very open. Data from the static monitoring reinforces these findings, as the majority of passes were recorded at Monitoring Point MP2, located in the south-west corner of the Site, on the edge of the two connecting ancient woodland blocks.

*Common species such as pipistrelle bats, noctule, serotine and Myotis species which were recorded at the Site are considered to be well distributed locally as documented by the SxBRC data search records and given the availability of suitable habitat for these species. As such, populations of these common and widespread species active at the Site are considered to be valuable at the **Local level only**.*

Of note within the bat report, a total of 4 brown long eared bat passes were recorded on the statics, with common pipistrelles being the most dominant at 1191 passes across the survey period.

Neither CSa nor The Ecology partnership recorded barbastelle bats. Nor are there records from 1982 - 2018 of barbastelles in the area. Indeed, WDC agree that the bat activity across the site '*appears relatively well understood*'.

The development is largely located on species poor grassland, which has been shown to support limited bat fauna, as from both the 2019 and 2024 bat survey reports. Both reports identify dominance of common and widespread species, notably common and soprano pipistrelles.

Update bat surveys were conducted in April and May 2025. The surveys did not identify any further bat species utilising the site. The species composition was also similar to previous surveys, that being the surveys were dominated by common pipistrelles, with the second most recorded species being soprano pipistrelles.

The 2025 surveys added additional survey stations for remote recording and the bat nighttime walkovers focused along the northern aspect of the site, where new lighting along the road will be established.

The north western additional survey point, did not identify any significant numbers of bats recorded, with no bats recorded at this survey location in May and no bats recorded along this section of the walked route. The north eastern survey point identified largely low numbers of bats across the survey period, albeit one night high levels of activity were recorded.

The limited activity, dominated by common and soprano pipistrelles along the northern aspect of the site confirms that these areas of the site are not of high value for foraging bats. The construction of the roundabout in the north eastern aspect of the site and the additional lighting, is therefore considered to be of minimal impact to the bat fauna within the wider landscape. Proposals will not impact upon significant flight lines or foraging habitat.

Concern raised by WDC on impacts on bats, notably light sensitive bats, is considered unfounded.

A development that severs an important commuting route of bats could prevent them readily accessing an important foraging area and possibly result in the abandonment or long term decline of the colony/roost, in which case causing an unlawful adverse effect on impacts at which the favourable conservation of species. WDC suggest the proposed development would be of such a quantum as to have significant impacts on bat dynamics, bat foraging and commuting, that could impact upon their favourable conservation status. Here, in the case of this development, due to the presence of lighting columns on the existing road network and at the current entrance of the site, which consists of species poor grassland.

The EU have provided some updated guidance (2021), *'Guidance document on the strict protection of animal species of Community interest under the Habitats Directive (Brussels, 12.10.2021 C(2021) 7301 final)'* on the interpretation of the habitats directive. Article 12 addresses the protection of species listed in Annex IV(a). The article applies throughout the natural range of the species within the EU and aims to address their direct threats, rather than those of their habitats, with the exception of Article 12(1)(d).

In terms of disturbance of species, Article 6(2) specifies that appropriate steps have to be taken to avoid disturbance *'in so far as such disturbance could be significant in relation to the objectives of this Directive'*. i.e deliberate disturbance *'that may affect the chances of survival, the breeding success or the reproductive ability of protected species, or that leads to a reduction in the occupied area or to relocation or displacement..'*

The disturbance in question has to be relevant to (have an impact on) the conservation status of the species in relation to the objectives of the Directive. It is therefore in relation to these objectives that the Member State – or in this case the competent authority - has to determine whether or not disturbance is significant.

Reviewing the layout, there is no severance of foraging or commuting route, here the ancient woodland which extends around the boundaries is protected, buffered and new planting created, and that there

is no deterioration of the habitats along this edge. Indeed, the current habitats are poor and limited in nature and extent.

The roundabout / access and associated with the site does not sever any commuting routes, with the defunct hedgerow / bramble edge to the north of the road, being retained. Woodland is located to the east of roundabout which is to be retained. Lighting along this edge has been reviewed, with light spill along the woodland edge occurring adjacent to the B2102, albeit limited at 10 lux along a section of the woodland which is considered 'twilight' level of lighting, with this greatly reduced into the site where lux levels of around 0.3 lux are present. This level of lighting is not considered to be ecologically significant, or likely to result in landscape fragmentation. With regards to the lighting further west, along Bird in Eye Hill, lux levels along the northern side are recorded approximately 0.1 lux along the vegetation boundary and on the south between 1 lux and 0.5 lux, which equates to 'deep twilight' 'full moon' levels. Again, these light levels are not considered to be ecologically significant and would not result in impacts at which have an effect on the favourable conservation status of bats in the local area.

The site proposals include the enhancement of on site habitats, which will extend along the edges of the site of the site. Furthermore, extensive areas of SuDS / wetland features, species rich grassland and tree planting within the SANGS area as well as the development area, are proposed.

As such, the coherence of the wider landscape is to be enhanced, creating new habitat linkages across the site, supporting the wider conservation objectives and landscape driven approaches to species movement – i.e. there is '*continuous functionality*' of a species' habitat within the red line boundary.

The site is shown to support very low numbers of brown long eared bats and no barbastelles across all of the surveying period (2019 and 2024 and 2025), and therefore the site would not be identified as a key commuting or foraging route for this species, but one used occasionally by low numbers. As such the habitat itself would not constitute a key flight route for brown long eared bats albeit it is one which is locally important, and the site is considered to lie outside the core habitat for barbastelle bats, regardless of how wide ranging this species can be.

The surveys conducted in 2024 assess the wider development area and followed a route which included both high value habitats (the ancient woodland and woodland edge) and the more exposed areas, around the yard area. The walked surveys identify only common and soprano pipistrelles with the majority recorded along the woodland edges (where optimal habitat is) and not around the yard and the habitats associated with the grazed grassland. The 2019 surveys identify soprano pipistrelles and

pipistrelle species along the B2102 edge and foraging pipistrelles along the woodland adjacent to the B2102. The roundabout does not remove this woodland and lighting is kept to a minimum.

The 2025 surveys focused additional remote recording locations along the northern aspect of the site (north east and north west). These surveys did not identify any new species utilising the site and did not identify significant numbers, with again common and soprano pipistrelles, being dominant.

It is clear that the bat fauna utilising the site and the edges of the site is limited and dominated by common and soprano pipistrelles across all habitat types including woodland edges and road networks and yard edges.

It must be noted that the Sussex Bat Group state that brown long eared bats are relatively abundant and widespread in Sussex, and their status within the UK is widespread and relatively abundant. BCT identified the brown long eared bat as IUCN GB least concern, and in England least concern, with global populations identified as least concern.

In total CSA recorded 4 brown long eared bats on the remote recorders set within the landscape during their 2019 survey period. In total The Ecology Partnership recorded 6 passes during the 2024 survey and a single pass in the 2025 surveys. These results are clear, the site does not support a population which is considered significant on site, or is likely to be considered an important foraging or commuting route for brown long eared bats, within the red line boundary.

Whilst it is acknowledged that brown long eared bats are quiet and their calls can be missed, the three surveys conducted across the site both identified limited numbers of these species, which are considered some of the most common bats recorded in Sussex.

As such low numbers of brown long eared bats have been recorded, and low numbers of other species recorded across the site (aside from common and soprano pipistrelles), the site is not considered beyond local value for bats, and as such, changes in lighting around the entrance of the site and along the road side, is not considered significant.

Whilst the site does not support a significant bat population or high diversity, measures have been extensive in terms of reduction of potential impact, for example the use of lighting baffles, to ensure light spill is minimised, whilst conforming to the highway requirements. And whilst there will be some lighting, the lighting is limited and does not disperse across important landscape features, notably the ancient woodland habitats which are present within the local area.

The ecological uplift which is to be created (see the BNG assessment) creates a more diverse habitat which has the potential to uplift the on site habitats which in turn can create more diversity for foraging bat species. The development does not isolate, fragment or remove key foraging corridors, or ancient woodland, it aims to promote, enhance and provide robust ecological networks, beyond the current limited nature of the site.

As such, it is considered that the development will not impact the landscape in such a way as to impact upon the ecological integrity of the wider area or impact upon the ability for bats to move across the landscape, foraging or commute and therefore there would be no predicted impacts on their favourable conservation status.

Appendix 3: WDC Email 27th May 2025

RE: Bird in Eye Farm Appeal – Ecology

📧 ↶ ↷ ↲ ↳



Declan Redman [REDACTED]

Tuesday 27 May 2025 at 12:44

To: Steven Brown; Cc: Stacey Robins; Planning Appeals; Alexia Tamblyn

Dear Steven,

I trust you're well.

Please could you provide an update on your client's position regarding heritage matters, further to the Council's earlier proposition? I would be grateful if this could be provided today, so that the Council is clear on the position ahead of the CMC tomorrow.

Additionally, thank you for the submission of the updated ecological surveys and supporting information. The Council can confirm that it will not be pursuing ecological impacts as part of its case.

I look forward to hearing from you.

Best wishes,
Declan Redman | BSc (Hons), MA | Assistant Team Leader (Majors and Strategic Sites)
Planning & Environmental Services, Wealden District Council
01892 602538

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From: Steven Brown <steven@wealden.gov.uk>

Appendix 4: Update BNG assessment



Biodiversity Net Gain Assessment

Land at Bird in Eye Farm,
Uckfield

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LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing and whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date.

This report provides a snap shot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited or the site supports habitats which are densely vegetated only dominant species maybe recorded.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

1.0 Introduction

- 1.1 The Proposed Development covers a total of approximately 20.08ha (excludes land required for highways sightlines totalling 0.01ha and the retained Bird in Eye Farm complex). This is made up of modified grassland, boundary hedgerows, central tree lines and hedgerows, and an area of lowland deciduous woodland. For full habitat descriptions see The Ecology Partnership PEA and condition assessment survey (2024).
- 1.2 The extent of the Site is shown in Figure 1 below, the survey area is shown in Figure 2 with the landscape masterplan shown in Figure 3.



Figure 1: Site Boundary



Figure 2: Site Boundary (taken from Google Satellite February 2024)



Figure 3: Landscape masterplan 2025

2.0 Methodology

- 2.1 In order to undertake the BNG assessment, a PEA (Preliminary Ecological Appraisal) and a condition assessment (an assessment of the quality of the habitats present) were undertaken in June 2024.
- 2.2 The Statutory Biodiversity Metric is used to calculate biodiversity losses and gains. This metric underpins the Environment Bill's provisions for mandatory biodiversity net gain in England. The Biodiversity Metric uses habitat as a proxy for wider biodiversity with different habitat types scoring different values according to their relative biodiversity value and dependent on the condition and location of the habitat, to calculate '**biodiversity units**'.
- 2.3 To inform the BNG assessment, the site was surveyed following the standard metric guidelines. The habitats were each assessed using the 'condition assessments' as provided in the accompanying DEFRA Metric 4.0 (Ref Natural England Joint Publication JP039 SIBN 978-1-7393362-2-6 March 2023) and the Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology February 2024. For example, all grassland habitats were reviewed in terms of species composition per m² and as a whole (across the whole of the field network).
- 2.4 The Site has been assessed in terms of the condition assessment of the habitat baseline. This process was undertaken during the PEA survey and therefore this report should be read in conjunction with the associated PEA (The Ecology Partnership, 2024).

3.0 Assessment

- 3.1 The biodiversity net gain assessment has been broken into two separate calculations. The first covers the development area and the area associated with open space provision as part of the development. The second area covers the areas of the SANGS and the ancient woodland buffer zone. A net gain in both area the proposed development areas and SANGS area has been achieved.

Development / Open Space Area

- 3.2 The predevelopment habitats are shown in Table 1 and 2 for and Figure 4 for the development area.

Table 1: Site Habitat Baseline Development Area

Habitat type	Area (ha)	Description
Modified grassland (moderate)	3.649	'Moderate' condition
Modified grassland	6.342	'Poor' condition
Hardstanding	0.567	Condition is set as N/A
Mixed scrub	0.01	'Poor' condition
Other neutral grassland	0.019	'Poor' condition
Total	10.59	

Table 2: Linear Habitat Baseline Development Area

Habitat type	Km	Condition
Tree line TL2	Retained	Outside red line boundary
Central hedgerow H1	0.22	'Good' Condition.
Total	0.22	

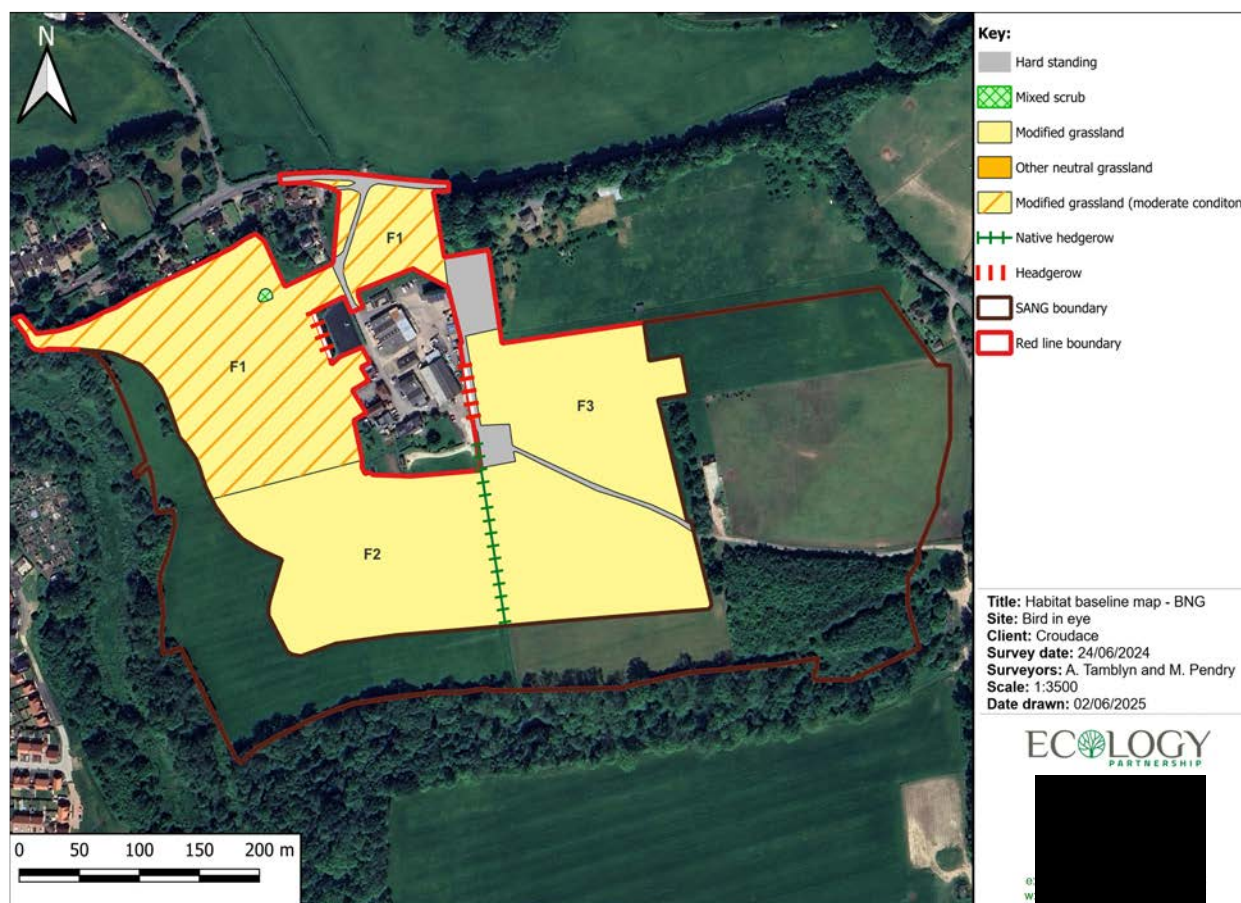


Figure 4: Habitat baseline (BNG area)

Table 3: Site Habitat Creation Development Area

Habitat type	Area (ha)	Condition
Developed land sealed surface Buildings	4.246	'N/A' other
Vegetated gardens	2.213	Condition Assessment 'N/A'
Urban / roads / cycle path / LEAP etc	0.051	'N/A' other
Modified grassland	0.127	Managed grassland around the farm complex 'Moderate' condition
Mixed scrub	0.476	Species rich mixed scrub planting along the woodland edge. Species rich and managed under LEMP. 'Moderate' condition
Meadow grassland / other neutral	3.018	Species rich grassland. Managed as meadow grassland 'Moderate' condition
Traditional orchard	0.1	Lightly managed and use of native fruit trees 'Moderate' condition

SuDs	0.072	Wet meadow species rich planting ' Moderate ' condition
Other neutral grassland	0.282	' Poor ' condition grassland in the edges of the development and around the play areas
Urban tree	0.696	171 small urban trees within the built environment and in open space provision ' moderate ' condition
Total	10.58 (without trees)	

Table 4: Linear Habitat Creation Development Area

Habitat type	Km	Condition
New species rich hedgerow with trees	0.109	Planted around the farm yard and separates the farm yard from the housing development. ' Moderate ' Condition.
Total	0.109	



Figure 5: Habitat creation (BNG area)

- 3.3 The headline results are shown in figure 6 below for the development and open space area creation.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	4.98
	Hedgerow units	0.38
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	18.19%
	Hedgerow units	26.07%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Figure 6: Headline results for the development area

- 3.4 The proposed planting within the Site and habitat enhancements will result in a **+18.19%** net gain in habitat units and a **+26.07%** net gain in linear features.

SANGS Area

- 3.5 The SANGS area is located to the east, south and west of the development area. The baseline habitats are detailed in Table 5 and 6 and Figure 7 below.

Table 5: Site Habitat Baseline SANGS

Habitat type	Area (ha)	Description
Modified grassland (moderate)	0.43	'Moderate' condition
Modified grassland	7.925	'Poor' condition
Hardstanding	0.159	Condition is set as N/A
Lowland mixed deciduous woodland	1.03	'Poor' condition
Ruderal	0.027	'Poor' condition
Mixed scrub	0.023	'Poor' condition
Total	9.59	

Table 6: Linear Habitat Baseline SANGS

Habitat type	Km	Condition
Native hedgerow	0.042	'Moderate' Condition.
Line of trees	0.105	'Moderate' Condition.
Total	0.15	

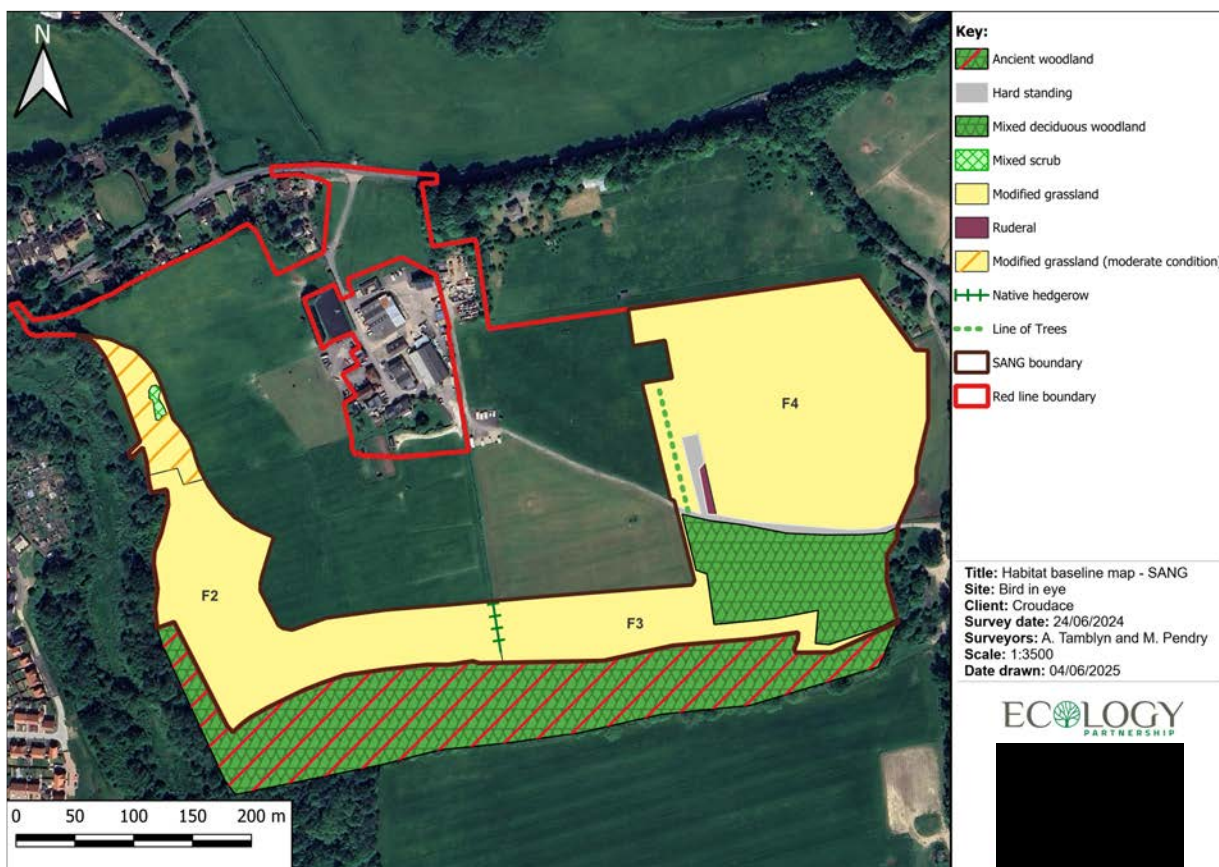


Figure 7: Habitat baseline (SANG area)

- 3.2 The post development habitats are shown in the SANGS area with a 15m ancient woodland buffer in tables 6 and 7 and figure 8.

Table 6: Site Habitat Creation SANGS

Habitat type	Area (ha)	Condition
Enhanced woodland (lowland deciduous woodland)	1.03	Woodland uplifted from poor to moderate condition by thinning and creation of glades 'moderate' condition
SUDS basins	0.546	Wetland grassland sown in SUDS basin for species rich planting 'moderate' condition

Modified grassland / managed areas in SANGS	3.278	More managed grassland likely to result in modified grassland 'moderate' condition
Mixed scrub	2.039	Species rich mixed scrub planting 'Moderate' condition
Pond	0.044	Ponds created for interest for dogs and human interest 'poor' condition
Wildflower grassland	2.653	Species rich grassland. Managed as other neutral grassland 'Moderate' condition
Rural tree	0.594	146 small rural trees 'moderate' condition
Total	7.76 (without trees)	

Table 6: Linear Habitat Creation SANGS

Habitat type	Km	Condition
Tree line TL1	0.078	'Moderate' Condition.
Total	0.078	

3.3 The headline results are shown in figure 8 below for the SANGS area creation.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	31.82
	Hedgerow units	0.15
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	129.82%
	Hedgerow units	26.02%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Figure 8: Headline results.

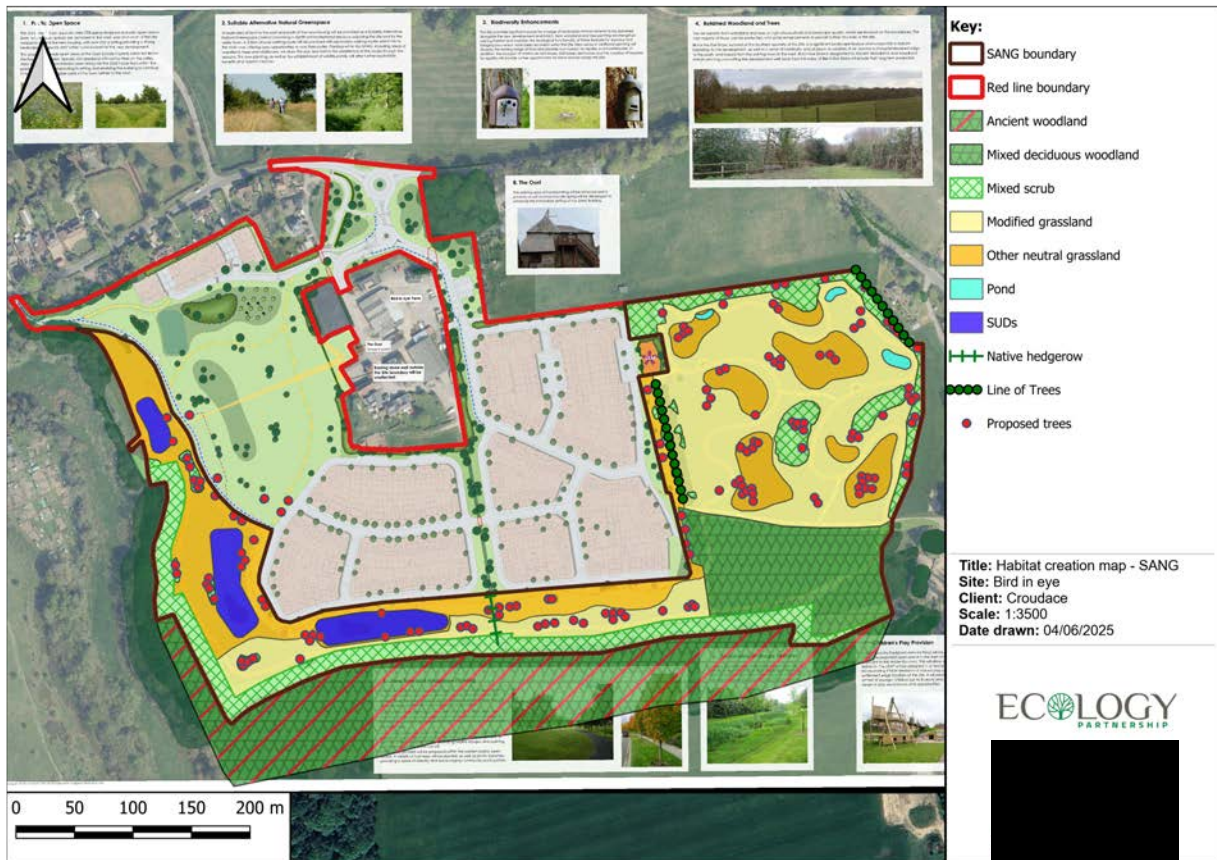


Figure 9: Habitat creation (SANG area)

3.4 The proposed planting within the Site and habitat enhancements will result in a **+129.82%** net gain in habitat units and **+26.02%** in hedgerow units.

4.0 Enhancements

Gardens

4.1 Initial planting of the vegetated garden areas can be carried out with wildlife in mind. Native trees and shrubs should be planted where possible and wildflower seed mixes can be sown to enhance the grassland.

Integrated bat features

4.2 It is recommended that integrated bat tubes be incorporated into the structure of the new buildings, to provide new roosting opportunities for crevice-dwelling species.

- 4.3 Examples of integrated roosts which can be incorporated into certain buildings such as a soffit bat box (Figure 10). This caters for crevice-dwelling species such as pipistrelles and certain *Myotis* species. This type of box makes use of an underutilised area of a building and would require no maintenance as droppings would drop through the entrance hole. These should be located on buildings close to linear features and dark corridors and if installed on private buildings, the owners should be made aware of their purpose and legal protection.

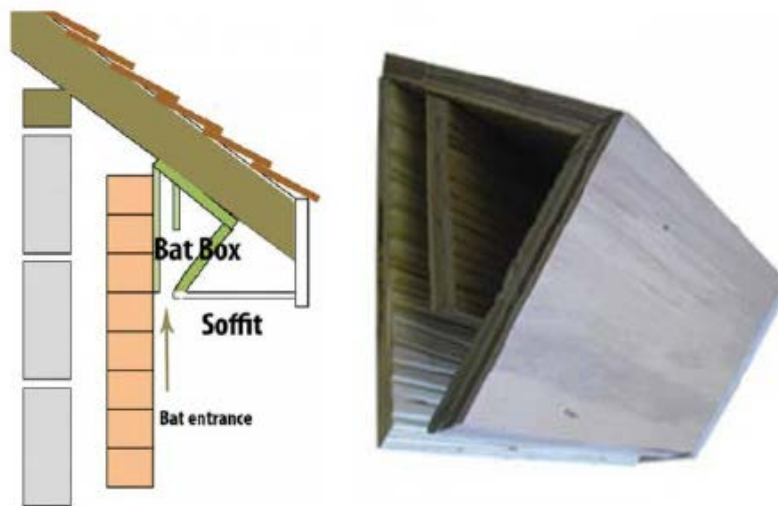


Figure 10: Soffit bat box (Wildcare)

Log Piles

- 4.4 Log piles should be created on Site, especially in the newly created wildflower meadow, in order to provide further habitats for a wide range of invertebrates, which in turn provides a food source for larger fauna, and hence increasing the biodiversity of the Site. Log piles should be made from native, broadleaved trees, and should be partially buried (Figure 11). They should be located within shady areas of the Site and along the SuDS and ditch network.

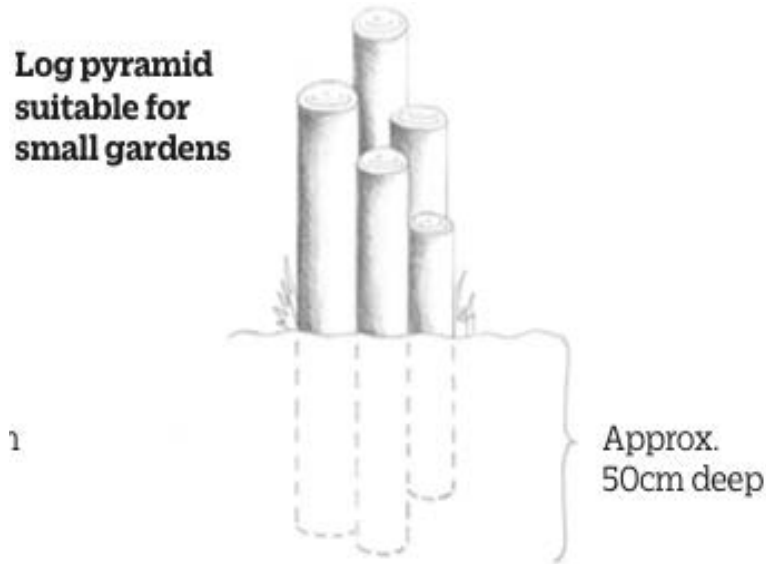


Figure 11: Example of a log pile to be built on Site

Bird Boxes

- 4.5 Additional nesting opportunities can be installed within existing trees on Site, or new buildings including garage areas. Again, hardwearing woodcrete boxes, or similar, are recommended. Figure 12 below gives examples of suitable bird boxes which could be installed onto the brickwork of the units or into the trees. The box should be positioned on a north or east facing aspect and at least 2m above the ground if possible. These would cater for species such as house sparrows and wagtails and the smaller garden birds.



Figure 12: Examples of suitable bird boxes which could be installed on site – Vivara Pro WoodStone House Sparrow Nest Box (left), Vivara Pro Barcelona WoodStone Open Nest Box (centre) and Vivara Pro Seville 32mm WoodStone Nest Box (right)

Hedgehog Highways

- 4.6 All adjoining garden fences on Site will have a 13cm x 13cm hole at the bottom to provide a passageway for hedgehogs to travel between gardens and other habitats on site. Fences and walls are one of the main reasons why hedgehog numbers are declining as the amount of land available to them is reduced. To ensure that new residents do not block these 'highways', small signs can be erected above the hole, such as those produced by the People's Trust for Endangered Species (PTES), informing them of their purpose (Figure 13).

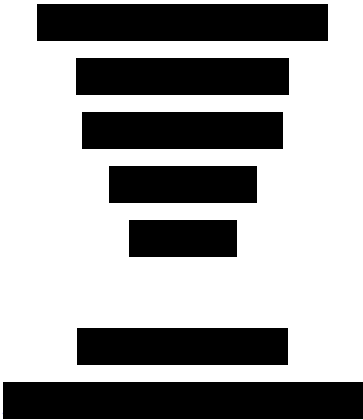


Figure 13: Hedgehog highway sign for fences (hedgehogstreet.org)

5.0 Conclusions

- 5.1 The baseline condition of habitats on Site is considered to be a mixture of high and low value habitats, notably species poor grassland, with the hedgerows and woodland being of higher value.
- 5.2 Under the proposals the development area will result in:
- The proposed development site and open space with proposed planting will result in a **+18.19%** net gain in habitat units and a **+26.07%** net gain in linear features.
 - The proposed SANGS and ancient woodland buffer zone proposed planting within the Site and habitat enhancements will result in a **+129.82%** net gain in habitat units and **+26.02%** in hedgerow units.

- 5.3 Additional enhancements which are not recognised within the Defra metric have been included within this report. These will ensure that the proposed scheme achieves an enhanced value for biodiversity post-development, creating opportunities for wildlife on Site and within the wider area.
- 5.4 It can be seen that 10% across the whole site, that being the development, the SANGS area, the open space provision and the woodland buffer. There will be a significant net gain in biodiversity units. A landscape management plan and SANGS management plan will detail how the condition of the habitats will be retained, enhanced and created.



Approved: Alexia Tamblyn MA (Oxon) MSc CEcol CEnv MCIEEM FRGS

Date: 04/06/2025

The Statutory Biodiversity Metric

Start page

Project details			
Planning authority:	WDC		
Project name:	Bird in Eye - SANGS		
Applicant:	Croudace		
Application type:			
Planning application reference:			
Completed by:	The Ecology Partnership		
Date of metric completion:	5th June 2025		
Reviewer:			
Calculation iteration:			
Planning authority reviewer:			
Date of planning authority review:			
Target % net gain:	10%		
Irreplaceable habitat present at baseline:	No ✓		
Total site area - including irreplaceable habitat area (hectares):	9.59	Irreplaceable habitat site area (hectares):	0.00
Total off-site area - including irreplaceable habitat area (hectares):	N/A	Irreplaceable habitat area off-site (hectares):	N/A

Cell style conventions	
⚠	Attention required
▲	Input error/rules and principles not met
	Use of this cell is not appropriate
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	Result

On-site baseline map

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On-site baseline map reference number

Off-site baseline map

Insert

Off-site baseline map reference number

On-site post intervention map

Insert

On-site post-intervention map reference number

Off-site post intervention map

Insert

Off-site post-intervention reference number

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Watercourses

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Results

Tree helper						
Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small	146	0.5944		0.0000		0.0000
Medium		0.0000		0.0000		0.0000
Large		0.0000		0.0000		0.0000
Very large		0.0000		0.0000		0.0000
Total	146	0.5944	0	0.0000	0	0.0000

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On-site baseline

A-1 On-site Area Habitat Baseline

B-1 On-site Hedge Baseline

C-1 On-site Watercourse Baseline

On-site post development

A-2 On-site Area Habitat Creation

A-3 On-site Area Habitat Enhancement

B-2 On-site Hedge Creation

B-3 On-site Hedge Enhancement

C-2 On-site Watercourse Creation

C-3 On-site Watercourse Enhancement

Off-site baseline

D-1 Off-site Area Habitat Baseline

E-1 Off-site Hedge Baseline

F-1 Off-site Watercourse Baseline

Off-site post development

D-2 Off-site Area Habitat Creation

D-3 Off-site Area Habitat Enhancement

E-2 Off-site Hedge Creation

E-3 Off-site Hedge Enhancement

F-2 Off-site Watercourse Creation

F-3 Off-site Watercourse Enhancement

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Bird in Eye - SANGS

Headline Results

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On-site baseline	Habitat units	24.51	
	Hedgerow units	0.59	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	56.34	
	Hedgerow units	0.74	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	31.82	129.82%
	Hedgerow units	0.15	26.02%
	Watercourse units	0.00	0.00%

Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	31.82	
	Hedgerow units	0.15	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	31.82
	Hedgerow units	0.15
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	129.82%
	Hedgerow units	26.02%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	24.51	26.97	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.59	0.65	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Project Name: Bird in Eye - SANGS Map Reference:

A-1 On-Site Habitat Baseline

Area habitat summary	
Total Net Unit Change	31.82
Total Net % Change	129.82%
Trading Rules Satisfied	Yes ✓

Condense / Show Columns

Condense / Show Rows

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Existing area habitats					Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Ecological baseline
Ref	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance		Total habitat units
1	Grassland	Modified grassland	No	7.925	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	15.85
2	Woodland and forest	Lowland mixed deciduous woodland	No	1.03	High	Poor	Location ecologically desirable but not in local strategy	Same habitat required =	6.80
3	Urban	Developed land; sealed surface	No	0.159	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00
4	Sparsely vegetated land	Ruderal/Ephemeral	No	0.027	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	0.05
5	Grassland	Modified grassland	No	0.43	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	1.72
6									
7	Heathland and shrub	Mixed scrub	No	0.023	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (≥)	0.09
8									
9									
10									
				Total habitat area	9.59				
				Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	9.59				
				</					

Project Name: Bird in Eye - SANGS Map Reference:		Area habitat summary															
A-3 On-Site Habitat Enhancement		Total Net Unit Change		31.88													
		Total Net % Change		189.65%													
		Trading Rules Satisfied		Yes ✓													
Condense / Show Columns		Condense / Show Rows															
Main Menu																	
Post intervention habitats																	
Baseline habitats		Proposed Habitat (Broad habitat pre-populated but can be overridden)		Change in distinctiveness and condition		Area (hectares)	Distinctiveness	Condition	Strategic significance		Temporal risk multiplier		Difficulty risk multipliers		Habitat units delivered	Comments	
Baseline ref	Baseline habitat	Proposed Broad Habitat	Proposed habitat	Distinctiveness change	Condition change				Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of enhancement	User comments	Planning authority comments		Habitat reference number	
2	Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest	Lowland mixed deciduous woodland	High - High	Poor - Moderate	1.03	High	Moderate	Location ecologically desirable but not in local strategy	Standard time to target condition applied	20	High	7.90	uplift of woodland through management			
Total habitat area						1.03									7.90		

Project Name: Bird in Eye - SANGS Map Reference:

B-1 On-Site Hedge Baseline

Condense / Show Columns

Condense / Show Rows

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Hedgerow summary	
Total Net Unit Change	0.15
Total Net % Change	26.02%
Trading Rules Satisfied	Yes ✓

Ref	Existing hedgerow habitats			Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Ecological baseline Total hedgerow units
	Hedge number	Habitat type	Length (km)	Distinctiveness	Condition	Strategic significance		
1		Native hedgerow	0.042	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.17
2		Line of trees	0.105	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.42
3								
4								
5								
6								
7								
			0.15					0.59

						Comments		
Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Planning authority comments	Habitat reference number
0.042		0.17	0.00	0.00	0.00			
0.105		0.42	0.00	0.00	0.00			
0.15	0.00	0.59	0.00	0.00	0.00			

Project Name: Bird in Eye - SANGS Map Reference:

B-2 On-Site Hedge Creation

Hedgerow summary	
Total Net Unit Change	0.15
Total Net % Change	26.02%
Trading Rules Satisfied	Yes ✓

Condense / Show Columns

Condense / Show Rows

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		Proposed habitats		Distinctiveness	Condition	Strategic significance	Temporal multiplier		Difficulty risk multipliers	Hedge units delivered	Comments		
Ref	New hedge number	Habitat type	Length (km)	Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation		User comments	Planning authority comments	Habitat reference number
1		Line of trees	0.078	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	20	Low	0.15			
2													
3													
4													
5													
6													
			0.08							0.15			

The Statutory Biodiversity Metric

Start page

Project details

Planning authority:	WDC		
Project name:	Bird in Eye - Development area		
Applicant:			
Application type:			
Planning application reference:			
Completed by:	The Ecology Partnership		
Date of metric completion:	5th June 205		
Reviewer:			
Calculation iteration:			
Planning authority reviewer:			
Date of planning authority review:			
Target % net gain:	10%		
Irreplaceable habitat present at baseline:	No ✓		
Total site area - including irreplaceable habitat area (hectares):	10.89	Irreplaceable habitat site area (hectares):	0.00
Total off-site area - including irreplaceable habitat area (hectares):	N/A	Irreplaceable habitat area off-site (hectares):	N/A

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Results

Cell style conventions

▲	Attention required
▲	Input error/rules and principles not met
	Use of this cell is not appropriate
	Enter data
	Automatic lookup
	Result

View all

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On-site baseline map

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On-site post intervention map

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On-site baseline map reference number

Off-site baseline map

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On-site post intervention map reference number

Off-site post intervention map

Insert

Off-site baseline map reference number

Off-site post intervention reference number

Key

-  Area habitats
-  Hedgerows and lines of trees
-  Watercourses

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Tree helper						
Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small	171	0.6962		0.0000		0.0000
Medium		0.0000		0.0000		0.0000
Large		0.0000		0.0000		0.0000
Very large		0.0000		0.0000		0.0000
Total	171	0.6962	0	0.0000	0	0.0000

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- A-1 On-site Area Habitat Baseline 
- B-1 On-site Hedge Baseline 
- C-1 On-site Watercourse Baseline 

On-site post development

- A-2 On-site Area Habitat Creation 
- A-3 On-site Area Habitat Enhancement 
- B-2 On-site Hedge Creation 
- B-3 On-site Hedge Enhancement 
- C-2 On-site Watercourse Creation 
- C-3 On-site Watercourse Enhancement 

Off-site baseline

- D-1 Off-site Area Habitat Baseline 
- E-1 Off-site Hedge Baseline 
- F-1 Off-site Watercourse Baseline 

Off-site post development

- D-2 Off-site Area Habitat Creation 
- D-3 Off-site Area Habitat Enhancement 
- E-2 Off-site Hedge Creation 
- E-3 Off-site Hedge Enhancement 
- F-2 Off-site Watercourse Creation 
- F-3 Off-site Watercourse Enhancement 

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On-site baseline	Habitat units	27.40	
	Hedgerow units	1.45	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	32.38	
	Hedgerow units	1.83	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	4.98	18.19%
	Hedgerow units	0.38	26.07%
	Watercourse units	0.00	0.00%

Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	4.98	
	Hedgerow units	0.38	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	4.98
	Hedgerow units	0.38
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	18.19%
	Hedgerow units	26.07%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	27.40	30.14	0.00
Hedgerow units	10.00%	1.45	1.60	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional area habitat units required to meet target ✓
No additional hedgerow units required to meet target ✓
No additional watercourse units required to meet target ✓

Return to results menu

Trading summary hedgerows

Trading summary watercourses

Trading Summary		
Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Same habitat required - bespoke compensation option Δ	Yes ✓
High	Same habitat required =	Yes ✓
Medium	Same broad habitat or a higher distinctiveness habitat required (2)	Yes ✓
Low	Same distinctiveness or better habitat required ≥	Yes ✓

Very High Distinctiveness					
Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Unit losses
Grassland - Lowland dry acid grassland	Grassland	0.00	0.00	0.00	
Grassland - Lowland meadows	Grassland	0.00	0.00	0.00	
Grassland - Upland hay meadows	Grassland	0.00	0.00	0.00	
Heathland and shrub - Mountain heaths and willow scrub	Heathland and shrub	0.00	0.00	0.00	
Lakes - Aquifer fed naturally fluctuating water bodies	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Calaminarias grasslands	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Limestone pavement	Sparsely vegetated land	0.00	0.00	0.00	
Wetland - Blanket bog	Wetland	0.00	0.00	0.00	
Wetland - Depressions on peat substrates (H7150)	Wetland	0.00	0.00	0.00	
Wetland - Fens (upland and lowland)	Wetland	0.00	0.00	0.00	
Wetland - Lowland raised bog	Wetland	0.00	0.00	0.00	
Wetland - Oceanic valley mire(I) (D2.1)	Wetland	0.00	0.00	0.00	
Wetland - Purple moor grass and rush pastures	Wetland	0.00	0.00	0.00	
Wetland - Transition mires and quaking bogs (H7140)	Wetland	0.00	0.00	0.00	
Woodland and forest - Wood-pasture and parkland	Woodland and forest	0.00	0.00	0.00	
Rocky shore - High energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Features of littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral seagrass on peat, clay or chalk	Intertidal sediment	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00

Very High Distinctiveness Summary	
Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses; Like for like not satisfied	0.00

High Distinctiveness					
Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Losses not yet accounted for
Grassland - Traditional orchards	Grassland	0.59	0.00	0.59	✓
Grassland - Floodplain wetland mosaic and CFQM	Grassland	0.00	0.00	0.00	
Grassland - Lowland calcareous grassland	Grassland	0.00	0.00	0.00	
Grassland - Tall herb communities (H6430)	Grassland	0.00	0.00	0.00	
Grassland - Upland calcareous grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Lowland Heathland	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Dunes with sea buckthorn (H2160)	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Upland heathland	Heathland and shrub	0.00	0.00	0.00	
Lakes - High alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Low alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Marl lakes	Lakes	0.00	0.00	0.00	
Lakes - Moderate alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Peat lakes	Lakes	0.00	0.00	0.00	
Lakes - Ponds (priority habitat)	Lakes	0.00	0.00	0.00	
Lakes - Temporary lakes ponds and pools (H3170)	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Coastal sand dunes	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Coastal vegetated shingle	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Inland rock outcrop and scree habitats	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Maritime cliff and slopes	Sparsely vegetated land	0.00	0.00	0.00	
Urban - Open mosaic habitats on previously developed land	Urban	0.00	0.00	0.00	
Wetland - Reedbeds	Wetland	0.00	0.00	0.00	
Woodland and forest - Felled/Replacement for felled woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland beech and yew woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Native pine woodlands	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland birchwoods	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland mixed ashwoods	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland oakwood	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Wet woodland	Woodland and forest	0.00	0.00	0.00	
Coastal lagoons - Coastal lagoons	Coastal lagoons	0.00	0.00	0.00	
Rocky shore - High energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Features of littoral rock	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral mud	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00	
Coastal saltmarsh - Saltmarshes and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reefs - Mussels	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reefs - Sabellaria	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Features of littoral sediment	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral muddy sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral seagrass	Intertidal sediment	0.00	0.00	0.00	
		0.59	0.00	0.59	0.00

High Distinctiveness Summary	
High Distinctiveness Units available to offset lower distinctiveness deficit	0.59 ✓
Remaining losses; Like for like not satisfied	0.00

Medium Distinctiveness					
Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change	Cumulative broad habitat change
Cropland - Arable field margins cultivated annually	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins game bird mix	Cropland	0.00	0.00	0.00	0.00
Cropland - Arable field margins pollen and nectar	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins tussocky	Cropland	0.00	0.00	0.00	
Grassland - Other lowland acid grassland	Grassland	0.00	0.00	0.00	
Grassland - Other neutral grassland	Grassland	21.59	0.00	21.59	21.59 ✓
Grassland - Upland acid grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Blackthorn scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Bramble scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Gorse scrub	Heathland and shrub	0.00	0.00	0.00	3.15 ✓
Heathland and shrub - Hawthorn scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Willow scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hazel scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Mixed scrub	Heathland and shrub	3.15	0.00	3.15	
Lakes - Ponds (non-priority habitat)	Lakes	0.00	0.00	0.00	0.00
Lakes - Reservoirs	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Other inland rock and scree	Sparsely vegetated land	0.00	0.00	0.00	0.00
Urban - Cemeteries and churchyards	Urban	0.00	0.00	0.00	
Urban - Biodiverse green roof	Urban	0.00	0.00	0.00	0.00
Individual trees - Urban tree	Individual trees	2.13	0.00	2.13	2.13 ✓
Individual trees - Rural tree	Individual trees	0.00	0.00	0.00	
Woodland and forest - Other Scot's pine woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Other woodland; broadleaved	Woodland and forest	0.00	0.00	0.00	0.00
Woodland and forest - Other woodland; mixed	Woodland and forest	0.00	0.00	0.00	
Intertidal sediment - Littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral sand	Intertidal sediment	0.00	0.00	0.00	0.00
Intertidal hard structures - Artificial hard structures with integrated greening of grey infrastructure (JGGI)	Intertidal hard structures	0.00	0.00	0.00	
		26.96	0.00	26.96	

Medium Distinctiveness Summary	
Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	26.96 ✓
Medium Distinctiveness Broad Habitat losses to be offset by trading up	0.00
Higher Distinctiveness Surplus Units minus Medium Distinctiveness Broad Habitat Deficit	0.59 ✓
Cumulative surplus of units	27.55 ✓

Low Distinctiveness				
Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change
Cropland - Cereal crops	Cropland	0.00	0.00	0.00
Cropland - Horticulture	Cropland	0.00	0.00	0.00
Cropland - Intensive orchards	Cropland	0.00	0.00	0.00
Cropland - Non-cereal crops	Cropland	0.00	0.00	0.00
Cropland - Temporary grass and clover leys	Cropland	0.00	0.00	0.00
Cropland - Winter stubble	Cropland	0.00	0.00	0.00
Grassland - Modified grassland	Grassland	-22.57	0.00	-22.57 Δ
Grassland - Barden	Grassland	0.00	0.00	0.00
Heathland and shrub - Rhododendron scrub	Heathland and shrub	0.00	0.00	0.00
Lakes - Ornamental lake or pond	Lakes	0.00	0.00	0.00
Sparsely vegetated land - Ruderal/ephemeral	Sparsely vegetated land	0.00	0.00	0.00
Sparsely vegetated land - Tall forbs	Sparsely vegetated land	0.00	0.00	0.00
Urban - Bricewale	Urban	0.00	0.00	0.00
Urban - Bare ground	Urban	0.00	0.00	0.00
Urban - Allotments	Urban	0.00	0.00	0.00
Urban - Facade-bound green wall	Urban	0.00	0.00	0.00
Urban - Ground based green wall	Urban	0.00	0.00	0.00
Urban - Ground level planters	Urban	0.00	0.00	0.00
Urban - Other green roof	Urban	0.00	0.00	0.00
Urban - Intensive green roof	Urban	0.00	0.00	0.00
Urban - Introduced shrub	Urban	0.00	0.00	0.00
Urban - Rain garden	Urban	0.00	0.00	0.00
Urban - Actively worked sand pit quarry or open cast mine	Urban	0.00	0.00	0.00
Urban - Sustainable drainage system	Urban	0.00	0.00	0.00
Urban - Vacant or derelict land	Urban	0.00	0.00	0.00
Urban - Vegetated garden	Urban	4.98	0.00	4.98 ✓
Woodland and forest - Other coniferous woodland	Woodland and forest	0.00	0.00	0.00
Coastal saltmarsh - Artificial saltmarshes and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00
Intertidal sediment - Artificial littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral mud	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral sand	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral muddy sand	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral seagrass	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral biogenic reefs	Intertidal sediment	0.00	0.00	0.00
Intertidal hard structures - Artificial hard structures	Intertidal hard structures	0.00	0.00	0.00
Intertidal hard structures - Artificial features of hard structures	Intertidal hard structures	0.00	0.00	0.00
Heathland and shrub - Other sea buckthorn scrub	Heathland and shrub	0.00	0.00	0.00
		-22.57	0.00	-22.57

Low Distinctiveness Summary	
Low Distinctiveness net change in units	-22.57 Δ
Cumulative surplus of units	4.98 ✓

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Trading summary area habitats

Trading summary watercourses

Trading Summary		
Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Same habitat required =	Yes ✓
High	Like for like or better	Yes ✓
Medium	Same distinctiveness or better habitat required	Yes ✓
Low	Same distinctiveness or better habitat required	Yes ✓
Very Low	Same distinctiveness or better habitat required	Yes ✓

Very High Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project-wide unit change
Species-rich native hedgerow with trees - associated with bank or ditch	0.00	0.00	0.00
	0.00	0.00	0.00

High Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Species-rich native hedgerow with trees	1.06	0.00	1.06 ✓
Species-rich native hedgerow - associated with bank or ditch	0.00	0.00	0.00
Native hedgerow with trees - associated with bank or ditch	0.00	0.00	0.00
	1.06	0.00	1.06

Medium Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Species-rich native hedgerow	0.00	0.00	0.00
Native hedgerow - associated with bank or ditch	0.00	0.00	0.00
Native hedgerow with trees	0.00	0.00	0.00
Ecologically valuable line of trees	0.00	0.00	0.00
Ecologically valuable line of trees - associated with bank or ditch	0.00	0.00	0.00
	0.00	0.00	0.00

Low Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Native hedgerow	-0.68	0.00	-0.68 ⚠
Line of trees	0.00	0.00	0.00
Line of trees - associated with bank or ditch	0.00	0.00	0.00
	-0.68	0.00	-0.68

Very Low Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Non-native and ornamental hedgerow	0.00	0.00	0.00
	0.00	0.00	0.00

Very High Distinctiveness Summary	
Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses; Like for like not satisfied	0.00

High Distinctiveness Summary		
High Distinctiveness Units available to offset lower distinctiveness deficit	1.06	✓
High Distinctiveness losses to be offset by trading up	0.00	
Higher Distinctiveness surplus units minus any high distinctiveness deficit	0.00	

Medium Distinctiveness Summary		
Units available from higher distinctiveness habitats	1.06	✓
Medium Distinctiveness net change in units	0.00	
Cumulative availability of units	1.06	✓

Low Distinctiveness Summary		
Low Distinctiveness net change in units	-0.68	⚠
Cumulative availability of units	0.38	✓

Very Low Distinctiveness Summary		
Very Low Distinctiveness net change in units	0.00	
Cumulative availability of units	0.38	✓

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Trading summary area habitats

Trading summary hedgerows

Trading Summary		
Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Same habitat required – bespoke compensation option ⚠	Yes ✓
High	Same habitat required =	Yes ✓
Medium	Same habitat required =	Yes ✓
Low	Better distinctiveness habitat required	Yes ✓

Very High Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project-wide unit change
Priority habitat	0.00	0.00	0.00
	0.00	0.00	0.00

High Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project-wide unit change
Other rivers and streams	0.00	0.00	0.00
	0.00	0.00	0.00

Medium Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Ditches	0.00	0.00	0.00
Canals	0.00	0.00	0.00
	0.00	0.00	0.00

Low Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Culvert	0.00	0.00	0.00
	0.00	0.00	0.00

Very High Distinctiveness Summary	
Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses; Like for like not satisfied	0.00

High Distinctiveness Summary	
High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses; Like for like not satisfied	0.00

Medium Distinctiveness Summary	
Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	0.00
Remaining losses; Like for like not satisfied	0.00

Low Distinctiveness Summary	
Low Distinctiveness net change in units	0.00
Cumulative availability of units	0.00

Project Name: Bird in Eye - Development area Map Reference:

A-1 On-Site Habitat Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary	
Total Net Unit Change	4.68
Total Net % Change	18.18%
Trading Rules Satisfied	Yes ✓

Ref	Existing area habitats				Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline
	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier		
1	Grassland	Modified grassland	No	3.649	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	14.60
2	Grassland	Modified grassland	No	6.342	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	12.68
3	Urban	Developed land; sealed surface	No	0.567	V Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00
4	Heathland and shrub	Mixed scrub	No	0.01	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (5)	0.04
8	Grassland	Other neutral grassland	No	0.019	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (5)	0.08
6													
7													
8													
9													
				Total habitat area	10.68								27.40
				Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	10.68								

						Baseline compensation agreed for losses of VHDH or irreplaceable habitat	Comments		
Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost		User comments	Planning authority comments	Habitat reference number
		0.00	0.00	3.66	14.60				
		0.00	0.00	6.34	12.68				
		0.00	0.00	0.57	0.00				
		0.00	0.00	0.01	0.04				
		0.00	0.00	0.02	0.08				
0.00	0.00	0.00	0.00	10.68	27.40				
Total area lost (excluding area of individual trees, green walls and intertidal hard structures)				10.68					

M² to hectares conversion tool:

Select a unit

Hectares

M²

Area habitat summary	
Total Net Unit Change	4.98
Total Net % Change	18.19%
Trading Rules Satisfied	Yes ✓
Area Check	Area Acceptable ✓

Project Name: Bird in Eye - Development area

Map Reference:

B-2 On-Site Hedge Creation

Hedgerow summary	
Total Net Unit Change	0.38
Total Net % Change	26.07%
Trading Rules Satisfied	Yes ✓

Condense / Show Columns

Condense / Show Rows

Main Menu

		Proposed habitats		Distinctiveness	Condition	Strategic significance	Temporal multiplier		Difficulty risk multipliers	Hedge units delivered	Comments		
Ref	New hedge number	Habitat type	Length (km)	Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation		User comments	Planning authority comments	Habitat reference number
1		Species-rich native hedgerow with trees	0.109	High	Good	Location ecologically desirable but not in local strategy	Standard time to target condition applied	20	Low	1.06	new plante hedgerow with trees around farm yard		
2													
3													
4													
5													
6													
			0.11								1.06		

Project Name: Bird in Eye - Development area Map Reference:

B-1 On-Site Hedge Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Hedgerow summary	
Total Net Unit Change	0.38
Total Net % Change	28.07%
Trading Rules Satisfied	Yes ✓

Existing hedgerow habitats				Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Ecological baseline Total hedgerow units
Ref	Hedge number	Habitat type	Length (km)	Distinctiveness	Condition	Strategic significance		
1								
2	H1	Native hedgerow	0.22	Low	Good	Location ecologically desirable but not in local strategy	Same distinctiveness band or better	1.45
3								
4								
5								
6								
7								
			0.22					1.45

						Comments		
Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Planning authority comments	Habitat reference number
0.117		0.77	0.00	0.10	0.68			
0.12	0.00	0.77	0.00	0.10	0.68			