

Preliminary Ecological Assessment

Introduction

This report provides a Preliminary Ecological Assessment (PEA) detailing the status of known or potential ecological constraints to the proposed change of use of the building existing on the site. This report will identify the site's potential to support protected species and habitats, and recommend any appropriate species specific and mitigation requirements to ensure compliance with relevant national and European statutory requirements for ecological protection.

Methodology

Phase 1 Habitat Survey

A habitat, flora and protected species survey of the area occupied by the existing building and immediate surround was undertaken on 21st October 2025.

Conclusions

The internal refurbishment works proposed by the owner are minimal, confined to replacement of sanitaryware, kitchen fittings, internal wall and ceiling linings,and decorations, and can not impact the external environment or any existing flora or fauna. No evidence of protected species was found.

Designated areas

none affected

Meadows, grassland, mature trees/woodland and ponds.

none affected

alterations where buildings have an ecological potential (derelict, run down, or missing roof tiles).

not relevent - the building has been well maintained as an education centre with a sealed external envelope

Habitats and Botanical Species of Interest

The habitats adjacent to the building are common (tarmac and mown grass) and should not be considered to be of conservation importance. No further botanical surveys are required.

Reptiles and Amphibians

There are no habitats affected by the internal alterations

The site is dominated by hard-standing and mown grassland which provides limited foraging and shelter for amphibians and reptiles.

Birds

none affected. The roof is sealed

Badger and Hedgehog

none affected. The tarmac surrounding the building to he north, west, and east is not a suitable habitat. The mown lawn to the south shows no evidence of badger setts.

Bats

none affected. The roof is sealed and the building has been generally occupied

Recommendations

No further surveys can be relevent or required for this proposal for internal works. Improvements to the biodiversity could be achieved with the installation of bird and bat boxes on the existing building.

survey results

The site comprises existing buildings and is surrounding land dominated by hard standing car parking areas to the east and south, an access track to the west, and a field to the north.

Habitat overview

The site itself is dominated by hard standing areas including car parking areas, in the drive to the south and the hardstanding to the east. There is a mown lawn to the front.

Flora

It is considered that the site itself has a low potential to support protected or notable flora due to the land being dominated by buildings, hard-standing and regularly mown grass.

Great Crested Newt

The site is not in a GCN risk Zone.

Reptiles

The site itself is sub-optimal for common reptiles due to the buildings, hard-standing and regularly mown grass habitats which dominate and provide limited cover and foraging opportunities. The field area to the north has some potential for grass snake. The site itself (building and immediate access areas) currently has a low potential for common reptiles.

Birds

No nests were observed during the survey. Therefore, the site itself should be regarded as having a moderate potential to support breeding/nesting birds.

Badger

No signs of badger were observed in the form of latrines, snuffle holes, hairs or badger setts. Given the suitable potential habitat in the wider area to the north, the site should be considered to have a low-moderate potential to support badgers.

Bats

The building has been in almost continuous use, and has been kept clean and tidied in all facets (floor, walls, windows and new roofs). There is no evidence of bats.

Hazel Dormouse

There is limited connectivity to suitable dormouse habitat in the wider area, so the site and the habitats to be affected should be considered to have a low potential to support Hazel dormouse.

Hedgehog

The works area itself provides sub-optimal habitat for this species due to the buildings and hard-standing areas which dominate. Therefore, it should be considered that the site has a low-moderate potential to support Hedgehogs.

Other Protected Species

No other protected species, such as Water Vole have potential to be supported on or adjacent to the site due to the lack of suitable habitat.

Invasive Species

No signs of invasive plants such as Himalayan Balsam (Impatiens glandulifera) or Japanese Knotweed (Fallopia japonica) were observed on the site during the survey.

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