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19th May 2025

Ref: Ecological Assessment – Snoxhall Machine Sheds, Cranleigh.

To whom it may concern,

The Ecology Co-op has been commissioned to undertake a combined Ecological Assessment and Biodiversity Impact Calculation of Snoxhall Machine Sheds, Cranleigh by Cranleigh Parish Council. This letter report presents a summary of a survey undertaken by James Whitby on 1st May 2025.

The application site measures approximately 0.05ha, and consists of hardstanding, modified grassland (sports pitch), sparsely vegetated urban land, and mixed scrub. The site is situated in an urban area on the southern outskirts of Cranleigh, with Snoxhall Fields public amenity sports pitches immediately adjacent to the north and east; Knowle lane, sports pitches, and residential housing to the west; and allotments and a conservation area to the south. The full address of the site is Beryl Harvey Field, Knowle Lane, Cranleigh, GU6 8JW. The central grid reference for the site is TQ 0576 3850. Photographs can be found in the Appendix of this report. Figure 1 shows the boundary of the site.

The proposed development (Figure 2) includes the construction of new machine sheds, equipment storage, and welfare units within the existing area of hardstanding. In addition, a small water treatment plant will be installed to the north of the site, within the existing grassland, and a hedge will be planted to shield the northern and eastern sides of the machine shed area.

This proposal meets the de minimis exemption for Biodiversity Net Gain as it: (1) does not impact a priority habitat; (2) impacts less than 25 square meters of non-priority onsite habitat; and (3) impacts less than 5 meters of non-priority linear habitat. Only the proposed water treatment plant will be situated outside of the existing area of hard standing and will replace 4.43m² of modified grassland. The plan also includes the addition of 46m of native hedgerow for which no habitat will be removed. Completion of a Biodiversity Impact Calculation is therefore not required. A UKHab map of the existing habitats on site is shown in Figure 3, and proposed habitats in Figure 4.



Figure 1. A map showing the location of the site. The approximate site boundary is outlined in red. Image produced courtesy of Magic Maps (magic.defra.gov.uk).



Figure 1. Proposed site plan for Snoxhall Machine Sheds. Image provided courtesy of Robin Nugent Architects, drawing number 24866/2210, dated January 2025.



Figure 3. UKHAB map showing existing habitats within the site. The site boundary is indicated with a red line. Produced using QGIS software, version 3.40– Bratislava.

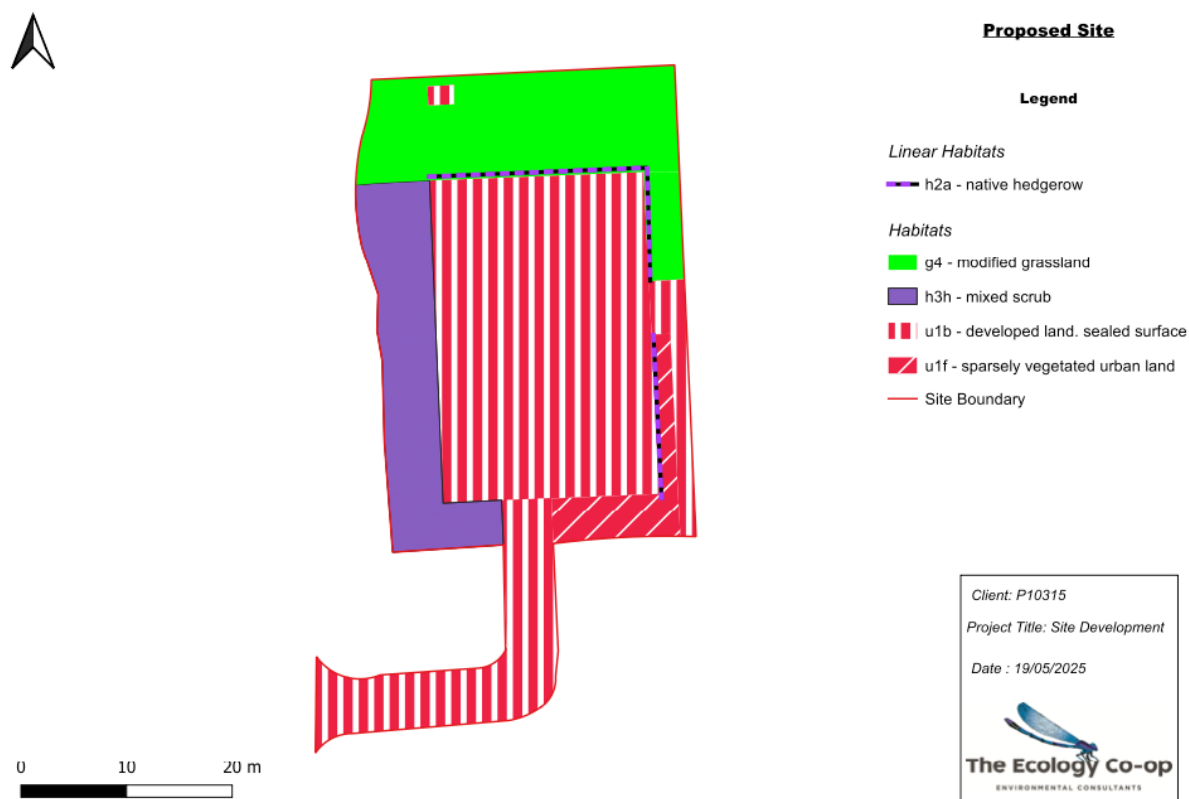


Figure 4. UKHAB map showing proposed habitats within the site. The site boundary is indicated with a red line. Produced using QGIS software, version 3.40– Bratislava.

The modified grassland within the site is heavily managed and trafficked with low uniform sward height throughout the year. As such, this habitat has low potential for common and widespread reptiles and amphibians. Given the low suitability of the grassland for these species, and the small footprint of the proposed development which will impact this grassland, the impact on these species is considered to be negligible.

Along the eastern boundary of the site there is an area of mixed scrub, which contains piles of cut grass which form suitable refugia for reptiles and amphibians. This habitat has potential to support common and widespread reptiles, amphibians, nesting birds, and hedgehog *Erinaceus europaeus*. As it is understood, this area will not be impacted by the proposed development, however, should any vegetation clearance be required, works must only proceed under precautionary methods.

This would include:

- Breeding birds

All clearance of scrub vegetation must be timed outside of the nesting bird season (avoiding 1st March–31st August). If this is not possible, the affected scrub vegetation should be subject to nesting bird checks by a suitably qualified ecologist as appropriate to the works. If an active nest is identified, a minimum exclusion zone for all works within 5m radius of the nest must be established to protect it from disturbance until the young have fledged.

- Reptiles, Amphibians, and Hedgehog

All clearance of scrub vegetation will undergo a two-phase strim, overseen by an Ecological Clerk of Works (ECoW), with fingertip searches carried out immediately prior to vegetation clearance, and the second strim. The first strim will take the vegetation to a height of 15cm, to allow any reptiles or amphibians to move away to safety. It will then be strimmed to below 5cm and must be maintained at this height until construction finishes. Any reptiles, amphibians, or hedgehogs that are found will be captured by the ecologist and moved to suitable habitat close by, but away from the construction zones.

No other habitats suitable for or signs of protected or notable species were identified on site and therefore no further surveys are required.

There are no designated sites within the zone of influence of the site and therefore sites designated for nature conservation are unlikely to be a consideration for the proposed development.

There are three non-statutory designated sites, Sites of Nature Conservation Importance (SNCIs), within 2km of the site boundary, however, due to the small scope of the proposed development, they will not be impacted. Information on these sites can be found in Appendix 2 of this report.

There are no priority habitat areas within or adjacent to the site. All ancient and ancient-replanted woodland are outside the zone of influence and are therefore unlikely to be a consideration for the proposed development.

There are three granted EPS licences for mitigation projects within 1km of the site boundary which are shown in Appendix 3 of this report. There are two bat mitigation licences, both concerning common pipistrelle *Pipistrellus pipistrellus* and Nathusius' pipistrelle *Pipistrellus nathusii* (ref 2020-45353-EPS-

MIT and ref 2020-45353-EPS-MIT-1) as well as one for great crested newts *Triturus cristatus* (ref 2019-38913-EPS-MIT).

The Surrey Biodiversity Information Centre provided several records of protected and notable species within 2km of the site. These are summarised in Table 1 below.

Table 1. Species records within 2km of the site.

Common Name	Latin Name	Location Grid Reference
Bats		
Barbastelle	<i>Barbastella barbastellus</i>	TQ 0544 3882
Myotis sp	<i>Myotis sp</i>	TQ0544 3882
Noctule	<i>Nyctalus noctula</i>	TQ 0544 3882 & TQ 053 394
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	TQ 0544 3882
Soprano Pipistrelle	<i>Pipistrellus pygmaeus</i>	TQ 0544 3882
Brown long-eared Bat	<i>Plecotus auritus</i>	TQ 053 394 & TQ 067 385
Serotine	<i>Eptesicus serotinus</i>	TQ 067 385
Birds		
Tawny Owl	<i>Strix aluco</i>	TQ 058 385
Nightingale	<i>Luscinia megarhynchos</i>	TQ 064 382
Amphibians		
Great Crested Newt	<i>Triturus cristatus</i>	TQ 058 385 & TQ 0530 3931
Common Frog	<i>Rana temporaria</i>	TQ 053 393
Palmate Newt	<i>Lissotriton helveticus</i>	TQ 0530 0331 & TQ 053 393
Smooth Newt	<i>Lissotriton vulgaris</i>	TQ 0530 3931 & TQ 053 393
Other notable species		
Roe Deer	<i>Capreolus capreolus</i>	TQ 0438
European Hedgehog	<i>Erinaceus europaeus</i>	TQ 054 392

The proposed development represents an opportunity for habitat enhancements that will benefit biodiversity at the site. The installation of a new native hedgerow (e.g. hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa*, hazel *Corylus avellana*, rowan *Sorbus aucuparia*, dogwood *Cornus sanguinea*, hornbeam *Carpinus betulus*, yew *Taxus baccata*, or beech *Fagus sylvatica*) will provide suitable habitat for bats, birds, and insects.

If you have any queries about the findings of this assessment, then please do not hesitate to contact me.

Kind regards,



Jenna Fairchild

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Appendix 1 – Site Photographs



Photograph 1. The view of site looking North.



Photograph 2. View of the site looking north-west.



Photograph 3. The view of site looking south-west.



Photograph 4. The scrub habitat along the western site boundary, note the piles of cut grass.

Appendix 2 – Sites of Nature Conservation Importance

Table 2. Sites of Nature Conservation Importance (SNCIs), within 2km of the site boundary.

Site name	Designation	Features listed on citation	Grid Reference
Non-statutory designated sites			
Sparrow Copse and Little Sparrow Copse	SNCIs	Ancient semi-natural woodland with a number of ancient woodland indicator species.	TQ 047 380
Bushy Copse	SNCI	Ancient semi-natural woodland larger than 5ha, 2ha of which is ancient replanted woodland managed as coppice with oak <i>Quercus robur</i> standards still containing a number of ancient woodland indicators.	TQ 054 378
White Meads Copse	SNCI	Old secondary (probably ancient) semi-natural woodland larger than 5ha.	TQ 055 376

Appendix 3 – European Protected Species Licences

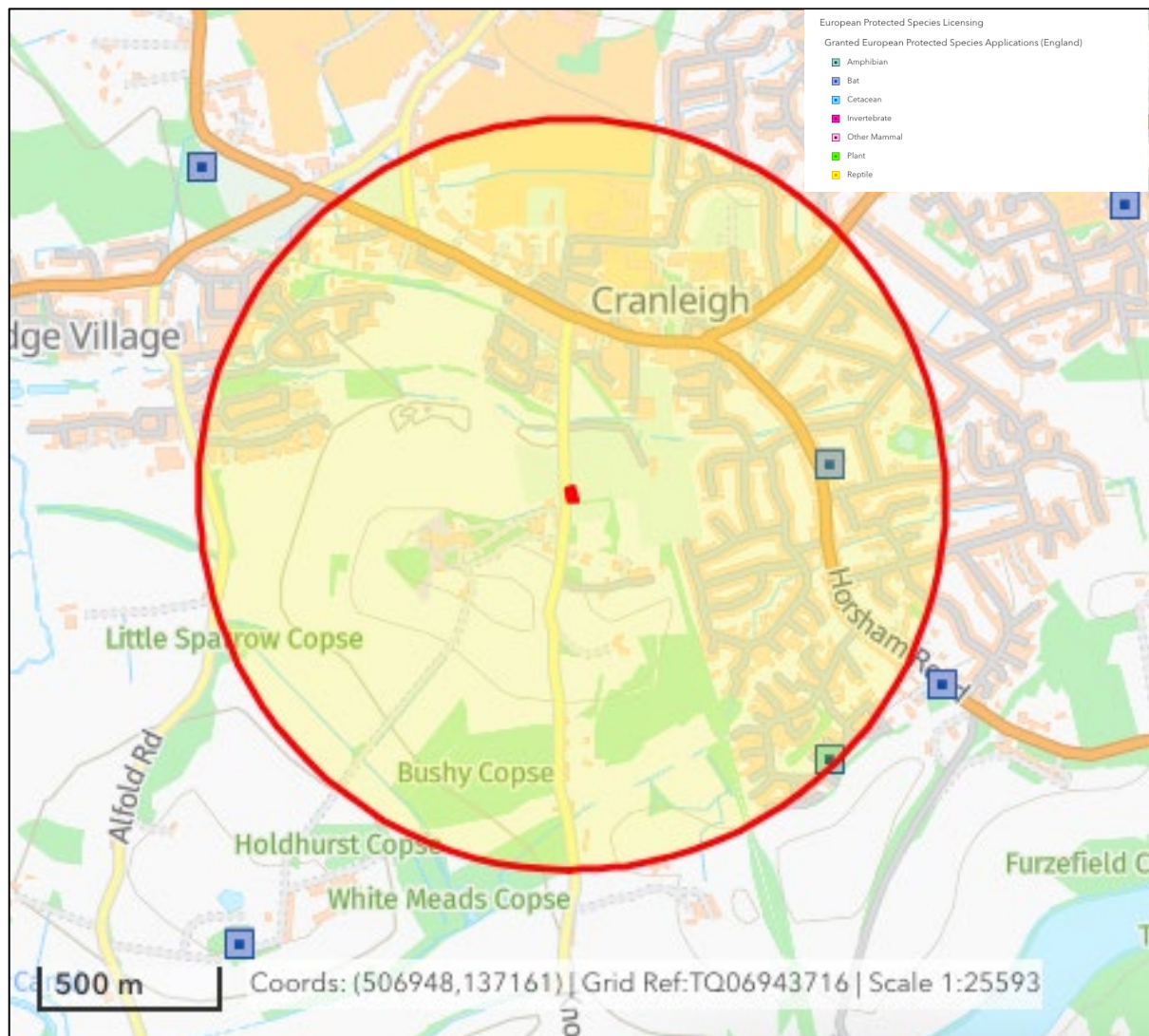


Figure 5. EPSL licences Image produced courtesy of Magic maps (<http://www.magic.gov.uk/>), contains public sector information licensed under the Open Government Licence v3.0).