

ECOLOGICAL IMPACT ASSESSMENT

Ref: 1837

Land at Brook Road

EXECUTIVE SUMMARY

ECOassistance were commissioned to carry out an Ecological Impact Assessment at Land at Brook Road, Northfleet, Gravesend DA11 8RG. This report has been produced to inform the project team of ecological considerations, avoidance measures and mitigation required to support the planning application at the site.

The main findings of this Ecological Impact Assessment are:-

- The site comprises buildings, hardstanding, managed grassland, bare earth, scattered ruderal vegetation, refuse, roofing sheets and a fox burrow within a densely urban residential area;
- The habitats within the site are generally of low ecological value but provide limited opportunities for nesting birds, hedgehog, fox, common amphibians and widespread reptiles;
- Suitable habitat within the site had potential to support widespread reptiles but reptiles were not recorded during the reptile presence/likely absence survey.
- There are no potential breeding ponds for great crested newt within 250m of the site and the potential for impacts to great crested newt is negligible;
- A brick-built structure within the site has low bat roost potential. A single bat emergence survey of the structure recorded low levels of common and soprano pipistrelle activity over and around the site but roosting bats were found to be absent;
- An active mammal burrow was identified within the site and a camera trapping survey of the burrow confirms use by a singleton fox. No evidence of badger use was recorded; and
- No statutory or non-statutory designated sites, priority habitats or other habitats of importance are expected to be affected by the proposals.

The key recommendations of this Ecological Impact Assessment are that:

- No further survey work for reptiles, great crested newt, badger or roosting bats is required at this time;
- Clearance of vegetation, refuse, metal roofing sheets and other sheltering features should follow the Precautionary Working Method Statement and be undertaken carefully and progressively, with ecological supervision where required;
- The fox burrow should be removed using the live dig method described in this report, including a minimum one-night dispersal period and supervised excavation back from the entrance;
- Construction excavations should be covered overnight or fitted with a suitable means of escape for wildlife; and
- Native planting, bird boxes, bat boxes and simple features for small mammals should be incorporated into the scheme where practicable to contribute towards biodiversity enhancement.

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Date of Completion:	10/08/2026	
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DISCLAIMER

This report considers the instructions and requirements of the client and is not intended for and should not be relied upon by any third party.

In accordance with current good practice guidance, the results contained within this report can be relied on for decision-making purposes without the need to be updated for twelve-to-eighteen months providing there is no significant change in land use or land management in that time.

Interpretations and recommendations contained in this report represent the author's professional opinions. They are based on currently accepted industry practices and personal experience. This is a working document and must be updated if development proposals change or new information becomes available.

CONTENTS

Executive Summary	1
Introduction	6
Baseline Ecological Conditions.....	8
Surrounding habitats	15
Protected Species Surveys	16
Reptiles	16
Bats	18
Camera Trapping Survey of Mammal Burrow.....	19
Hedgehog and Other Small Mammals.....	19
Conclusions and Recommendations	20
Habitats.....	20
Amphibians	20
Reptiles	20
Protected and Scarce Invertebrates	21
Birds.....	21
Bats	21
Fox and Other Mammals	21
Enhancements.....	22
Mitigation and Enhancement Measures	23
Amphibians	23
Reptiles	23
Bats	23
Bat Enhancement Measures	23
Fox and Small Mammals	24
References	25
Appendix 1: Precautionary Working Method Statement (PWMS)	26

Overview	26
Toolbox Talk	26
Vegetation Clearance	26
Removal of Rubble and Refugia Features including metal roofing sheets	26
Demolition of Existing Structures	27
Excavations and Trenches	27
Fox Burrow Live Dig	27
Storage of Materials	28
Unexpected Discovery of Badger	28
Residual Effects	28
Enhancements	28
Assessment of Residual Effects	29
Appendix 2: Bat and bird box designs	30
Appendix 3: Bat survey results forms and video screenshots	31

INTRODUCTION

An Ecological Impact Assessment (EclA) commissioned by Mr Danny Sahota (hereafter referred to in this report as: the client) has been undertaken for Land at Brook Road, Northfleet, Gravesend, DA11 8RG (hereafter referred to throughout this report as: the site). The EclA has been informed by an update Preliminary Ecological Appraisal walkover survey and subsequent reptile presence/likely absence surveys, a bat emergence survey and a camera trapping survey of an active mammal burrow within the site. The update surveys follow on from a previous Preliminary Ecological Appraisal (PEA) undertaken in 2019 and the relevant findings of that earlier survey have been incorporated into this EclA where appropriate.

The site is located at Brook Road, Northfleet, Gravesend in Kent, within the South East region of England. The grid reference for the approximate centre of the site is TQ 63425 73344. An overhead satellite image of the site and its habitats within the context of those in the wider area is provided in Figure 1 below. The area inside the red line development boundary measures 702m².

Figure 1: Overhead satellite image of the red line boundary (indicative) and the habitats of the wider area



The EcIA considers the ecological features present within and adjacent to the site, evaluates their importance, identifies potential impacts arising from the proposed development, and recommends mitigation measures where necessary.

BASELINE ECOLOGICAL CONDITIONS

The site is within a densely urban residential area behind rows of terraced housing and adjacent alleyways. The 2019 Preliminary Ecological Appraisal described the site as dominated by dense, continuous scrub, largely comprising bramble with elder, sycamore, buddleia and field bindweed, together with smaller areas of tall ruderal vegetation, buildings, hardstanding, garden waste and refuse.

An update walkover survey undertaken in 2026 recorded a changed baseline. The habitats that are present are shown in Figure 2 below with target notes described in Table 1 beneath.

The update PEA walkover survey was undertaken by Principal Ecologist Edward Clark. Edward has more than 23 years' professional and voluntary ecological survey experience and holds Natural England protected species survey licences, NPTC licences and has held or been named on mitigation licences for badger, great crested newt and UK resident bat species. During the survey visit all on-site habitats were recorded and assessed for their potential to support protected species. The need for further protected species surveys was determined based on the suitability of the habitats identified within the site and the surrounding Zone of Influence, with the expected impacts of the proposed development taken into consideration throughout the assessment.

Figure 2: Habitat map with target notes



0 10 20 30 40 50 m

1:450@ A4 print size

Habitat Map with Target Notes
Land at Brook Road,
Northfleet, Gravesend,
DA11 8RG

- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Modified grassland
- Target Note

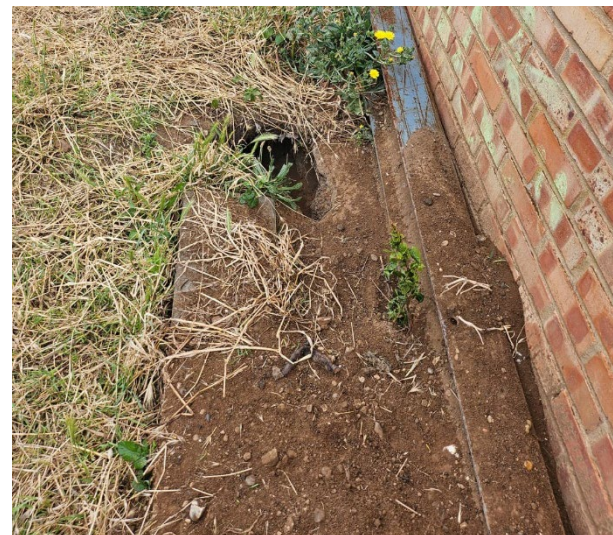
Table 1: Baseline habitats within the site

Target Note	Description	Image
TN1	The site is used for storage of machinery and construction materials. The site is regularly managed/disturbed with short sward modified grassland and bare earth prevalent. Common ruderals and ephemerals persist in less well-managed areas adjacent to the site boundaries, in the northern corner of the main site area and in the space between B1 and B2. The grassland with bare earth and ruderals is of poor ecological value.	

TN2

A recently active mammal burrow is present adjacent and to the south of the brick-built structure B1 in the south of the site.

Whilst the entrance is large enough to be used by a badger *Meles meles* the relatively small amount of spoil indicates a tunnel of limited size and so use by badger is unlikely.



TN3

Discarded roofing sheets as well as unmanaged areas of vegetation offer potential sheltering habitat to hedgehog and other small mammals, reptiles and amphibians.



B1

B1 is a relatively simple brick-built structure with a flat roof covered with 1F roofing felt and timber doors and windows.

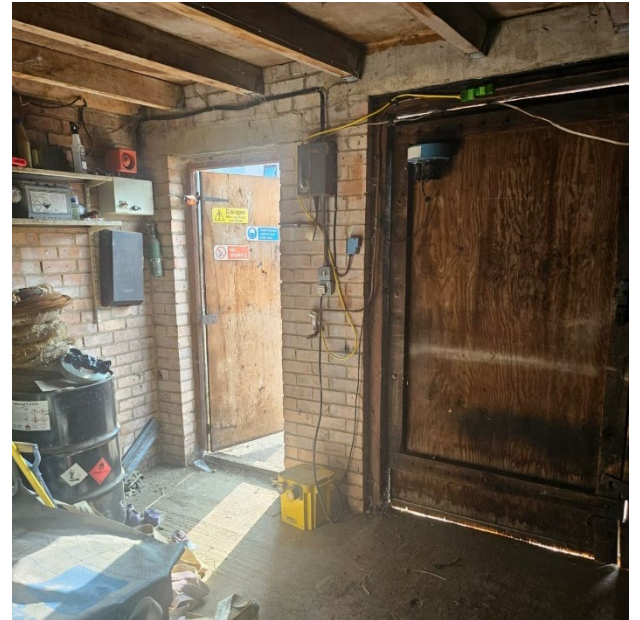
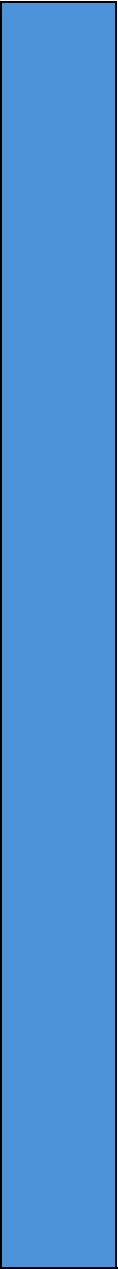
Gaps beneath the edges of the roofing felt and beneath barge boards provide low suitability PRF suitable for short-term roosting only.

Bats could access the internal space through gaps around door frames but no field signs including bat urine staining, droppings or feeding remains are present inside B1.

There are no enclosed roof voids and there is no cavity which could be used by high numbers of bats.

The only PRF present are of low value and suitable for low numbers of bats only. B1 has low BRP.





B2

B2 is a metal storage container with no gaps or crevices suitable for use by bats or birds.

B2 has negligible potential to contain roosting bats.



SURROUNDING HABITATS

Limited habitat connectivity to the wider area is provided by vegetated margins along surrounding footpaths and by rear garden habitats.

There are no statutory or non-statutory designated sites, Biodiversity Action Plan habitats or other habitats of importance within 500m of the site and further consultation with Natural England is not required for a proposal of this scale and type within the relevant SSSI Impact Risk Zone.

The site contains no ponds suitable for great crested newt *Triturus cristatus* and none are shown on Ordnance Survey maps within 250m of the site. Small garden ponds could exist within the wider residential area but are unlikely to support great crested newt. The potential for great crested newt to be present within the site is negligible.

PROTECTED SPECIES SURVEYS

Following the findings of the update walkover survey, further protected species surveys were undertaken including a bat emergence survey on B1, a reptile presence/absence survey of suitable vegetation within the site and a camera trapping survey of the active mammal burrow to the south of B1.

REPTILES

The 2019 survey identified suitable hibernation habitat for widespread reptiles, with slow worm *Anguis fragilis* considered the most likely species that could occur. The 2019 report also noted that a breeding population of slow worm had previously been recorded at Copperfield Academy approximately 100–200m northwest of the site, although dispersal between that population and the site was considered unlikely due to intervening residential streets and limited connectivity.

The 2026 reptile presence/likely absence survey deployed 11 artificial refugia across approximately 0.0313ha of suitable habitat, exceeding the recommended minimum density of refugia.

All reptile survey visits were undertaken by Edward Clark. Edward is an experienced herpetological surveyor with over 28 years' experience of UK reptile surveys and mitigation, including translocations, destructive searches, site supervision and habitat enhancement installation.

The results of the survey, as well as the prevailing weather conditions and time on site are shown in Table 2 below.

Table 2: Presence/absence survey results

[illegible]

No reptiles were recorded during the 2026 survey visits. Reptiles therefore appear to be mostly absent from the site at present, likely due to the change in site management and the reduction in suitable unmanaged habitat since 2019. On this basis, development is unlikely to impact a resident reptile population, although precautionary clearance measures remain appropriate given the presence of suitable sheltering habitat.

No further reptile survey effort is required. A precautionary approach to the removal of roofing sheets, brash, rubble and vegetation remains appropriate as a general good practice measure for reptiles, hedgehog, amphibians and other small fauna, in line with Natural England standing advice for reptiles. No reptile-specific mitigation or licensing is required.

BATS

The 2019 survey assessed the three built structures as having low potential for bat roosting. The structures were single storey, in regular use and had no loft or wall cavities, although a small potential crevice feature was noted beneath overhanging felt on one side of Building 1 which could not be closely inspected due to vegetation.

The update walkover survey included internal inspections of the buildings on site by licensed bat ecologist Edward Clark. Edward has more than 15 years' professional and voluntary experience surveying for bats and has extensive experience in site assessment, including ground-based and aerial tree surveys and cave and bridge inspections. Edward is registered to use a Level 2 Class licence (2018-33670CLS-CLS) and has been named on site-specific bat mitigation licences.

The update walkover survey also identified B1 as having low BRP. B2 is a prefabricated metal storage container with negligible bat roost potential. It is assumed that two of the buildings that were previously present have been removed and replaced with the storage container.

A single update bat emergence survey (BES) was undertaken on 27/07/26 following the update PEA assessment, which also assessed B1 as having low bat roost potential. One survey is considered proportionate in accordance with Bat Conservation Trust guidance for structures with low bat roost potential.

The BES was undertaken by experienced bat survey lead Charlie Birch alongside assistant surveyor Jack Clark. Charlie has more than seven years of bat survey experience, including PBRA and bat emergence and return surveys, and is a regular survey lead for ECOassistance bat surveys. Charlie's formal bat training includes certificates for bat ecology and surveying, bats and developments, health and safety awareness for bat workers, legislation for bat workers, surveying trees for bats, bat sound analysis for beginners and architectural terms for bat workers. She has also received many hundreds of hours of informal training while working for ECOassistance. Jack has been carrying out bat surveys for ECOassistance and other consultancies for more than 11 years.

In line with the most recently published guidance (Collins, 2023), Night Vision Aids (NVAs) were used to support survey coverage. ECOassistance bat surveys utilise high specification thermal imaging videography equipment, including Guide Thermal TK612 cameras, and full spectrum acoustic bat detectors, including Elekon Batlogger M2 bat detectors. Bat calls were automatically recorded by the ultrasonic bat detectors to determine which species of bats were active in and around the survey site and to confirm which species of bat, if any, emerged from roosting spaces.

During the BES, low levels of bat activity including some foraging were recorded over and around the site. Only common pipistrelle *Pipistrellus pipistrellus* and soprano pipistrelle *Pipistrellus pygmaeus* were recorded. No bats emerged from B1.

The surrounding urban area is likely to provide roosting opportunities within existing residential buildings, while gardens, alley margins and nearby greenspace may provide limited commuting and foraging opportunities for common urban bat species.

CAMERA TRAPPING SURVEY OF MAMMAL BURROW

The 2019 survey recorded no evidence of badger activity and stated that no other mammals with protected status were likely to be present, although hedgehog *Erinaceus europaeus* could occur within areas of deep scrub.

During the 2026 update walkover survey an active mammal burrow was identified adjacent to B1.

A camera trapping survey was undertaken on the active mammal burrow within the site. This confirmed that the burrow was being used by a single red fox *Vulpes vulpes*. No evidence of badger use was recorded.

HEDGEHOG AND OTHER SMALL MAMMALS

Brash piles, scrub and rough grassland provide suitable sheltering habitat for hedgehog and other small mammals. Habitat clearance may result in displacement or accidental mortality.

Implementation of a precautionary vegetation clearance strategy and supervised removal of brash piles will minimise impacts. Residual effects are considered negligible.

CONCLUSIONS AND RECOMMENDATIONS

HABITATS

The site comprises buildings, hardstanding, managed grassland, bare earth, ruderal vegetation, refuse, metal roofing sheets and a fox burrow within a densely urban residential area. The habitats within the site are relatively common in the local area and are of low ecological value. The proposals are unlikely to affect statutory designated sites, non-statutory designated sites, priority habitats or other habitats of importance. Any minor losses of vegetated habitat should be offset through suitable landscape planting and habitat enhancement within the site where practicable, in line with national planning policy and the mitigation hierarchy. A biodiversity net gain assessment may be required to support the planning application unless the scheme qualifies under one of the exemptions.

AMPHIBIANS

No water bodies are present within the site and none were identified within 250m during the 2019 survey or from Ordnance Survey mapping. Small garden ponds may occur within the wider residential area but are unlikely to support great crested newt due to the heavily urban setting, limited habitat connectivity and absence of suitable aquatic habitat within the site. Great crested newt is therefore considered unlikely to be present and no further survey work is required. Common amphibians may occasionally shelter beneath refuse, vegetation, metal roofing sheets or other cover and should be safeguarded through the Precautionary Working Method Statement.

REPTILES

The 2019 report noted that a breeding population of slow worm had been recorded in 2017 within the grounds of Copperfield Academy, approximately 100–200m northwest of the site. This population was considered unlikely to disperse onto the site due to separation by a residential street, although its presence in the wider old urban matrix increased the likelihood that other local populations could occur.

No reptiles were recorded during the 2026 reptile presence/likely absence survey, despite a survey effort that exceeded the recommended minimum density of refugia. Reptiles are therefore considered likely absent or present only at very low abundance within the site. No further reptile survey work or reptile-specific licensing is required. Clearance of metal roofing sheets, refuse and vegetation should still be undertaken carefully and progressively, with ecological supervision where required.

PROTECTED AND SCARCE INVERTEBRATES

The 2019 survey noted desk study records of stag beetle in the wider area, but confirmed that no tree stumps, rotting wood or other suitable breeding habitat for stag beetle was present within the site. The 2026 update survey similarly recorded no substantive deadwood resource suitable for stag beetle. Protected and scarce invertebrates are therefore considered unlikely to be present and no specific mitigation is required.

BIRDS

The ruderal vegetation and buildings within the site provide limited opportunities for nesting birds. Any works that would affect vegetation or buildings with potential to contain active nests should avoid the nesting bird season, which is generally March to August inclusive. If this is not practicable, a suitably qualified ecologist should check affected areas before works commence. If active nests are found, works that could damage, destroy or disturb the nest must stop until the young have fledged and the nest is no longer in use.

BATS

B1 was assessed as having low bat roost potential and B2 has negligible potential to support roosting bats.

A single bat emergence survey undertaken on 27/07/26 was proportionate in accordance with Bat Conservation Trust guidance for structures with low bat roost potential.

The survey recorded low levels of common pipistrelle and soprano pipistrelle activity over and around the site but no bats emerged from B1. Bat roosts have therefore been found to be likely absent and no further bat survey work or licence application is required at this time.

No specific sensitive lighting mitigation is required for light-averse bat species due to the urban nature of the site and the species of bat that have been found to be present

FOX AND OTHER MAMMALS

Camera trapping confirmed that the active burrow within the site was being used by a single fox and no evidence of badger use was recorded. No badger-specific mitigation or licensing is required.

The fox burrow should be removed carefully and under supervision following the live dig method described in the Precautionary Working Method Statement. This includes protecting the burrow from inadvertent disturbance, clearing surrounding vegetation and cover by hand, leaving the burrow exposed for one night to allow any animal present to disperse and excavating the burrow gradually back from the entrance using hand tools only under ecological supervision.

ENHANCEMENTS

Habitat creation and enhancement should be incorporated into the proposed scheme in line with national planning policy. Suitable measures include native species planting, bird boxes, a bat box suitable for common urban bat species and small gaps beneath garden boundaries where secure and appropriate to allow movement through the site by hedgehog and other small mammals.

MITIGATION AND ENHANCEMENT MEASURES

AMPHIBIANS

The potential for great crested newt to be present is negligible and no further amphibian surveys are recommended. This conclusion reflects the absence of potential breeding ponds for great crested newt within 250m of the site and the urban setting with limited terrestrial habitat connectivity.

In order to minimise the potential for harm to common amphibians and other small fauna, the following precautionary measures are recommended:

- Follow the Precautionary Working Method Statement during clearance and construction works.
- Remove metal roofing sheets, refuse and vegetation carefully and progressively, with ecological supervision where required.
- Store construction materials in a way that avoids creating new refugia for small fauna before removal or disturbance.

REPTILES

No reptiles were recorded during the 2026 reptile presence/likely absence survey. Reptiles are deemed likely absent from the site. No further reptile survey effort is required but some precautionary measures for reptiles and other small fauna are recommended including:

- Follow the Precautionary Working Method Statement during clearance and construction works.
- Remove metal roofing sheets, refuse and vegetation carefully and progressively, with ecological supervision where required.
- Store construction materials in a way that avoids creating new refugia for small fauna before removal or disturbance.

BATS

The bat emergence survey recorded low levels of common pipistrelle and soprano pipistrelle activity over and around the site, with no bats emerging from B1. The species recorded are not considered light-averse and no roosting space has been confirmed within the site.

No specific bat lighting mitigation is required.

BAT ENHANCEMENT MEASURES

To contribute towards biodiversity enhancement and biodiversity net gain objectives, the following measures are recommended:

- Install one integrated or surface-mounted woodcrete bat box suitable for pipistrelle species onto a completed building within the site;
- Locate the bat box in a sheltered position away from direct illumination and with a functional connection to adjacent gardens, alley margins or other vegetated features; and
- Install bat boxes at a height of approximately 3–4m above ground level where practical.

FOX AND SMALL MAMMALS

The camera trapping survey confirmed that the active mammal burrow within the site was being used by a single fox. No evidence of badger use was recorded and no badger-specific mitigation or licensing is required.

The fox burrow should be protected from inadvertent disturbance until it is removed under ecological supervision. If required, temporary biodiversity exclusion fencing should be installed around the fox burrow and immediately surrounding habitat before construction works begin. The fencing should be of a similar design to tree protection fencing and may be supplemented with screening, such as Mypex or similar material, to reduce disturbance to the burrow before its supervised destruction.

Any scrub, vegetation, refuse or other cover around the fox burrow should be cleared systematically by hand and cut down to ground level first. Any debris, log piles, brush piles or similar sheltering features should be dismantled by hand and removed. This will allow any animals present to leave the work area safely.

For a period of one night after the surrounding vegetation and cover has been removed, the fox burrow should be left exposed to allow any animal present to disperse of its own accord at night.

Following a period of one night, the burrow can be excavated under the supervision of a suitably experienced ecologist using hand tools only. A live dig will be undertaken following a search of the burrow by the site ecologist using a high-powered torch from the burrow opening. The live dig will involve excavating layers of soil back gradually from the entrance with intermittent additional checks by the ecologist for the presence of mammals.

If mammals are found to be present, works will cease and the mammals will be allowed to leave of their own accord. If mammals are confirmed absent as the process continues, excavation can proceed until the burrow has been completely destroyed. After the burrow has been entirely destroyed, any biodiversity exclusion fencing can be removed unless it is still required for another ecological or arboricultural purpose.

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<https://magic.defra.gov.uk/MagicMap.aspx>

<https://records.nbnatlas.org/>

APPENDIX 1: PRECAUTIONARY WORKING METHOD STATEMENT (PWMS)

OVERVIEW

The site comprises buildings, hardstanding, managed grassland, bare earth, ruderal vegetation, refuse, metal roofing sheets and a fox burrow within a densely urban residential context. The 2019 survey identified potential for nesting birds, hedgehog, bats and widespread reptiles. The 2026 update survey programme included a PEA walkover, reptile presence/likely absence surveys, a single update bat emergence survey on 27/07/26 and camera trapping of an active mammal burrow. The camera trapping survey confirmed use by a single fox and no evidence of badger use was recorded. No reptiles were recorded during the 2026 survey.

The following working methods should be implemented during demolition, clearance and construction to minimise the risk of harm to bats, nesting birds, hedgehog, common amphibians, any residual reptiles, fox and other small fauna.

TOOLBOX TALK

Prior to commencement of works, all contractors and site personnel should receive a toolbox talk from a suitably qualified ecologist. The toolbox talk should include information on the legal protection afforded to relevant species, identification of protected fauna, and procedures to follow should animals be encountered during works.

VEGETATION CLEARANCE

Any vegetation clearance should be undertaken in a staged manner to encourage any animals present to disperse naturally into adjacent retained habitats.

Vegetation should initially be strimmed to approximately 150mm in height and, after a minimum period of 24 hours, reduced to ground level. Clearance should progress directionally towards retained habitat at the site boundaries to allow animals to move away from the working area.

Works should be undertaken during periods of suitably warm weather and avoid prolonged cold conditions when reptiles and amphibians may be less mobile.

REMOVAL OF RUBBLE AND REFUGIA FEATURES INCLUDING METAL ROOFING SHEETS

Refuse, metal roofing sheets and any other features capable of providing shelter should be dismantled carefully by hand where practicable and under the supervision of a suitably qualified ecologist.

Removal should be undertaken progressively from one side only to allow any animals present to escape into adjacent habitat. Materials should not be pulled apart using heavy machinery without prior inspection.

DEMOLITION OF EXISTING STRUCTURES

Immediately prior to demolition, a visual inspection of accessible areas around the building footprint should be undertaken for evidence of sheltering fauna.

Any stored materials, debris, timber, pallets or similar items should be checked carefully before being moved.

Should any hedgehog, amphibian, reptile or other protected species be encountered, works within the immediate area should cease and the animal should be allowed to move away unaided as long as it is safe to do so. If this is not possible, advice should be sought from a suitably qualified ecologist before works can continue.

EXCAVATIONS AND TRENCHES

Open excavations, foundation trenches and service runs can pose a risk of entrapment to wildlife.

Where excavations remain open overnight, they should either:

- Be covered with a suitable rigid cover; or
- Be fitted with a means of escape such as a rough-surfaced timber ramp positioned at an angle not exceeding 45 degrees.

All excavations should be inspected each morning by the site manager before works commence to ensure no animals have become trapped overnight.

FOX BURROW LIVE DIG

The fox burrow should be protected from inadvertent disturbance until it is destroyed under ecological supervision. Where necessary, temporary biodiversity exclusion fencing should be installed around the burrow and immediately surrounding habitat before construction works begin.

Vegetation, refuse and other cover around the burrow should be cleared systematically by hand and cut down to ground level first. Debris, log piles, brush piles and similar sheltering features should be dismantled by hand and removed to allow any animals present to leave the work area safely.

For a period of one night after the surrounding vegetation and cover has been removed, the burrow should be left exposed to allow any animal present to disperse of its own accord at night.

Following the one-night dispersal period, the burrow can be excavated under the supervision of a suitably experienced ecologist using hand tools only. A live dig will be undertaken following a search of the burrow by the site ecologist using a high-powered torch from the burrow opening. The live dig will involve excavating layers of soil back gradually from the entrance, with intermittent additional checks by the ecologist for the presence of mammals.

If mammals are found to be present, works will cease and the mammals will be allowed to leave of their own accord. If mammals are confirmed absent as the process continues, excavation can proceed until the burrow has been completely destroyed. Once the burrow has been entirely destroyed, any biodiversity exclusion fencing can be removed unless it is still required for another ecological or arboricultural purpose.

STORAGE OF MATERIALS

Construction materials should be stored on pallets or raised off the ground where possible to minimise the creation of temporary refugia.

Pipework should be capped when not in use to prevent animals entering and becoming trapped.

UNEXPECTED DISCOVERY OF BADGER

Although no evidence of badger activity was recorded during surveys, if a badger sett, tunnel or evidence of significant badger activity is identified during works:

- Works in the vicinity should cease immediately;
- The feature should be protected from disturbance;
- A suitably qualified ecologist should inspect the feature and provide further advice before works recommence.

RESIDUAL EFFECTS

Implementation of this Precautionary Working Method Statement will minimise the risk of injury or mortality to hedgehogs, amphibians, reptiles, badgers and other small fauna during demolition and construction activities. Given the limited extent and suboptimal quality of garden habitats present, together with the implementation of these precautionary measures, residual effects are considered negligible.

ENHANCEMENTS

- Incorporate native species planting and habitat enhancement within the landscape design.
- Install bird and bat boxes onto new structures or retained trees at the boundary.
- Retain and strengthen habitat connectivity with surrounding gardens, alley margins and other vegetated features through native planting and boundary gaps where feasible.

ASSESSMENT OF RESIDUAL EFFECTS

Following implementation of the recommended mitigation measures, no significant adverse ecological effects are anticipated. The development is unlikely to affect statutory designated sites, priority habitats or protected species populations at more than a local scale.

The incorporation of biodiversity enhancement measures would provide opportunities to deliver measurable ecological benefits and contribute towards biodiversity net gain objectives.

APPENDIX 2: BAT AND BIRD BOX DESIGNS



APPENDIX 3: BAT SURVEY RESULTS FORMS AND VIDEO SCREENSHOTS

BAT SURVEY FORM 2026		Surveyor name	CB
Site Name- visit no.	Land at Brook Road	Date	27/07/2026
Start Time	20:39	Finish Time	22:24
Sunset Time	20:54	Camera number/Detector number (if different)	2
Position Relative to Structure	NE Corner	Weather Conditions pre sunset	0 cloud, still
Air Temperature Start	24	Air Temperature End	21
Brief summary (fill out at end of survey)	Very low activity		
*Shorthand: Common Pipistrelle = P45; Soprano Pipistrelle = P55 Brown/Grey long eared = LE; All Myotis = myo followed by single letter; Greater Horseshoe - GHS; Greater Noctule = Noc; Leislars Noctule = Leis; Serotine = se			
**Shorthand - 'NS' = not seen; 'SNH' = seen not heard; 'E' = emergence; 'R' = return; 'F' = foraging; 'C' = commuting.			
Time	Species*	Activity**	Notes including flight direction (if seen)
21:54	p45	HNS	Distant
21:59	p55	C	NE-S

Start Time	20:39	Finish Time	22:24
Sunset Time	20:54	Camera number/Detector number (if different)	1
Position Relative to Structure	SW corner	Weather Conditions pre sunset	0% cloud light wind
Air Temperature Start	24	Air Temperature End	21
Brief summary (fill out at end of survey)	very light foraging activity detected. p45 and p55 present		
*Shorthand: Common Pipistrelle = P45; Soprano Pipistrelle = P55 Brown/Grey long eared = LE; All Myotis = myo followed by single letter; Greater Horseshoe - GHS; Greater Noctule = Noc; Leislars Noctule = Leis; Serotine = se			
**Shorthand - 'NS' = not seen; 'SNH' = seen not heard; 'E' = emergence; 'R' = return; 'F' = foraging; 'C' = commuting.			
Time	Species*	Activity**	Notes including flight direction (if seen)
21:35	p45	c	SE of building heading NW
21:46	p45	f	s of building
21:59	p55	hns	

