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Preliminary Ecological Appraisal

Survey site:
The Land North of Old Quarry House, Fenway, Steeple Aston, Oxfordshire, OX25 4SS

Client:
[redacted]

Survey date:
24/03/2026

Project:
This report has been prepared in support of a planning application being considered under the Section 62A procedure by the Planning Inspectorate on behalf of the Secretary of State, following the designation of Cherwell District Council. This proposal can be described as "Outline Planning Permission for up to 23 dwellings and associated open space with all matters reserved other than access".

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion

Executive Summary

Sections of this report have been redacted due to the inclusion of sensitive badger records and should not be released into the public domain.

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

Key Findings
Observations: - Habitats: modified grassland, sealed surface, deciduous woodland, scattered trees and unsealed surface. - Rabbit warrens were observed within the site boundary. Recommendations: - Various precautionary working methods have been detailed in the fauna section. - A BNG assessment is required. - eDNA surveys will need to be completed on ponds within 250m of the site. - Bat activity surveys are required.

Contents

Introduction and Context 3
Introduction 3
Methodology 3
Limitations 3
Results, Impacts and Recommendations 4
Site Location and Landscape Context 4
Habitats and Flora 6
Fauna 12
Appendix 1: Proposed Development Plan 25
Appendix 2: Site Location Plan 26
Appendix 3: Habitat Survey Plan 27
Appendix 4: Habitat survey map (zoomed) 28
Appendix 5: Pond Plan 29
Appendix 6: Site Photographs 31
Appendix 7: Baseline Condition Assessments 32
Limitations and Copyright 59
Version Control 59

Introduction and Context

Introduction

The aim of the PEA was to obtain data on existing ecological conditions, and to conduct a preliminary assessment of the likely significance of ecological impacts on the proposed development.

A PEA was completed by Arbtech on 11th November 2024 not within the site boundary but within the ownership boundary of the current application. Precautionary working methods were recommended for hazel dormice, badgers, amphibians and reptiles.

Methodology

PEA survey methodology and legislation can be found in the Arbtech Supplement: PEA Methodology and Legislation - 2024.

Limitations

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

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

The survey was completed outside of the optimal survey period (April to October) for ground flora, and as such the accuracy of botanical assessment and condition assessment data may be limited in terms of species visible and ground conditions at the time of survey.

Results, Impacts and Recommendations

Site Location and Landscape Context

Table 1: Site location and landscape context

Site Location
The site is located at National Grid Reference SP 47104 26329 and has an area of approximately 2.16ha comprising, twenty-three scattered trees, two groups of trees, modified grassland and other woodland; broadleaved. The site is located in a rural setting, immediately surrounded by pasture to the west, minor housing development, woodland to the north and east and agricultural land to the north. The site is enclosed with a combination of trees lines, wire fencing and woodland. The site is set within a wider agricultural landscape of mixed arable and pasture within a typical ancient countryside pattern of small, irregularly shaped fields cut piecemeal from former woodland cover. As such, the fields are delineated by a well-developed hedgerow network in which trees are plentiful. Further woodland parcels are present as well as meadows all suitably connected to the site. A review of historic maps indicates the landscape has been lost to minor development since the 1800's. A series of large ponds are present to the north of the site (~450m) as well as a small brook ~100m to the south. Medium, loamy but locally light, silt-rich soil and subsoil. Highly variable pH due to mixed parent materials.
Priority Habitats and Designated Sites
Summary of Survey Findings <u>Priority Habitats</u> There are 4 priority habitats located within 2 km of the site. These comprise deciduous woodland, traditional orchard, coastal and floodplain grazing marsh and wood pasture and parkland. The closest priority habitat comprises deciduous woodland, located ~60 m north of the site. The site is well connected to nearby habitats via field margins, tree lines and the scattered trees throughout the site. <u>Designated Sites</u>

There is 1 statutory site within 2 km of the site. There are no statutory sites within 10 km of the site. This is listed below:

Table 1a: Statutory sites within 2km of the site.

Designation	Distance from site
Horsehay Quarries SSSI	1480m NW

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

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

Impacts

No direct impacts to any designated sites will occur as a result of the proposed development. However, due to the proximity of the site to deciduous woodland, and the possible presence of non-statutory designations in the vicinity, indirect effects such as pollution during construction, or increased recreational pressure, could occur.

Recommendations

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

- Retained trees adjacent to the site will be protected in line with the measures outlined in the British Standard 'Trees in Relation to Design, Demolition and Construction to Construction - Recommendations' (BS 5837) (2012).
- Appropriate buffering between the development zone and retained habitats (e.g. 15m for deciduous woodland)
  Use of Heras or other appropriate fencing to prevent encroachment by contractors onto adjacent habitats.
- A Construction Ecological Management Plan (CEMP) will be required, outlining best practice measures to delineate the construction zone and to minimise the possibility of pollution and damage to nearby habitats during construction.

Habitats and Flora

The site survey was undertaken by Rory Sear BSc (Hons), Graduate Ecologist.

Table 2: Survey weather conditions

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
24/03/2026	11.6	84	75	35.2	Light rain

Table 3: Habitats and flora

Habitats and Flora: Conclusion, Impact or Recommendations *This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.*
Onsite habitats
Summary of Survey Findings <u>Modified grassland (g4)</u> Modified grassland was observed to cover the majority of the area of the site with 15 species of grasses and forbs. It appeared to be mown and is described as being kept to a regular management regime retaining a short sward of <10cm at all times. This is consistent with the previous visit in 2024 (Arbtech, 2024) and with aerial imagery. Patches of scrapes and rabbit warrens were observed throughout the area creating small areas of bare ground. Further areas of bare ground were observed around felled trees where some of the ground had been cleared. 5 species were observed per metre squared with a proportion of grass to forbs cover 80:20. In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, the modified grassland was assessed to have a poor condition value.

Table 3a: Modified grassland species abundance.

Abundance	Species
Dominant	Cock's-foot *(Dactylis glomerata)*
Abundant	Field wood-rush *(Luzula campestris)*, perennial rye-grass *(Lolium perenne)*
Frequent	-
Occasional	Clover sp. *(Trifolium sp.)*, dandelion *(Taraxacum)*, dove's-foot crane's-bill *(Geranium molle)*
Rare	Yorkshire-fog *(Holcus lanatus)*, common nettle *(Urtica dioica)*, common ragwort *(Jacobaea vulgaris)*, creeping buttercup *(Ranunculus repens)*, red dead-nettle *(Lamium purpureum)*, green alkanet *(Pentaglottis sempervirens)*, thistle sp. *(Cirsium sp.)*, hogweed *(Heracleum sphondylium)*, cow parsley *(Anthriscus sylvestris)*

Other woodland; broadleaved (w1g)

In the southwestern corner of the site a parcel of woodland was present backing onto the gardens of a row of houses. The woodland was dominated by Hazel and ground flora species consisted of wood avens, Lord and Ladies, Ground Ivy, Common Nettle and Cleavers. Species present within this habitat include hazel (*Corylus avellana*), horse-chestnut (*Aesculus hippocastanum*), hawthorn (*Crataegus monogyna*), english oak (*Quercus robur*), beech (*Fagus sylvatica*) and sycamore (*Acer pseudoplatanus*).

In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, the other woodland; broadleaved was assessed to have a moderate condition value.

Non-native and ornamental hedgerow (h2b)

Along the eastern side of the access road (H1) into the site, and within the front garden (H2) two rows of ornamental hedgerow are present. Both consist predominately of Leyland cypress. H1 was observed to be approximately 4m in heigh, ~2m in width and ~60m in length. H2 was observed to be approximately 3m in height, 1.5m in width and ~10m in length.

Artificial unvegetated – unsealed surface (u1c)

The driveway and access road of Old Quarry House consisted of unsealed surface in the form of loose and packed gravel.

Developed land; sealed surface (u1b)
Sealed surfaced was present in the form of pavement, paving and building.

Scattered Trees (32)
23 trees were present on site, comprising 9 small, 13 medium and 1 large size. The survey identified a mix of native and non-native tree species. Present were common oak *(Quercus robur)* and hawthorn *(Crataegus monogyna)*, both in good condition, alongside English walnut *(Juglans regia)* and black walnut *(Juglans nigra)*, also assessed as good and moderate respectively. Additionally, a common laburnum *(Laburnum anagyroides)* was noted, alongside common lilac *(Syringa vulgaris)* and plum *(Prunus domestica)*, all of which were in moderate condition. No specific ecological niches were recorded for any of the surveyed trees. Of the trees present, 9 are mature and 13 are young or semi-mature. Ten tree stumps were observed throughout the site where trees had recently been felled, these varied in size but were limited to <30cm so all would be assumed to be of small size. Based on discussion with the site owner and recollection from the previous site visit, when the trees were present, these are mostly thought to have been Hawthorn.

Two groups of trees were observed to the southwest of the site. G1 consisted of 30 trees, with species recorded as hawthorn, common oak, goat willow, hazel and silver birch. All trees within this group were observed to be small. G2 consisted of 10 trees with species recorded as hawthorn and common oak. All trees within this group were observed to be small but one which was a medium common oak.

In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, the individual trees were assessed to have the following condition values:

Table 3b: The individual condition scores of each tree on site.

No.	Tree	Condition Score	Size Category
#1	Common Laburnum *(Laburnum anagyroides)*	Moderate	Small

	#2	Common Lilac *(Syringa vulgaris)*	Moderate	Small
	#3	Plum *(Prunus domestica)*	Moderate	Small
	#4	English Walnut *(Juglans regia)*	Good	Medium
	#5	English Walnut *(Juglans regia)*	Good	Medium
	#6	English Walnut *(Juglans regia)*	Good	Medium
	#7	English Walnut *(Juglans regia)*	Good	Medium
	#8	Black Walnut *(Juglans nigra)*	Moderate	Small
	#9	English Walnut *(Juglans regia)*	Good	Medium
	#10	Hawthorn *(Crataegus monogyna)*	Good	Small
	#11	Common Oak *(Quercus robur)*	Good	Medium
	#12	Common Oak *(Quercus robur)*	Good	Medium

#13	Common Oak *(Quercus robur)*	Good	Medium
#14	Common Oak *(Quercus robur)*	Good	Medium
#15	Common Oak *(Quercus robur)*	Good	Medium
#16	Common Oak *(Quercus robur)*	Good	Medium
#17	Common Oak *(Quercus robur)*	Good	Medium
#18	Common Oak *(Quercus robur)*	Good	Large
#19	Hawthorn *(Crataegus monogyna)*	Good	Small
#20	Hawthorn *(Crataegus monogyna)*	Moderate	Small
#21	Common Oak *(Quercus robur)*	Good	Medium
#22	Hawthorn *(Crataegus monogyna)*	Good	Small
#23	Hawthorn *(Crataegus monogyna)*	Good	Small

Impacts

The proposed development will result in the loss of ~0.6ha of modified grassland habitat. It appears as if some areas of mixed scrub have also been removed prior to the site visit. This is likely to have minimal impact on biodiversity considering the small area of commonplace habitat (modified grassland) being lost. Furthermore, the trees that have been felled were not notable as they were young and as there are extensive trees within the locality, their loss is unlikely to significantly impact biodiversity. Based on previous site visits, the removed trees were thought to be mostly Hawthorn.

No direct impacts to any notable habitats will occur as a result of the proposed development. However, due to the proximity of the development to LMDW (onsite to the southwest), indirect effects (e.g. pollution, dust, litter, surface run off, etc.) could occur during construction. Further parcels to the north may also be impacted.

Recommendations

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

- Remove only the minimum of habitat required to facilitate the development
- A 15m buffer should be implemented between the works and any woodland where possible.
- Use of Heras or other appropriate fencing to prevent encroachment by contractors onto retained habitats.
- Protect retained turf and soil resource from destruction and compaction using plastic matting and wooden boarding. Do not store skips and other heavy materials on retained turf. Grasscrete, cell web or any other porous surface treatment facilitating recovery of vegetation is preferred to hard standing.

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

The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. Therefore, the planning application must be accompanied by a landscaping/habitat creation and enhancement strategy, biodiversity net gain calculations and a habitat management and monitoring plan to ensure the proposed development delivers a 10% net gain.

Invasive / Non-native species
Summary of Survey Findings No non-native invasive or otherwise problematic plants were recorded on site or are considered likely to be on site, but given seasonal limitations and the sites wider context, may be visible at other times of year. **Impacts** None **Recommendations** None.

Fauna

Table 4: Fauna

Fauna: Conclusion, Impact or Recommendations *This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.*
Roosting Bats
Summary of Survey Findings A review of the MAGIC database for European Protected Species Licences (EPSL) within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the

mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. No EPSLs are present within a 2km radius of the site.

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

Impacts

No impacts on roosting bats are anticipated.

Recommendations

None.

Foraging and Commuting Bats

Summary of Survey Findings

Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of modified grassland, scattered trees and broadleaved woodland. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. Most notably, the woodland connected scattered trees on site are mature and extend beyond the site adding to the continuity of vegetated linear features present in the wider landscape. Bats are well known to utilise linear features to aid navigation whilst travelling between foraging resources and roost sites.

Impacts

The proposed development will result in the loss of modified grassland and scattered trees. Modified grassland isn't optimal for bat foraging or commuting however, its loss may reduce the availability of resources in the locality and could also disrupt dispersal corridors for bats leaving or returning to roosts in the wider area. The loss of scattered trees could reduce foraging and commuting opportunities for bats.

Construction works and external lighting fixtures on the proposed development could increase artificial light spill onto bat foraging and commuting habitat and could deter bats from using these areas.

Recommendations

Bat activity surveys, comprising walked transects and static monitoring, will be required to determine the usage of the site by foraging and commuting bats as well as to identify the likely presence or absence or any bat roosts in the vicinity, particularly those of high conservation value including maternity roosts. Due to the value of the habitats present on the site a total of three visits, one per season between spring and autumn, will be required to gather sufficient information to enable a full assessment to be made.

Amphibians

Summary of Survey Findings

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

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

No ponds are located on, or adjacent to, the site. A review of aerial imagery shows there are 5 ponds within 500m of the site.

The site provides limited suitable terrestrial habitat for amphibians given the lack of optimal habitat (i.e. scrub, rank grassland). The areas short sward modified grassland grass offer sub-optimal habitat for terrestrial amphibians. The woodland and marginal areas may offer refuge for these species; therefore, the presence of amphibians must not be disregarded.

Pond	Distance; direction	Connectivity
1	~100m; southwest	Suitably connected to site
2	~200m; south	Suitably connected to site
3	~220m; south	Suitably connected to site
4	~500m; northeast	Suitably connected to site
5	~500m; northeast	Suitably connected to site

Impacts

The proposed development will result in the loss of ~0.6 ha of modified grassland within 100m of pond 1, and within 250m of pond 2 and 3. When completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed

development produces a 'red' risk score, which states: 'offence highly likely' for pond and an 'amber' risk score, which states: 'offence likely' for ponds 2 and 3.

Component	**Likely effect** (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	**Notional offence probability score**
Great crested newt breeding pond(s)	No effect	0
Land within 100m of any breeding pond(s)	0.5 - 1 ha lost or damaged	0.7
Land 100-250m from any breeding pond(s)	No effect	0
Land >250m from any breeding pond(s)	No effect	0
Individual great crested newts	No effect	0
	Maximum:	0.7
Rapid risk assessment result:	RED: OFFENCE HIGHLY LIKELY	

Component	**Likely effect** (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	**Notional offence probability score**
Great crested newt breeding pond(s)	No effect	0
Land within 100m of any breeding pond(s)	No effect	0
Land 100-250m from any breeding pond(s)	0.5 - 1 ha lost or damaged	0.3
Land >250m from any breeding pond(s)	No effect	0
Individual great crested newts	No effect	0
	Maximum:	0.3
Rapid risk assessment result:	AMBER: OFFENCE LIKELY	

Recommendations

Environmental DNA (eDNA) surveys will be required of any ponds within 250m (P1, P2 and P3) of the site (where accessible) to determine the presence or absence of great crested newts. This will comprise collecting water samples and sending them off for laboratory analysis and such surveys must be undertaken between mid-April and June, in accordance with current survey guidelines (Biggs et al, 2014).

There are two licence options in Oxfordshire comprising an EPSL or entering the District Level Licence (DLL) scheme.

In order to obtain an EPSL, population class size surveys of all ponds within 500m of the site with terrestrial connectivity will be required, which must comprise 6 visits between mid-March and mid-June, where at least 3 must be completed during the optimal period between mid-April and mid-May. Each visit must comprise at least 3 survey types, typically consisting of bottle trapping, torching, and egg searching. These will be required to inform the planning application. Once planning is granted, an EPSL application can then be made to Natural England, which will include a detailed method statement. The method statement will detail all necessary mitigation measures and compensatory habitat creation to be completed prior to development works on your site.

Alternatively, a district level licence (DLL) could be obtained. A DLL can be sought without any further survey work and will require no compensatory habitat creation and less stringent on-site mitigation during construction. However, it's important to note that entering the DLL scheme requires the applicant to make a conservation payment to the DLL provider to provide the compensatory habitat creation off-site on their behalf. The cost of which is relative to the scale of the impacts. As a general recommendation, if no ponds are being removed to facilitate the development, entering the DLL scheme is likely to be the most cost effective licensing option, if necessary.

Reptiles

Summary of Survey Findings

The woodland and marginal areas on site provide suitable shelter, hibernation and foraging opportunities for reptiles, albeit suboptimal due to the active management and short sward of the grassland. The wider landscape offers limited habitat for reptiles due to its intensive agricultural management and lack of mosaic habitat favoured by reptiles; however, field margins and residential gardens will provide some value. As such, the presence of reptiles on site cannot be discounted.

Impacts

The proposed development will result in the loss of ~0.6ha of short sword modified grassland. The loss of such habitats is likely to be inconsequential to local reptile populations owing to their low value and the presence of more suitable habitat locally/on site that is not being affected by the development. However, site clearance could result in the death or injury of reptiles, if present.

Recommendations

Owing to the nature of the proposed development and the low potential for impacts to reptiles, further surveys are considered to be disproportionate. A precautionary working method will be implemented for widespread reptiles during construction, including

the following measures:

- A staged approach will be adopted for vegetation clearance, whereby the vegetation will be strimmed to 15cm and left overnight to allow any reptiles to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter reptiles from the working area.
- Any rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent reptiles from utilising these areas.
- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.
- Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.
- If any reptiles are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.

Birds

Summary of Survey Findings

No evidence of nesting birds was identified on or within any of the trees onsite, however the trees/hedgerow provides suitable shelter and could be used by common nesting birds. However, woodland and scattered trees are present on site which are likely to host a wide assemblage of bird species, and may, on occasion use the site.

An owl pellet was observed within a group of trees (G1) and scattered pigeon droppings were observed throughout the woodland at the southwestern side of the site. A red kite was observed resting in a tree at the northeastern side of the ownership boundary, but no evidence of nesting was observed.

Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.

Impacts

Modified grassland will be removed during construction. Some small trees have already been lost from the site. The loss of such habitats is likely to be inconsequential to local bird populations owing to the presence of more extensive habitat locally. However, the proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.

Recommendations

Any vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged.

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

Badgers

[redacted]




[redacted]

Riparian animals

Summary of Survey Findings

A review of the MAGIC database for EPSL for riparian animals within a 2km radius of the site has been completed. 1 EPSL was identified, as detailed below:

Table 4b: EPSL records within 2km of the site - riparian animals

EPSL reference	Riparian animal species affected	Distance from site	Impacts allowed by licence
2017-30753-EPS-MIT	Common otter	~1700m	None

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

Impacts

Otters

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

Water Vole

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

Recommendations

Otters

None.

Water Vole

None.

Hazel dormouse

Summary of Survey Findings

Habitats on site are assessed to provide foraging, commuting, and nest building opportunities for dormice in the form of deciduous woodland. Larger areas of woodland are also present to the northeast of the site and are within the ownership boundary.

Impacts

Modified grassland will be removed during construction. No woodland is anticipated to be impacted as a result of the proposed development. The loss of modified grassland is likely to be inconsequential to local dormouse populations owing to its low value

and the presence of more extensive habitat locally. However, site clearance could result in the death or injury of dormice, if present.

Recommendations

Owing to the nature of the proposed development and the low potential for impacts to dormice, further dormouse surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures:

- Heras fencing will be erected around the working area to prevent encroachment into retained habitats where dormice could be present.
- In the unlikely event that a dormouse or evidence of dormouse is identified, works must cease and advice must be sought from a suitably qualified ecologist.

Invertebrates

Summary of Survey Findings

The site provides habitat value for a variety of commonplace species but is unlikely to support important species and assemblages. In particular, the deadwood/log piles will provide value to saproxylic invertebrates.

Impacts

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

Recommendations

- The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for invertebrates
- Retention of scrub pockets
- Planting of pollinator friendly grassland species
- Installation of insect hotels
- Incorporation of log piles/dead wood
- Incorporation of bee bricks into the fabric of the new building. These should be installed 0.5m above ground level on a south-facing elevation with no obscuring vegetation

Creation of rock and brash piles

Other e.g. small mammals

Summary of Survey Findings

Numerous rabbit warrens, scrapes and droppings were observed onsite throughout the modified grassland parcel.

The woodland and grassland on site offer suitable foraging, sheltering and commuting opportunities for small terrestrial mammals such as rabbits, hares and hedgehogs. The site is well connected to more extensive habitats such as residential gardens directly south, agricultural land north and west and woodland and hedgerow networks to the north, which are likely to host established populations.

Four mole traps were observed within the grassland on the eastern side of the site.

Hedgehogs are common to urban areas and can commute through gardens and gaps in fencing. As urban development surrounds the southern end of the site, the presence of foraging, sheltering and commuting small mammals on site cannot be discounted.

Impacts

The proposed development will result in the loss of ~0.6ha of modified grassland. The loss of such habitats could result in a reduction in small mammal/rabbit habitat and could result in the fragmentation of the local landscape. Furthermore, construction activities could result in the death or injury of rabbits.

Recommendations

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

- Where possible, damage to warrens will be avoided. Where avoidance of damage is not possible, works must proceed under the understanding that rabbits are protected from unnecessary suffering under the wild mammals Protection Act (1996) and as such must not be deliberately or intentionally caused to suffer via injury, entombment or the estrangement of dependant young.
- Destruction of any warren will take place using initially shovels in the intent of flushing out any remaining mobile rabbits or locating any abandoned dependant litters, which will be humanely despatched by the pest controller. The warren will be

immediately destroyed via ripping by digger bucket to prevent re-occupation. Should an evening elapse between evacuation and ripping out, the process must be repeated as rabbits may return.

- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.
- Any pipework exceeding 100mm will be capped overnight.
  The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.
- If any small mammals are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.

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

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

Appendix 1: Proposed Development Plan

Residential Development , Old Quarry House

Accommodation Schedule

Type	Beds / Person	No of
A - Bungalow	2 bed / 3 per	1
B - Bungalow	2 bed / 4 per	2
C - Apartment	2 bed / 4 per	4
D - House	2 bed / 4per	1
E - House	3 bed / 5 per	5
F - House	3 bed / 5 per	1
G - House	3 bed / 5 per	2
H - House	4 bed / 6 per	3
I - House	4 bed / 8 per	4
		23

North



Indicative Site Layout

X	JE	Additional traffic calming added	02.07.2026
A	JE	New wooded area added	10.03.2026
Rev	Initial	Description / Amendment	Date

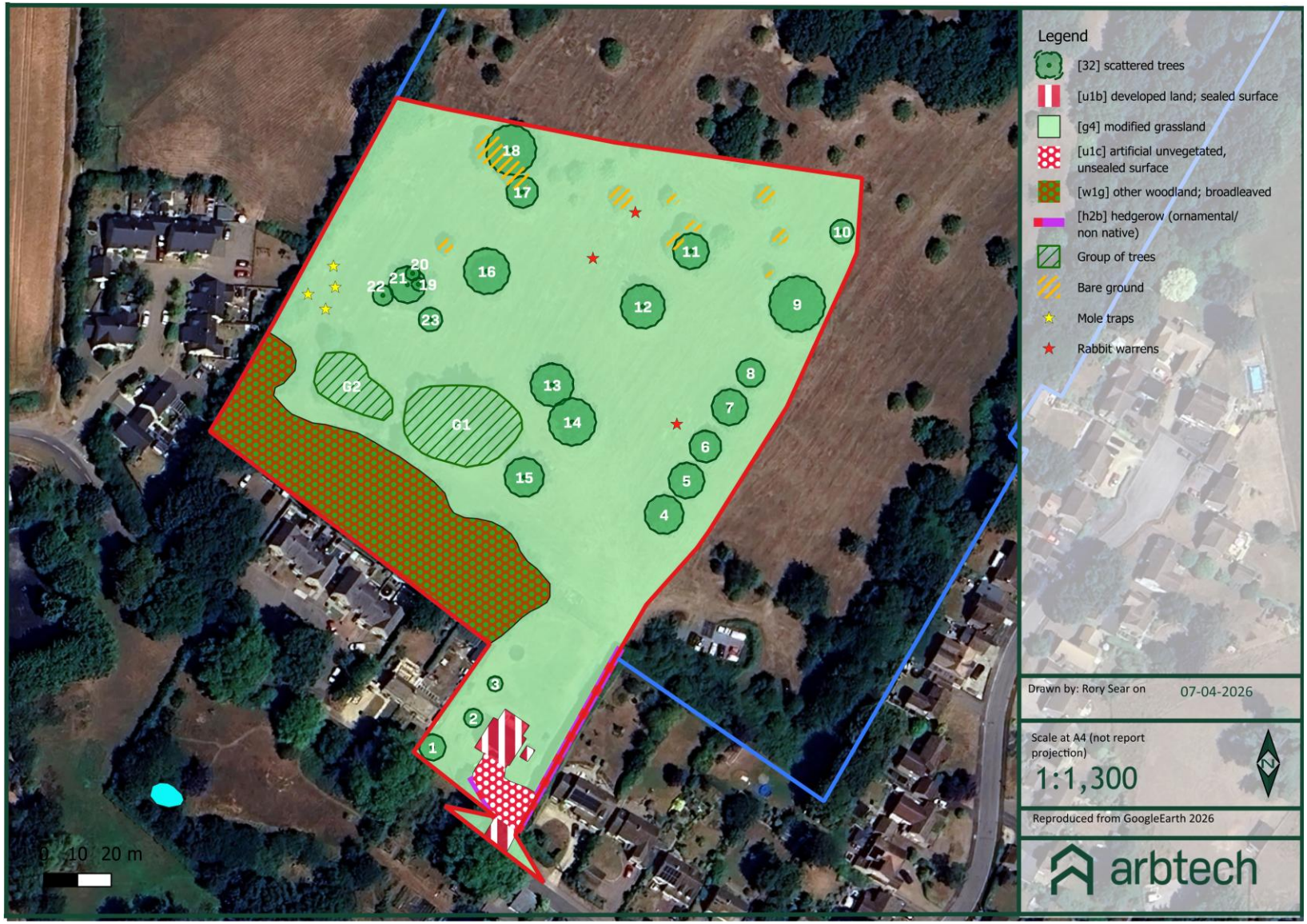
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Project:	Residential Development Old Quarry House, Steeple Aston, Oxfordshire, OX25 4SS
Scale:	1:1000 @A1
Date:	31.03.2026
Client:	[redacted]
Drawn by:	JE
Drawing No:	25.20.019.PL003 Rev B

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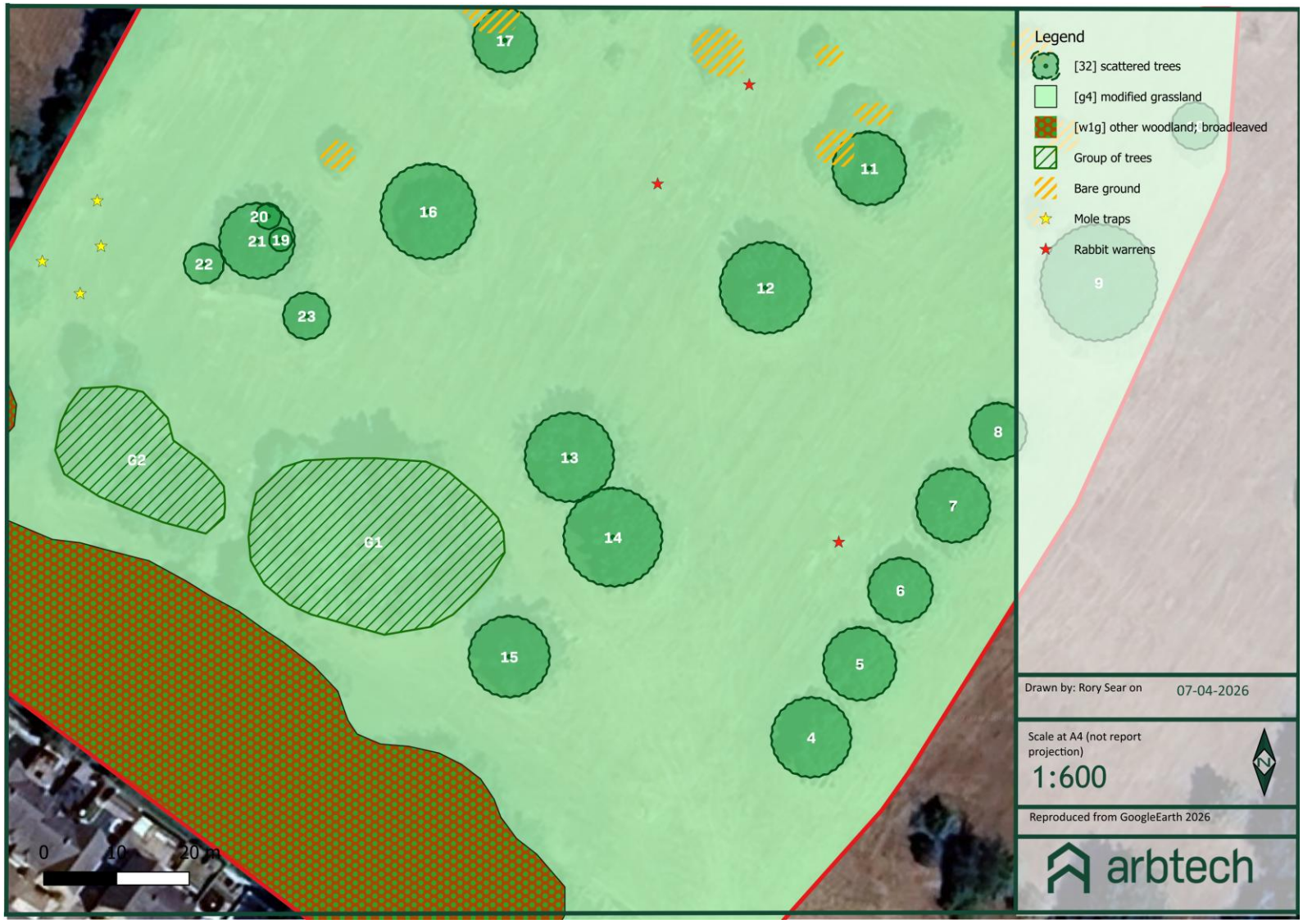
Appendix 2: Site Location Plan



Appendix 3: Habitat Survey Plan



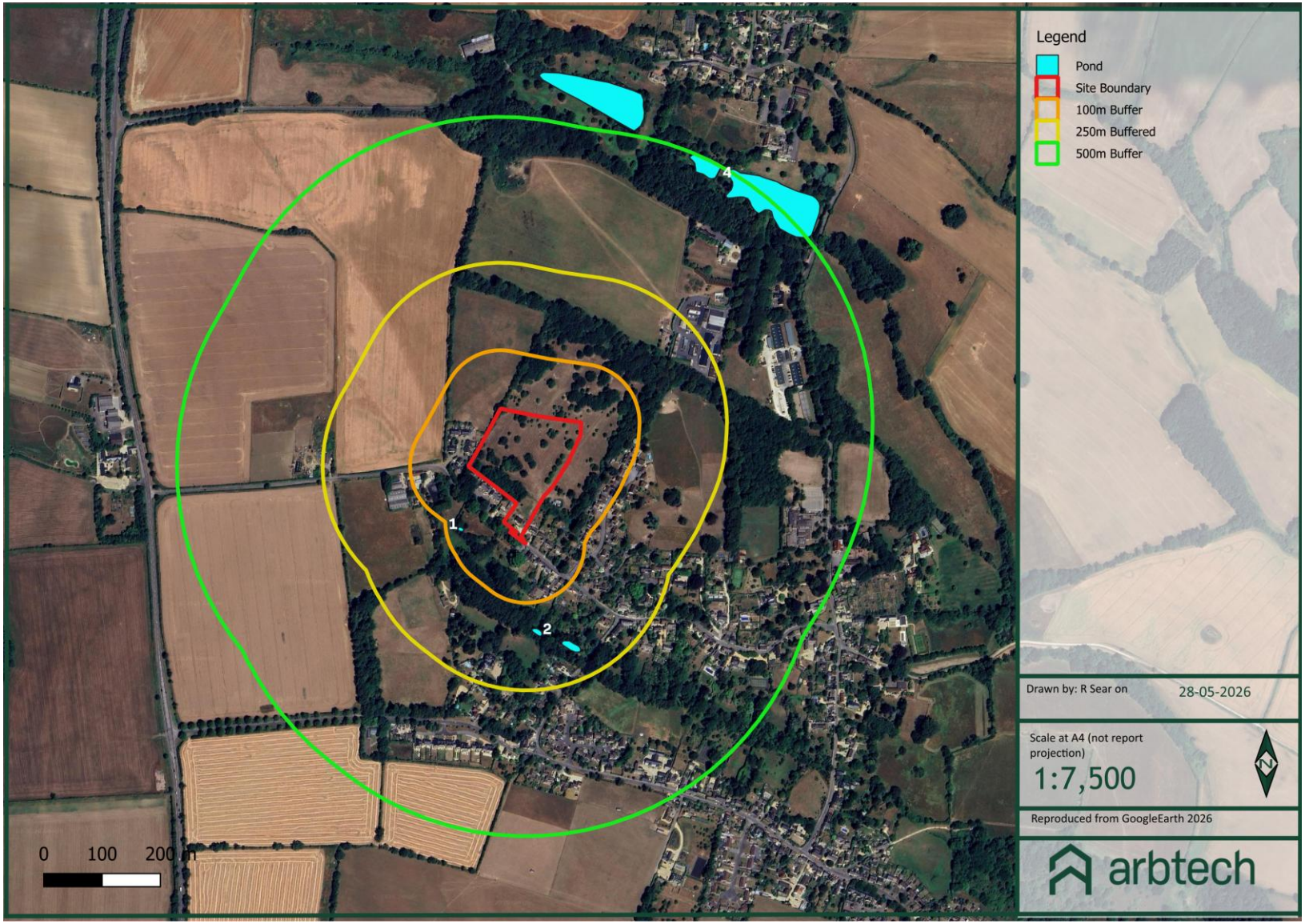
Appendix 4: Habitat survey map (zoomed)



Appendix 5: Site boundary with badger sett locations

REDACTED

Appendix 6: Pond Plan



Appendix 7: Site Photographs



Photo 1: Modified grassland



Photo 2: Other woodland; broadleaved



Photo 3: Rabbit warren



Photo 4: Rabbit warren

Appendix 8: Baseline Condition Assessments

Table 6a: Modified grassland condition assessment.

	Criteria Description	Criteria Passed?
A	There are 6-8 vascular plant species per m2 present, including at least 2 forbs. **Note - this criterion is essential for achieving Moderate or Good condition.**	**N**
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	**N**
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble Rubus fruticosus agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	**Y**
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	**Y**
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens). For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.	**Y**
F	Cover of bracken Pteridium aquilinum is less than 20%.	**Y**
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	**Y**
		Total 5/7
	Condition Poor due to failing one or more essential criteria.	

Table 6b: Other woodland; broadleaved condition assessment.

Category	Good (3 points)	Moderate (2 points)	Poor (1 point)	Score
Age distribution of trees	Three age-classes present.	Two age-classes present.	One age-class present.	**2**
Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland.	Evidence of significant browsing pressure is present in less than 40% of whole woodland.	Evidence of significant browsing pressure is present in 40% or more of whole woodland.	**3**
Invasive plant species	No invasive species present in woodland.	Rhododendron Rhododendron ponticum or cherry laurel Prunus laurocerasus not present, and other invasive species <10% cover.	Rhododendron or cherry laurel present, or other invasive species ‰¥10% cover.	**3**
Number of native tree species	Five or more native tree or shrub species found across woodland parcel.	Three to four native tree or shrub species found across woodland parcel.	Two or less native tree or shrub species across woodland parcel.	**3**
Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native.	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native.	<50% of canopy trees and <50% of understory shrubs are native.	**3**
Open space within woodland	10 - 20% of woodland has areas of temporary open space. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted (given the increased	21 - 40% of woodland has areas of temporary open space.	<10% or >40% of woodland has areas of temporary open space. But if woodland <10ha has <10% temporary open space, please see Good category7.	**1**

	ratio of edge habitat to woodland where the woodland is <10ha).			
Woodland regeneration	All three classes present in woodland; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland.	No classes or coppice regrowth present in woodland.	**3**
Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback.	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present.	Greater than 25% tree mortality and or any high-risk pest or disease present.	**3**
Vegetation and ground flora	Recognisable NVC plant community at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community at ground layer present.	No recognisable woodland NVC plant community at ground layer present.	**2**
Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland.	Two storeys across all survey plots.	One or less storey across all survey plots.	**2**
Veteran trees	Two or more veteran trees per hectare.	One veteran tree per hectare.	No veteran trees present in woodland.	**1**
Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities.	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	**1**

Woodland disturbance	No nutrient enrichment or damaged ground evident.	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground.	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground.	**2**
				Total 29/39
	Condition Moderate due to scoring 29 out of 39.			

Table 6c: Scattered trees - #1 Common Laburnum (laburnum anagyroides) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	**N**
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	**Y**
C	The tree is mature (or more than 50% within the block are mature).	**N**
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	**Y**
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	**N**
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	**Y**
		Total 3/6
	Condition Moderate due to passing 3 of 6 criteria and all essential criteria.	

Table 6d: Scattered trees - #2 Common Lilac (syringa vulgaris) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	**N**
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	**Y**
C	The tree is mature (or more than 50% within the block are mature).	**N**
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	**Y**
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	**Y**
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	**Y**
		Total 4/6
	Condition Moderate due to passing 4 of 6 criteria and all essential criteria.	

Table 6e: Scattered trees - #3 Plum (prunus domestica) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	**N**
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	**Y**
C	The tree is mature (or more than 50% within the block are mature).	**N**
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	**Y**
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	**Y**
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	**Y**
		Total 4/6
	Condition Moderate due to passing 4 of 6 criteria and all essential criteria.	

Table 6f: Scattered trees - #4 English Walnut (juglans regia) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	**Y**
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	**Y**
C	The tree is mature (or more than 50% within the block are mature).	**N**
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	**Y**
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	**Y**
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	**Y**
		Total 5/6
	Condition Good due to passing 5 of 6 criteria and all essential criteria.	

Table 6g: Scattered trees - #5 English Walnut (juglans regia) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	**Y**
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	**Y**
C	The tree is mature (or more than 50% within the block are mature).	**N**
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	**Y**
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	**Y**
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	**Y**
		Total 5/6
	Condition Good due to passing 5 of 6 criteria and all essential criteria.	

Table 6h: Scattered trees - #6 English Walnut (juglans regia) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	**Y**
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	**Y**
C	The tree is mature (or more than 50% within the block are mature).	**N**
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	**Y**
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	**Y**
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	**Y**
		Total 5/6
	Condition Good due to passing 5 of 6 criteria and all essential criteria.	

Table 6i: Scattered trees - #7 English Walnut (juglans regia) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	**Y**
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	**Y**
C	The tree is mature (or more than 50% within the block are mature).	**N**
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	**Y**
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	**Y**
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	**Y**
		Total 5/6
	Condition Good due to passing 5 of 6 criteria and all essential criteria.	

Table 6j: Scattered trees - #8 Black Walnut (juglans nigra) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	**N**
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	**Y**
C	The tree is mature (or more than 50% within the block are mature).	**N**
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	**Y**
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	**Y**
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	**Y**
		Total 4/6
	Condition Moderate due to passing 4 of 6 criteria and all essential criteria.	

Table 6k: Scattered trees - #9 English Walnut (juglans regia) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	**Y**
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	**Y**
C	The tree is mature (or more than 50% within the block are mature).	**Y**
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	**Y**
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	**Y**
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	**Y**
		Total 6/6
	Condition Good due to passing 6 of 6 criteria and all essential criteria.	

Table 6l: Scattered trees - #10 Hawthorn (crataegus monogyna) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	**Y**
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	**Y**
C	The tree is mature (or more than 50% within the block are mature).	**N**
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	**Y**
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	**Y**
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	**Y**
		Total 5/6
	Condition Good due to passing 5 of 6 criteria and all essential criteria.	

Table 6m: Scattered trees - #11 Common Oak (quercus robur) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	**Y**
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	**Y**
C	The tree is mature (or more than 50% within the block are mature).	**Y**
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	**Y**
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	**Y**
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	**Y**
		Total 6/6
	Condition Good due to passing 6 of 6 criteria and all essential criteria.	

Table 6n: Scattered trees - #12 Common Oak (quercus robur) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	**Y**
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	**Y**
C	The tree is mature (or more than 50% within the block are mature).	**Y**
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	**Y**
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	**Y**
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	**Y**
		Total 6/6
	Condition Good due to passing 6 of 6 criteria and all essential criteria.	

Table 6o: Scattered trees - #13 Common Oak (quercus robur) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	**Y**
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	**Y**
C	The tree is mature (or more than 50% within the block are mature).	**Y**
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	**Y**
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	**Y**
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	**Y**
		Total 6/6
	Condition Good due to passing 6 of 6 criteria and all essential criteria.	

Table 6p: Scattered trees - #14 Common Oak (quercus robur) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	**Y**
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	**Y**
C	The tree is mature (or more than 50% within the block are mature).	**Y**
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	**Y**
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	**Y**
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	**Y**
		Total 6/6
	Condition Good due to passing 6 of 6 criteria and all essential criteria.	

Table 6q: Scattered trees - #15 Common Oak (quercus robur) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	**Y**
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	**Y**
C	The tree is mature (or more than 50% within the block are mature).	**Y**
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	**Y**
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	**Y**
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	**Y**
		Total 6/6
	Condition Good due to passing 6 of 6 criteria and all essential criteria.	

Table 6r: Scattered trees - #16 Common Oak (quercus robur) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	**Y**
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	**Y**
C	The tree is mature (or more than 50% within the block are mature).	**Y**
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	**Y**
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	**Y**
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	**Y**
		Total 6/6
	Condition Good due to passing 6 of 6 criteria and all essential criteria.	

Table 6s: Scattered trees - #17 Common Oak (quercus robur) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	**Y**
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	**Y**
C	The tree is mature (or more than 50% within the block are mature).	**N**
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	**Y**
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	**Y**
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	**Y**
		Total 5/6
	Condition Good due to passing 5 of 6 criteria and all essential criteria.	

Table 6t: Scattered trees - #18 Common Oak (quercus robur) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	**Y**
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	**Y**
C	The tree is mature (or more than 50% within the block are mature).	**Y**
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	**Y**
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	**Y**
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	**Y**
		Total 6/6
	Condition Good due to passing 6 of 6 criteria and all essential criteria.	

Table 6u: Scattered trees - #19 Hawthorn (crataegus monogyna) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	**Y**
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	**Y**
C	The tree is mature (or more than 50% within the block are mature).	**N**
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	**Y**
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	**Y**
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	**Y**
		Total 5/6
	Condition Good due to passing 5 of 6 criteria and all essential criteria.	

Table 6v: Scattered trees - #20 Hawthorn (crataegus monogyna) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	**Y**
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	**Y**
C	The tree is mature (or more than 50% within the block are mature).	**N**
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	**Y**
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	**N**
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	**Y**
		Total 4/6
	Condition Moderate due to passing 4 of 6 criteria and all essential criteria.	

Table 6w: Scattered trees - #21 Common Oak (quercus robur) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	**Y**
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	**Y**
C	The tree is mature (or more than 50% within the block are mature).	**Y**
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	**Y**
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	**Y**
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	**Y**
		Total 6/6
	Condition Good due to passing 6 of 6 criteria and all essential criteria.	

Table 6x: Scattered trees - #22 Hawthorn (crataegus monogyna) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	**Y**
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	**Y**
C	The tree is mature (or more than 50% within the block are mature).	**N**
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	**Y**
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	**Y**
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	**Y**
		Total 5/6
	Condition Good due to passing 5 of 6 criteria and all essential criteria.	

Table 6y: Scattered trees - #23 Hawthorn (crataegus monogyna) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	**Y**
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	**Y**
C	The tree is mature (or more than 50% within the block are mature).	**N**
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	**Y**
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	**Y**
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	**Y**
		Total 5/6
	Condition Good due to passing 5 of 6 criteria and all essential criteria.	

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