



Ecological Impact Assessment (EcIA)

Stockley Park Golf Club, Uxbridge

Tesla Motors Ltd

CRM.3030.031.EC.R.001



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Preliminary Ecological Appraisal

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Non-Technical Summary

- i. In January 2026 Enzygo Ltd was commissioned by Tesla Motors Ltd (the client) to undertake an Ecological Impact Assessment (EclA) of a parcel of land at Stockley Park Golf Club, Uxbridge, UB11 1AQ (central grid reference: TQ 08154 80492), located within Greater London County, Borough of Hillingdon planning authority (London Borough of Hillingdon , 2026).
- ii. The purpose of this report is to provide biodiversity information identifying ecological features, confirmed impacts/effect, and proportionate avoidance/mitigation/compensation strategies, followed by enhancements. This information will support the planning application and assist the Planning Officer in making an informed decision.
- iii. The following key ecological features and associated recommendations have been identified:
 - **Green Infrastructure** – On-site losses of Green Infrastructure are unavoidable to facilitate the proposed development. Losses will be compensated for offsite.
 - **Blue Infrastructure** - Within 500 m of the site, four ponds and two lakes are present. To minimise the risk of any pollution event impacting on surrounding features any construction works will be undertaken in accordance with best practice and the through adoption of the appropriate Environment Agency guidance.
 - **Bats** –On-site habitats provide limited suitability for foraging and commuting Bats, but further Activity Surveys are considered disproportionate and unjustified due to the limited extent and quality of these habitats within the redline, and the urbanised location of the site. A Ground-level Tree Assessment identified no potential roost features (PRFs) in the trees to be removed nor those in the surrounding area as identified per the arboriculture report (Enzygo, 2026). No further survey or mitigation measures necessary. It is also recommended that the lighting scheme is designed in accordance with Bats and artificial lighting at night (Institution of Lighting Professionals , 2023).
 - **Badger** – Construction phase will follow Reasonable Avoidance Measures (RAMs) to reduce the likelihood of harming Badgers which may be present. RAMs can include the provision of a toolbox talk, the avoidance/reduction of night-working and the ‘capping’ of any pipework left overnight.
 - **Breeding Birds** – On-site habitats provide limited suitability for breeding Birds, but further Breeding Bird Surveys are considered disproportionate and unjustified due to the limited extent and quality of these habitats. Site clearance to be undertaken outside of bird nesting period (March to September, inclusive) or under the supervision of a suitably-qualified Ecological Clerk of Works who would perform a nesting Bird check to ensure no active nests are present and disturbed during works.
 - **Reptiles, Common** - Sensitive clearance under supervision of ECoW. The construction phase should follow RAMs designed to reduce the likelihood of harming Common Reptiles which may be present on site during the construction phase. This can include a toolbox talk and a two-stage cut of vegetation within suitable habitat.
 - **Great Crested Newt** – eDNA surveys returned negative results for the two potential breeding ponds located 0.4km N (P1) and 0.1km northwest (P2) of the site boundary. No further survey or mitigation measures necessary. In any case, as limited potential

suitable habitat is present onsite vegetation should be cleared sensitively under the supervision of ECoW.

- **Priority Species** – On-site habitats provide limited opportunities for individual numbers of Priority Species. The construction phase will follow RAMs designed to reduce the likelihood of harming Priority Species which may be present. Sensitive clearance under supervision of ECoW.
- iv. This report has demonstrated that if the recommended further protected species surveys and outlined mitigation measures are implemented in full then no significant residual impact could be expected. Additionally, the scheme will result in 'no net loss in biodiversity' as per the National Planning Policy Framework (NPPF) and has opportunities to deliver 'Biodiversity Net Gain' as per the Environment Act 2021.

1.0 Introduction

1.1 Commission

- 1.1.1 In January 2026 Enzygo Ltd was commissioned by Tesla Motors Ltd (the client) to undertake an Ecological Impact Assessment (EcIA) of a parcel of land at Stockley Park Golf Club, Uxbridge, UB11 1AQ (central grid reference: TQ 08154 80492), located within Greater London County, Borough of Hillingdon planning authority (London Borough of Hillingdon, 2026).

1.2 Proposed Development/Identification of Impacts

- 1.2.1 The study will inform a full planning application for an EV charging hub and associated Megapack battery energy storage system. A corresponding zone of influence has been considered, including any potential transboundary effects regardless of administrative boundaries. The proposed works are located immediately east of Stockley Marquee on Stockley Park Golf Club. The development will involve the redevelopment of an unsealed surface parking area, the loss of a small parcel of neutral grassland, and the removal of the edge of a broadleaved woodland parcel. In addition, part of the surrounding access road, modified grassland, and car park to the west will be temporarily removed to facilitate the installation of a cable route. The site is accessible via internal private roads branching from Stockley Road and Bennetfields Road. Refer to Drawing CRM3030031-ENZ-XX-XX-DR-L-45001 – Soft Landscape Plan for further information.
- 1.2.2 Anticipated impacts during the construction phase include habitat loss, noise/visual disturbance, vehicle movements, restriction of animal movements, risk of injuring/killing animals. During the operational phase, no significant effects are expected in relation to air quality, hydrology, or other environmental factors.
- 1.2.3 No other compound/storage areas outside of the red line boundary have been identified for use during the construction phase. The corresponding zone of influence has been defined to include any transboundary effects, irrespective of administrative boundaries. Refer to the appended for the proposed habitats which this assessment has been based on.

1.3 Aims and Objectives

- 1.3.1 The purpose of this report is to provide biodiversity information which succinctly identifies ecological features on site and within the corresponding zone of influence, confirmed impacts resulting from the proposed application, associated effect to identified ecological features, confirmed proportionate avoidance/mitigation/compensation strategies, and confirmed enhancements that will be implemented in accordance with the British Standard for Biodiversity BS42020:2013 (BSI, 2013).
- 1.3.2 This information will support the planning application and assist the Planning Officer in making an informed decision on whether the application can demonstrate 'no net loss in biodiversity' and a 'biodiversity net gain' in accordance with National Planning Policy Frameworks (NPPF) and Local Planning Policy.
- 1.3.3 This report has been produced with reference to current Guidelines for Ecological Impact Assessment in the UK and Ireland, Terrestrial, Freshwater, Coastal and Marine (CIEEM, 2024), Guidelines for Ecological Report Writing (CIEEM, 2017), and is in accordance with Biodiversity – Code of practice for planning and development BS42020:2013 (BSI, 2013).

1.4 Background/Acknowledgments

- 1.4.1 37850/APP/2012/2753 - Construction of an adventure golf course, together with associated works. Decision: Approved (13 Jan 2014). Phase 1 Habitat Survey Report and further reptile survey report have been reviewed and referred to where necessary (Skilled Ecology Consultancy, 2012).
- 1.4.2 During the desk study, and supported by the site visit, it was noted that part of the onsite woodland parcel had been removed. It is our understanding that this was undertaken by the landowner to create an overflow car park, which was not part of any permitted development. As this occurred after the 30th January 2020, in accordance with the Environment Act 2021, BNG guidance requires the biodiversity value of the habitat is to be taken as the highest value reasonably supported by available evidence, prior to any clearance where not part of permitted works. In this case, the remaining woodland within the wider parcel was surveyed and provides evidence to allow classification of the cleared area.
- 1.4.3 It is our understanding that to date there has been no correspondence with the County Ecologist or any statutory consultees i.e. Natural England, regarding this application. Additionally, we have not been informed of any Local Validation requirements i.e. biodiversity checklist for completion or specific standards for surveys.

1.5 Local Planning Policy

- 1.5.1 The following policies of the London Borough of Hillingdon –Local Plan Part One and Two (2020) (London Borough of Hillingdon, 2012)(London Borough of Hillingdon, 2020) are applicable:
- EM1: Climate Change Adaptation and Mitigation
 - EM7: Biodiversity and Geological Conservation
 - DMEI 7: Biodiversity Protection and Enhancement
- 1.5.2 There are no apparent Supplementary Planning Documents (SPD) applicable to biodiversity.
- 1.5.3 No Greater London Local Nature Recovery Strategy (LNRS) has been published and no draft is publicly available.
- 1.5.4 Refer to Appendix A for relevant details of European and National Legislation, and National Planning Policy.

1.6 Site Context

- 1.6.1 The site is located within the grounds of Stockley Park Golf Club in Uxbridge, Middlesex immediately east of the Stockley Marquee, which is used as an events space. The site itself consists of a gravel car park bordered by broadleaved woodland to the north, while a small parcel of neutral grassland lies within the boundary to the south and contains a single individual tree. The proposed pipe route follows the sealed surface access road approximately 180 metres west before crossing a narrow strip of modified grassland and entering an area of hardstanding car park.
- 1.6.2 Beyond the red line boundary, the immediate surroundings comprise Stockley Park Golf Club facility to the west, golfing range to the north and east, and an extensive industrial estate to the south, including associated parking and storage areas. In the wider landscape, the site is located within the London Borough of Hillingdon, a highly urbanised area characterised by retail and industrial estates alongside extensive residential development.

- 1.6.3 The site lies within the Thames Valley National Character Area (Natural England, 2026) which consists of a mainly low-lying, wedge-shaped area, widening from Reading, which includes Slough, Windsor, the Colne Valley and the southwest London fringes. The River Thames provides a unifying feature through a very diverse landscape of urban and suburban settlements, infrastructure networks, fragmented agricultural land, historic parks, commons, woodland, reservoirs and extensive minerals workings.

Figure 1 – Survey Area

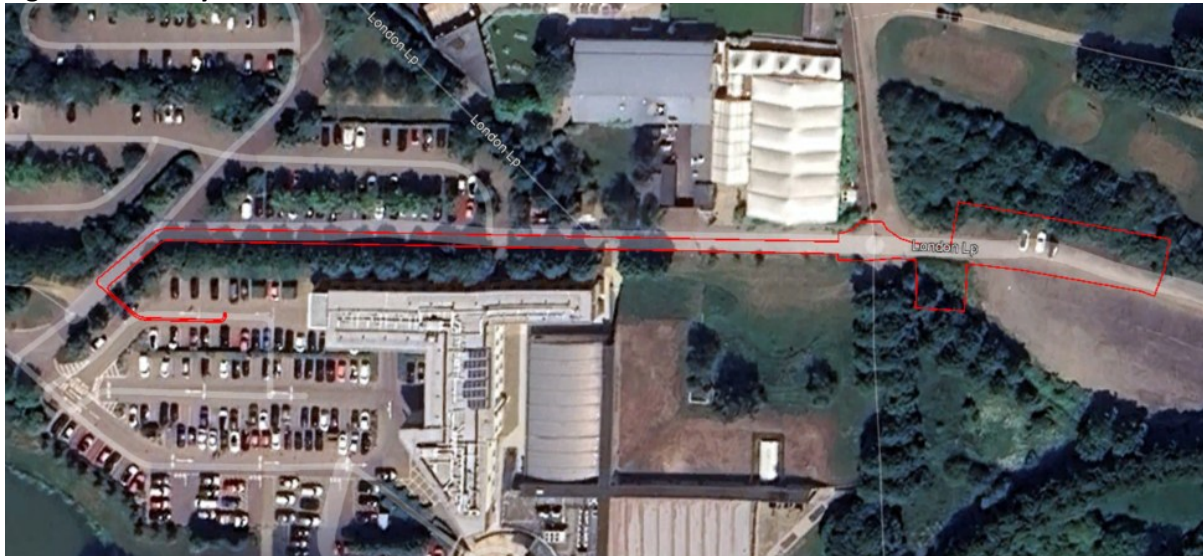


Image courtesy of Google Earth Pro 7.3.6 1. Imagery date 14.06.2025

2.0 Methodology

2.1 Desk Study

2.1.1 Desk study details were obtained from the following sources on the associated dates to provide background on ecological features in the vicinity of the site. In each case the search included the site and the specified area beyond the site boundary based on the expected zone of influence. Candidate and potential designations are considered too as these are also legally protected. Records obtained included:

- Statutory sites designated or classified under international conventions or European legislation within a 10km radius, statutory sites designated under national legislation (including Marine), Natural England GCN Pond Surveys for District Level Licensing data (and GCN Risk Zones), and existing EPS Licence applications within a 2km radius, and Priority Habitat & Ancient Woodland Inventory within a 0.5km radius [17th February 2026] (DEFRA, 2026);
- Tree Preservation Orders (TPOs) and Biodiversity Conservation Areas within the immediate zone of influence [17th February 2026] (London Borough of Hillingdon, 2026);
- Waterbodies within a 0.5 km radius (Online mapping sources including: Google Maps; MAGIC; and Ordnance Survey Street View, 17th February 2026); and
- Locally designated wildlife sites & any notified Local Biodiversity Action Plan (BAP) Habitats, Legally protected species, any Priority species (which includes: National Biodiversity Species, Local BAP Species, Species of conservation concern and Red Data Book (RDB) species, Birds of Conservation Concern (BOCC), nationally rare and nationally scarce species, and OSPAR Commission list of threatened/declining species) and Invasive species (listed under section 14 of Schedule 9 only) within a 2km radius, and any important hedgerows/veteran trees within the immediate zone of influence, [12th January 2026] (Greenspace Information for Greater London CIC, 2026);
- The National Biodiversity Network (NBN) Atlas interactive mapping function was also consulted to determine the known range & local distribution of species [17th February 2026]

2.1.2 Data received has been extracted and summarised using QGIS 2.18, with original sources not extracted directly. Data has also been edited where relevant to prevent sensitive or confidential records being made public in accordance with Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK (CIEEM, 2020).

2.2 Field Survey

2.2.1 Field Surveys were undertaken on the following dates by the identified staff, all of whom satisfy necessary field survey competencies as stipulated by the Chartered Institute for Ecology and Environmental Management (CIEEM). Weather conditions on the day of survey have been included and where relevant survey/class licence numbers referred to.

Table 1 – Survey Dates and Conditions

Survey	Date	Staff/Licence	Environmental Conditions
UK Habitat & Preliminary Ecological Appraisal	21/01/2026	Greg Green BSc (Hons), Qualifying CIEEM Member – Assistant Ecologist	13°C, 70% cloud cover, dry, light wind
Updated Site walkover (<i>Pipe line added</i>)	10/02/2026	Greg Green BSc (Hons), Qualifying CIEEM Member – Assistant Ecologist	10°C, 90% cloud cover, dry, light wind
GCN Habitat Suitability Index Assessment & eDNA Survey/ Ground Level Tree Assessment (GLTA)	16/04/2026	Greg Green BSc (Hons), Qualifying CIEEM Member – Assistant Ecologist	13°C, 10% cloud cover, dry, light wind

UK Habitat & Preliminary Ecological Appraisal

- 2.2.2 In accordance with Guidelines for Preliminary Ecological Appraisal 2nd Edition (CIEEM, 2017) the PEA survey included the following.

Mapping of Habitat Types

- 2.2.3 This assessment has utilised the UK Habitat Classification (UKHab) methodology (UKHab, 2020) as the recommended published method of habitat classification. It has been used to categorise and map the primary habitat types present within the survey area using a standard set of habitat categories, with associated secondary codes/features identified where applicable. Details of current management and habitat condition have also been recorded where appropriate.
- 2.2.4 Each of the main habitats has been described; including details of component plant species abundances (recorded using the DAFOR scale: D=Dominant, A=Abundant, F=Frequent, O=Occasional, R=Rare). Additionally, any stands of non-native invasive plant species were recorded. Habitat extents have been visually mapped onto a topographic plan, with approximate location/areas recorded only (a GPS unit has not been utilised to accurately recorded these).

Assessment of possible presence/likely importance for Protected & Priority Species

- 2.2.5 An assessment of the possible presence of protected or priority species, and the likely importance of habitat features present for such species has also been undertaken, particularly where uncommon or specialised habitats are present in accordance with current PEA guidelines (CIEEM, 2017). However, no specific protected species survey has been undertaken unless listed under additional surveys as below. Any incidental sightings of protected or priority species, or field signs of such species has also been recorded. Species assessed include Plants & Fungi; Terrestrial/aquatic invertebrates; Fish; Amphibians; Reptiles; Breeding, wintering and migratory Birds; Bats (including potential roost sites, foraging and commuting habitats/features), Badger, and Other Mammal species.

Bat GLTA

- 2.2.6 With reference to current survey guidelines BS8596:2015 (BSI, 2015) and Bat Surveys for Professional Ecologists (4th Edition) (Collins, 2023), a preliminary ground-level survey for roosts of individual trees and groups of trees within and immediately adjacent to the site, was undertaken. Each tree as identified in the Arboricultural report was visually inspected from the ground (with the aid of binoculars and a high-powered torch) to identify Potential Roosting

Features (PRFs), including checks for the presence of the following features that bats might be able to use:

- Natural holes (e.g. knot holes) arising from naturally shed branches, or branches previously pruned back to the branch collar;
- Man-made holes (e.g. cavities that have developed from flush cuts) or cavities created by branches tearing out from parent stems;
- Woodpecker holes;
- Cracks/splits in stems or branches (both vertical and horizontal);
- Partially detached or loose, platy bark;
- Cankers (caused by localised bark death) in which cavities have developed;
- Other hollows or cavities, including butt rots;
- Compression forks with included bark, forming potential cavities;
- Crossing stems or branches with suitable space between for roosting;
- Ivy stems with diameters in excess of 50mm with suitable roosting space behind (or where a roosting space can be seen where a mat of thinner stems has left a gap between the mat and the trunk);
- Bird and Bat boxes on trees; or
- Other features that offer a place of shelter.

2.2.7 At the same time, a secondary (non-specialist) survey for roosts: individual trees and groups of trees was undertaken from ground level where potential PRFs were identified. Any signs of bat use or bat presence was recorded, such as:

- The presence of bats (live or dead);
- Open cavities which extend above the opening, and that have sections which are smooth and free of debris;
- Bat droppings in, around or below the entrance (especially caught on horizontal branches below the entrance or surrounding leaves);
- Staining immediately around the opening;
- Smoothing of surfaces around the opening;
- The distinctive smell of bats or ammonia;
- Audible chattering at dusk or in warm weather for some species; and
- Accumulation of prey debris such as insect wings.

Great Crested Newt

- 2.2.8 The Habitat Suitability Index (HSI) is a measure of habitat suitability using a numerical index between 0 and 1. The index is derived from an assessment of the following variables known to influence the probability of GCN presence (ARG, 2010): Pond size; Surface area; Water depth; Water quality; Amount of shade; Macrophyte cover; Presence of fish and waterfowl; Number of other waterbodies within 1 kilometre; Quality of surrounding terrestrial habitat; and Type of marginal/aquatic vegetation.
- 2.2.9 Water samples were taken of suitable waterbodies, and these sent off to an approved laboratory for environmental eDNA analysis to determine the presence/absence of GCN in accordance with current guidance (Biggs et al, 2014).

2.3 Assessment

General

- 2.3.1 A level of importance has been assigned to each ecological feature, where sufficient baseline data is available to do so, in accordance with current guidance (CIEEM, 2024). This is defined within a geographical context as follows: International and European; National; Regional; Metropolitan, County, vice-county or other local authority-wide area; River Basin District; Estuarine system/Coastal cell; and Local (plus Negligible where no associated value has been identified). For example, importance of designated sites reflects the geographical context of the designation (where designated sites no longer meet designation criteria and those formally 'de-notified' OR where an undesignated site meets published selection criteria must also be considered). When considering habitats and species contextual information about distribution and abundance of that habitat/species in the area must be considered (if the habitat/species status is currently in a degraded or unfavourable condition its potential value should be considered).
- 2.3.2 The assessment then considers potential impacts (both positive and negative) generated during the construction and operational phase of the proposed application. Only impacts that are likely to be significant are considered. Impacts that are either unlikely to occur, or if they did occur are unlikely to be significant, are not considered.
- 2.3.3 Cumulative impacts are then considered where the application meets criteria in accordance with national EIA screening guidance (GOV.UK, 2019), and were agreed with the competent authority during scoping. This takes into consideration existing background levels of threat or pressure, looks at critical thresholds, and assess both additive/incremental and associated/connected impacts and effects.
- 2.3.4 Relevant aspects of ecological structure and function are then considered when determining if identified impacts will have a significant effect upon ecological features. Where necessary, this assessment utilises information from other specialists i.e. air quality, hydrology etc, to determine the level of impact. In accordance with current guidance (CIEEM, 2024) these are described using the following characteristics, where relevant: positive or negative; extent; magnitude; duration; frequency and timing; and reversibility.
- 2.3.5 The mitigation hierarchy is then explored in accordance with BS42020:2013 (BSI, 2013). This seeks as a preference to avoid impacts, then to mitigate unavoidable impacts, and as a last resort, to compensate for unavoidable residual impacts that remain after avoidance and mitigation measures. Justification has been provided by the client/their planner where the mitigation hierarchy cannot be followed, or for example where compensation is a preferred approach where the competent authority has adopted a County wide strategy i.e. District Level Licensing Schemes (GOV.UK, 2019). In this instance current national Biodiversity Offsetting

guidance has also been consulted (GOV.UK, 2019). Additional information has also been provided by the client/their planner where the applicant wishes to demonstrate exceptional circumstances or where they wish to pursue alternative strategies. Any residual impacts following mitigation measures etc are then identified.

- 2.3.6 All mitigation measures follow species specific current best practice guidance, and the source has been identified accordingly. Deviation from guidance has been explained by the ecologist and is proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed works.
- 2.3.7 It is important that planning decisions are based on up-to-date ecological data, and the specific timeframe over which survey data is considered valid should follow general advice (CIEEM, 2019). Although it should be noted that the presence/absence and status of protected species can change seasonally/annually. The age of data should also be assessed separately when considering the submission of an EPS Licence (i.e. Natural England may require data to be from the current season).
- 2.3.8 Local Environmental Records Centres (LERC) issue a licence for use of provided biodiversity data for 1 year only, after which time this should be renewed to validate an application (and reports updated accordingly to incorporate any new records). Following completion of surveys all relevant biodiversity data will be submitted to the relevant LERC and other groups as appropriate.

Bat GLTA

- 2.3.9 Following the preliminary assessment of trees, based on the signs present, each tree was classified as one of the following categories in accordance with current guidance (Collins, 2023):
- None – Either no PRFs in the tree or highly unlikely to be any;
 - FAR – Further assessment required to establish if PRFs are present in the tree;
 - PRF – A tree with at least one PRF present.
- 2.3.10 Where PRFs are identified, they are categorised in relation to the suitability for roosting bats based on the following, and to be applied using professional judgement in accordance with current guidance (Collins, 2023):
- PRF-I – PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats;
 - PRF-M – PRF is suitable for multiple bats and may therefore be used by a maternity colony.

Great Crested Newt

2.3.11 The HSI assessment scores were used to rate the suitability of each waterbody for GCN.

Table 2 - Waterbody suitability rating system

HSI Score	Rating
<0.5	Poor
0.5-0.59	Below Average
0.6-0.69	Average
0.7-0.79	Good
>0.8	Excellent

2.3.12 Water samples were subject to eDNA analysis by an approved laboratory in accordance with current guidance (Biggs et al, 2014).

2.4 Limitations

- 2.4.1 Data held by consultees may not be exhaustive. The absence of evidence does not indicate evidence of absence. Enzygo cannot take responsibility for the accuracy of external data sources and as such discrepancies and inaccuracies may occur.
- 2.4.2 Natural England do not hold information of Ancient Woodland less than 2ha in size.
- 2.4.3 Records over 10 years old for transient species (as these are likely to have moved during the interim) and species protected from sale only under the W&C Act 1981 and amendments, are excluded (as these are not relevant to a planning application). Additionally, given the large number of priority species, these have only been included if identified from the desk study and/or habitats recorded on site have been assessed as providing suitable conditions.
- 2.4.4 Sites designated for Landscape or Geological reasons have not been included within this report.
- 2.4.5 At certain times of year flora species may be in a state of senescence and are not readily identifiable. Although January represents a time of year that many flowering species may not be easily identifiable, given the habitats present on site, it was possible to easily classify the commonly occurring habitat types. It is not considered likely that any indicators of more valuable habitat would be present at any other time year that could result in an alteration of the habitat classification presented in this report. A precautionary approach has been taken in regard to the potential presence of Invasive Flora, given the time of survey. The timing of the survey is not perceived as a survey limitation.
- 2.4.6 This document does not contain a comprehensive list of botanical species on site. Only plant species characteristic of each habitat and incidental observations of notable plant species were recorded. In addition, many plant species are only evident at certain times of the year and so some plant species may have gone undetected.
- 2.4.7 All areas of the site were fully accessible. However, 0.02 ha of other broadleaved woodland (referred to as W2) had been removed prior to our site visit. It is our understanding that this was undertaken by the landowner to make way for an overflow car park which was not part of any permitted development. This was identified through a review of historic satellite imagery, with clearance determined to have occurred between April 2020 and March 2021. As this activity occurred after 30th January 2020, in accordance with the Environment Act 2021, BNG guidance requires the biodiversity value of the habitat to be taken as the highest value reasonably supported by the available evidence. In this instance, the cleared area formed part of a larger woodland parcel that remains on site. This remaining woodland was surveyed and

provided evidence to reasonably assume that the removed woodland was previously in the same condition as the wider parcel. As such both the lost and remaining parcel were assessed as moderate condition. Although it is noted the cleared area was not subject to direct field assessment, it was possible to assess this habitat using professional judgement and supporting evidence, as such this is not considered a significant limitation.

3.0 Baseline Ecological Conditions

3.1.1 Ecological features identified by the desk study/field survey are presented below, along with their details and associated ecological value. Refer to Drawing CRM3030031-ENZ-XX-XX-DR-0001-0002 for the location/extent of ecological features where relevant.

Table 3 – Ecological Features

Ecological Feature	Details	Ecological Importance
Statutory sites designated or classified under international conventions or European legislation		
Southwest London Waterbodies Special Protection Area (SPA) 7.1km SW	828 Ha of wetlands and reservoirs. South West London Waterbodies SPA is of European importance because: a) the site qualifies under article 4.2 of the Directive (79/409/EEC) as it is used regularly by 1% or more of the biogeographical populations of the following regularly occurring migratory species (other than those listed on Annex 1), in any season: 2.1% of the European population of Northern Shoveler and 2.4% of Gadwall of the European population.	European
Southwest London Waterbodies Ramsar 7.3Km SW	828 (Ha) of wetlands and reservoirs that support important numbers of Gadwall and Shoveler (Criterion 6).	International
Windsor Forest & Great Park Special Area of Conservation (SAC) 9.3Km SW	1680.18 (Ha) of Mixed woodland, dry grassland and inland water bodies Annex I habitats that are a primary reason for selection of this site; Old acidophilous oak woods with Quercus robur on sandy plains Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site; Atlantic acidophilous beech forests with Ilex and sometimes also Taxus in the shrub layer (Quercion roburi-petraeae or Ilici-Fagenion) Annex II species that are a primary reason for selection of this site; Violet click beetle Limoniscus violaceus	European
Statutory sites designated under national legislation (& Impact Risk Zones)		
No Sites of Special Scientific Interest (SSSI) within 2km		
Impact Risk Zone (IRZ)	LPA should consult Natural England on likely risks from the following planning applications: - Infrastructure: Airports, helipads and other aviation proposals. - Air Pollution: Livestock & poultry units with a floorspace > 500m², slurry lagoons > 4000m². - Combustion: General combustion processes >50MW energy input. Including: energy from waste incineration, other incineration, landfill gas generation plant,	National <i>The proposed development does not meet the criteria</i>

Ecological Feature	Details	Ecological Importance
	pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/combustion. Discharge: Any discharge of water or liquid waste of more than 20m³/day that is discharged to ground (ie to seep away) or to surface water, such as a beck or stream.	
Local Nature Reserves (LNR)		
No Local Nature Reserves (LNR) within 2km		
Other Locally Designated Wildlife Sites		
Stockley Park Lakes and Meadows Site of Importance for Nature Conservation (SINC)- 0.08km S	Business Park supports a mosaic (11.61ha) of landscaped meadow, scrub and wetland habitats, including lakes with emergent vegetation, providing habitat for diverse invertebrates (notably dragonflies), grassland birds and wildfowl. The site is notable as a high-quality example of habitat creation and management within a commercial setting.	County
London's Canals SINC – 0.64km S	London's canal network (187.5ha) is a Metropolitan-scale ecological resource supporting locally uncommon aquatic and bankside plant species, diverse invertebrate and fish communities, breeding waterfowl, Kingfisher and Sand Martin, and providing an important linear corridor for foraging and commuting bats through heavily urbanised areas.	County
Chapel Lane Patures SINC – 0.72km NW	Large country park (21.08) comprised of planted grassland, wildflower meadows, scrub, hedgerows, trees and a small reed-fringed pond, supporting breeding Reed Warbler, a diverse invertebrate assemblage (including Roesel's Bush-cricket, butterflies and Odonata), and a range of common bird species. Despite its artificial origins, the site is of ecological value due to its habitat diversity and structural complexity.	County
Carp Ponds and Broads Dock SIN) – 0.76km S	Three waterbodies and a length of canal dock (3.61ha) which support a diverse assemblage of aquatic and emergent plants. Many of these are uncommon in London, although it is not clear which have been introduced. Almost certainly of natural occurrence here are Great Yellow-cress, Lesser Water-parsnip and Lesser Reedmace. Others include Flowering Rush, Marsh Marigold, Frogbit and Great Spearwort. Their presence is indicative of high-water quality and suggests the invertebrate fauna may also be rich. The avifauna includes breeding Kingfisher.	County
Archie and Emden Close SINC -0.83km SW	The site is on an area of railway lineside that used to be grazed (2.39ha). The lack of grazing has resulted in the development of dense scrub. Bramble and Common Hawthorn dominate, along with Elder and extensive Ivy cover. Dog rose, Common Nettles and Common Ragwort are interspersed. Trees planted near the northern roadside fence-line include young Field Maples and False Acacias.	County

Ecological Feature	Details	Ecological Importance
Stockley Road Rough SINC-1.15km SW	This sliver of roughland (5.15ha) is squeezed between Stockley Road (A408), Heath Park Golf Course and a development area. The site is a mixture of scrub, tall herbs and grasses. The scrub consists of Osier, Grey Willow and Hawthorn, plus dense patches of Bramble. Tall herbs include Yarrow, Hemlock, Mugwort and Goat's-rue, with extensive stands of Common Nettle. There are large patches of rank grasses, including Couch and False Oatgrass.	County
Uxbridge Road, Hayes SINC -1.5km NE	An inaccessible area of impenetrable scrubland (1.08ha), likely to provide shelter for a range of birds and mammals, and a breeding site for shade loving insects such as certain crane flies and ground beetles. There are a number of Ash trees and there is dense Ivy cover on the ground and on shaded tree-trunks. A number of Hazels grow near the roadside, but otherwise the dense scrub is dominated by Common Hawthorn and Cherry Laurel. There are many Elm suckers, and occasional oak saplings.	County
St Mary's, Wood End SINC -1.61km NE	This network of open spaces around St Mary's Church (7.4ha) provides valuable access to nature in an otherwise wildlife-poor area and supports a diverse mosaic of amenity grassland, meadow, scrub, hedgerows, ponds, churchyard and a botanic garden. The site supports a range of invertebrates, birds and wetland species, including dragonflies, nesting coot, and locally notable grassland flora, with its ecological value derived from habitat diversity, sheltered conditions and low-intensity management rather than habitat naturalness.	County
Hayes Shrub SINC – 1.96km NE	This woodland within Hayes Business Park (7.77ha) comprises a mix of native and non-native trees and exhibits some ancient woodland characteristics, with widespread oak, localised Hornbeam and evidence of historic Hazel coppicing. Non-native species, including Cherry Laurel and ornamental trees, are present, while a naturalised seasonal pond and ditches support wet woodland flora; the site provides habitat for a range of woodland species, including Roe Deer.	County
England HPI, Local BAP Habitats, Ancient Woodland, Important Hedgerows, Veteran Trees, Tree Preservation Orders (TPO) and Conservation Areas		
No tree preservation orders found in immediate vicinity	-	-
Habitat of Principal Importance – Deciduous Woodland (0.11km N, 0.14 N, 0.19 NE, 0.2 NW, 0.26 NW, 0.32 NE, 0.46 NW)	7x parcels of deciduous woodland located on Stockley Park Golf Club	County

Ecological Feature	Details	Ecological Importance
Green/Blue & Aquatic Infrastructure, Dark Zones, and Local Policy		
Green Infrastructure	Onsite, broadleaved woodland lies within the northern portion of the red line boundary and a parcel of neutral grassland lies in the south. A small strip of modified grassland lies in the west. A line of trees neighbours the south of the redline boundary in the western portion of the site where the pipe route is to be instated. The site is situated within a predominantly urban and industrial landscape in the London Borough of Hillingdon, with green infrastructure largely confined to managed open spaces and linear boundary features. The majority of green infrastructure in the surrounding area is deciduous woodland parcels separated by highly managed grassland which is associated with Stockley Park Golf Club to the north and east. These parcels contribute significantly to green infrastructure function in an otherwise highly developed and extensively managed landscape. The woodland within the site contributes to this green infrastructure. To the south and west, the landscape becomes increasingly urbanised, characterised by large industrial and commercial estates with green infrastructure limited to hedgerows and treelines fragmented by access roads, car parking and industrial buildings reducing connectivity.	Local
Blue Infrastructure	Within 500 m of the site, four ponds and two lakes are present. To the south, a lake is located approximately 0.1 km from the site connected by an almost uninterrupted wildlife corridor comprising grassland and tree lines, with only a single intersecting pedestrian pathway. A further lake lies 0.28km south west as well as a pond approximately 0.4 km to the south; however, connectivity to these features are more limited due to the presence of major roads, extensive hardstanding, and large industrial buildings. To the north-west, a pond is located approximately 0.1 km from the site within the golf course and is separated from the site by managed grassland, minor pedestrian pathways, hedgerows, and tree lines. A further pond lies approximately 0.4 km to the north-east, also within the golf course, with similar intervening habitats. Another pond is located approximately 0.4 km to the south-east, again separated by comparable habitats.	Local
Dark Zones	The site does not lie within a dark zone and is classified as environmental lighting category E2: Low district brightness as described by the International Commission on Illumination. This means the site is subject to minimal levels of artificial street lighting.	Negligible
Local Nature Recovery Strategy (LNRS)	No LNRS or draft LNRS available for Greater London, and no applicable local policy covers the application footprint.	Negligible

Ecological Feature	Details	Ecological Importance
Habitat Types		
Artificial unvegetated, unsealed surface, other develop land (u1c) (0.029 ha) 	Artificial unvegetated, unsealed surface (AU1) is present as compacted gravel used for overflow parking bays and access road. These areas support no vegetation cover; however, the substrate remains unsealed, with the soil/gravel surface not covered by impervious materials such as tarmac or concrete. No significant vegetational assemblage is associated with this habitat. Habitat is not subject to a condition assessment as per BNG guidelines. The habitat is not an England HPI or Local BAP Habitat.	Negligible
Developed Land- Sealed Surface (u1b) (0.047ha) 	Area of hardstanding (D1) comprising impervious surfacing that forms the access route to the main gravel car park, as well as part of an adjacent hardstanding car park. No significant vegetational assemblage associated with this habitat. Habitat is not subject to a condition assessment as per BNG guidelines. The habitat is not an England HPI or Local BAP Habitat.	Negligible
Modified Grassland (g4) (0.00007ha) 	Small strip of modified grassland (MG1) on verge between car park and access road. It is heavily managed through frequent cutting. The sward is species-poor (<6 species per m²) and includes Perennial Ryegrass with common associates such as Ground Ivy, Common Ragwort, Dandelion, Creeping Buttercup and White Clover. Physical damage is >5% and bare ground is >10% In accordance with the metric, this habitat is assessed as being in poor condition. The habitat is not an England HPI or Local BAP Habitat	Negligible

Ecological Feature	Details	Ecological Importance
Other neutral grassland (g3c) (0.012 ha) 	One parcel of other neutral grassland (NG1) was present to the south of the red line boundary bordering the entrance to the carpark. Species present include; Perennial Rye Grass, Annual Meadow Grass, Ribwort Plantain, Daisy, Cow Parsely, Spear Thistle, Common Nettle and White Clover. Broadleaved herbs and sedges make up >20% cover and Rye-grasses and White Clover cover <30%. Additionally, there was >8 species per m2. The parcel displayed characteristic indicator species however also retained species indicative of suboptimal conditions. Sward height was varied and cover of bare ground was between 1% and 5%. Cover of bracken was less than 20% and scrub less than 5%. Species indicative of suboptimal condition and physical damage was more than 5% and there was not >10 vascular plants per m2 and therefore the parcel can only be considered to be in poor condition. The habitat is not an England HPI or Local BAP Habitat.	Negligible
Other Neutral Grassland – Individual Tree (g3c – 200) 	A single individual tree (T038) is present on site near the SW corner of the site within the other neutral grassland parcel stated above. The tree is a 7 metre semi mature European Lime in moderate condition. The tree is a native species with a continuous canopy, and little evidence of adverse impacts on health from humans. The tree is not mature, does not contain any ecological niches and more than 20% of the tree canopy is oversailing vegetation. Therefore, as per BNG condition assessment guidelines, the tree can be considered in moderate condition. It is considered a “small” size class as per BNG guidance being 250mm at chest height as per BNG guidance. Refer to arboriculture report for further details (Enzygo, 2026). The habitat is not an England HPI or Local BAP Habitat.	Negligible
Other Broadleaved Woodland (w1g) (W1 – 0.026ha, W2 – 0.02ha) 	A parcel of broadleaved and mixed woodland (W1) borders the north boundary of the site. The land has >25% cover of trees and also has canopy cover of >25 and has trees which are >5 metres in height. Species present include; Ash, Willow, Hawthorn and Blackthorn all indicators of broadleaved and mixed woodland. Two age classes (young and semi-mature) were recorded within the woodland parcel. Little to no browsing damage from wild, domestic or feral herbivores was evident and no invasive plant species were noted. Four native tree species were identified, with over 80% of canopy trees and over 80% of understorey shrubs comprising native species. Open space accounted for less than 20% of the woodland area, and tree mortality was below 10%, with no evidence of pests, disease or crown dieback.	Negligible

Ecological Feature	Details	Ecological Importance
	The ground layer was dominated by ivy, with no recognisable woodland NVC communities present. Woodland structure was limited to two vertical storeys across all survey plots, and no veteran trees were recorded. Between 25% and 50% of the parcel contained deadwood on the ground, while damaged ground covered less than 20% of the woodland area. In accordance with the condition assessment guidelines, the woodland parcel is therefore considered to be in moderate condition. The parcel of broadleaved and mixed woodland was previously 0.02 ha larger; however, unauthorised degradation has occurred through the felling and clearance of the woodland edge (this area is referred to as W2). As this activity took place after the 30th January 2020, the BNG guidance requires the biodiversity value to be taken as the highest value reasonably supported by the available evidence. In this instance, as the degraded area formed part of a larger woodland parcel that remains present and was assessed during the survey, sufficient evidence exists to support the conclusion that the cleared woodland was previously in moderate condition. Refer to arboriculture report for further details (Enzygo, 2026). The habitat is not an England HPI or Local BAP Habitat.	
Legally Protected & Priority Species (& Functionally Linked Land [FLL], Core Sustenance/Consultation Zones [CSZ/CZ] where applicable)		
Bats	Desk-study records indicate the presence of Common Pipistrelle, Soprano Pipistrelle, Brown Long-eared bat, Noctule and Serotine within the 2 km search area since 2019. No EPS licenses have been recorded in the 2km search radius. The uncleared broadleaved woodland from within the redline boundary and neutral grassland parcels within the site provide some suitability for bat foraging, whereas the artificially unvegetated, unsealed land, sealed access road and modified grassland strip offer negligible value due to a lack of structural and floral diversity which would support invertebrates suitable for bat foraging. While the woodland and grassland form part of larger habitat parcels, the limited extent of these habitats within the red line boundary means they are unlikely to support significant bat populations in their own right. Instead, they are more likely to contribute marginally to habitat connectivity within the wider landscape. The broadleaved woodland in particular is likely to function as part of a linear wildlife corridor through the wider Stockley Park area. In accordance with BCT guidance, the wider habitat parcels may be considered of moderate suitability for commuting and foraging bats due to the well-connected	Local

Ecological Feature	Details	Ecological Importance
	woodland. However, this classification is not proportionate at the site level, as only a small and localised extent of this habitat is present within the red line boundary, with the majority of the site comprising hardstanding. As such, the site is considered to be of low suitability for foraging and commuting bats. During a later visit, a Ground Level Tree Assessment (GLTA) was undertaken. A total of 15 trees are proposed for removal, including individual tree T038 to the south of the boundary, together with T046, T047, T060, T061, T062, T063, T064, T065, T066, T067, T068, T069, T070 and G001 located along the edge of the broadleaf woodland, as detailed within the arboriculture report (Enzygo, 2026). During the survey, no potential roost features (PRFs) including natural/man-made/ Woodpecker holes, cracks or splits, loose bark, cankers, cavities, compression forks, crossing stems, significant ivy stems or bird/ bat boxes were identified. In addition, the trees are not of an age or species typically associated with bat roosting. Therefore, in line with best practice guidelines (Collins, 2023), the trees are classified as None in relation to potential roosting features. All other trees identified in close proximity to the red line boundary, as detailed within the arboriculture report, were also surveyed and displayed the same result as outlined above.	
Badger	No evidence of badger activity, including setts, excavations, snuffle holes or latrines, was incidentally recorded during the PEA. In addition, no badger records were returned within the 2 km data search area. Areas of uncleared broadleaved woodland and neutral grassland on site provide limited potential for foraging and sett creation; however, overall suitability is significantly reduced by disturbance typically associated with the urban environment. This includes frequent pedestrian use of the public footpath along the southern boundary, noise disturbance from the adjacent car park, and light pollution from nearby building security lighting, which may deter a nocturnal, disturbance-sensitive species such as Badger. Given the limited extent of suitable habitat within the red line boundary and its small, localised contribution to larger surrounding habitat parcels, further badger surveys are not considered proportionate or justified.	Local
Dormouse	No historic European Protected Species (EPS) licences or dormouse records were identified within the 2 km desk-study area. Additionally, Dormouse are considered 'rare' in the Greater London area (Wells, 2025).	Negligible

Ecological Feature	Details	Ecological Importance
	Hawthorn, Blackthorn and Ash present within the uncleared woodland provide some suitability for dormouse foraging, and the woodland offers potential commuting habitat. However, woodland parcels smaller than 20 ha are unlikely to support significant dormouse populations (Wells, 2025). The woodland parcel connected to the broadleaved woodland within the red line boundary extends to approximately 0.24 ha and is highly isolated from larger woodland blocks by access roads and the heavily managed modified grassland associated with the Stockley Park golf course to the north. As a result, habitat connectivity is poor and the likelihood of dormouse presence within the red line boundary, or the immediately adjacent woodland, is considered extremely low. In line with (Wells, 2025) dormice are therefore considered to be of negligible ecological importance at the site.	
Otter and Water Vole	No otter records were identified within the 2 km desk study area. The site contains no watercourses or other blue infrastructure that could provide suitable foraging habitat or commuting routes for otters (Chanin, 2003) (Dean, 2016), and is therefore considered unlikely to be utilised by the species. Within 500 m of the site, four ponds and one lake are present; however, Otters rely on connected river networks, including dispersal routes such as small streams and ditches. While these ponds and the lake may provide some limited suitability through prey availability and reedbed habitat, no hydrological or terrestrial dispersal routes extend towards the red line boundary. Consequently, the site is unsuitable for Otter foraging or terrestrial commuting. No records of Water Voles were returned within the data search area. As above, the site offers no suitable aquatic habitat, there are no waterbodies, ditches or soft-banked watercourses present. Consequently, the site is considered unsuitable for Water Vole presence. On this basis, the site is assessed as being of negligible ecological value for both Otter and Water Vole, and the proposed development is not predicted to result in significant impacts to either species.	Negligible
Other Protected Mammals	The site is outside of the typically accepted range of Other Protected Mammals (Red Squirrel, Wildcat, Pine Marten, etc.) and does not have habitat features which would support these species. The data search returned no records for Other Protected Mammals.	Negligible
Birds, Specially Protected	Several records of Schedule 1 bird species have been identified within the search area, including Kingfisher, Bittern, Little Ringed Plover, Brambling, Mediterranean Gull,	Negligible

Ecological Feature	Details	Ecological Importance
	Wryneck, Red Kite and Fieldfare. However, these species are unlikely to interact with the red line boundary, as suitable habitat within the site is extremely limited and the specialist conditions required by many of these species are absent. In particular, water-associated species such as Kingfisher and Bittern require riverine or wetland habitats, while Red Kite is associated with open countryside and farmland, none of which are present on site. Many of the records are therefore likely to be associated with higher-quality habitats within the wider search area, such as London's canal network, where species such as Kingfisher are regularly recorded, particularly during winter months. Furthermore, no habitat on or adjacent to the site is suitable for Barn Owl, which requires mature trees or structures for nesting and roosting, together with extensive areas of rough grassland or field margins to support foraging.	
Birds, Breeding	Records of several common bird species are present within the 2 km data search area. The parcel of uncleared broadleaved woodland and the individual tree within the neutral grassland provide suitable habitat for individual breeding birds; however, due to the very limited extent of woodland within the site, it is unlikely to support significant populations. Consequently, the site is considered to be of local importance for common bird species.	Local
Birds, Ground/Farmland	Several ground-nesting bird species, including Skylark and Lapwing, were identified within the 2 km desk study area. Such species typically require large areas of open countryside with rough grassland; low levels of disturbance and minimal tree cover to reduce predator perching opportunities. In contrast, the site comprises of dense broadleaved woodland, and an extremely small parcel of neutral grassland and modified grassland subject to elevated light and noise disturbance, rendering it unsuitable for ground-nesting or farmland bird species. Despite the site lying adjacent to large open grassland to the north, this is the heavily managed and highly disturbed Stockley Park Golf Course. On this basis, the site is considered to be of negligible ecological value for ground-nesting and farmland birds.	Negligible
Birds, Wintering/Migratory & FLL	Records of several wintering bird species have been returned within the local area, including White Fronted Goose, Pochard, Goldeneye. The site does not provide suitable habitat for water-associated or open-ground wintering species, due to the absence of open water, wetlands, rough grassland or large expanses of open habitat. While the lake adjacent to the south of the site may provide suitable habitat for some of these species, it is unlikely that they would commute from this higher-quality habitat to the substantially	Negligible

Ecological Feature	Details	Ecological Importance
	less suitable conditions present on site, which comprise dense woodland and urban hardstanding associated with the car park. Woodland-associated wintering species such as Fieldfare and Redwing may make occasional use of the uncleared woodland parcel on site, supported by the song of a Redwing noted during the PEA. However, given the very limited extent of woodland within the red line boundary, the site provides little ecological value for wintering birds. On this basis, the site is assessed as being of negligible ecological value for wintering bird species.	
Reptiles, Common	Only records of Slow-worm were returned within the 2 km data search area. No reptiles were recorded during the PEA. In addition, no reptiles were identified during the historic reptile survey (Skilled Ecology Consultancy , 2012). Deadwood was identified on site within the uncleared broadleaved woodland parcel which may act as suitable hibernacula. The neutral grassland, uncleared broadleaved woodland and its ecotone adjacent to the artificially unsealed carpark provides a suitable habitat mosaic for basking, foraging and movement within habitat parcels, particularly within the sheltered microhabitats along woodland and grassland edges. Both the neutral grassland and broadleaved woodland connect to larger habitat parcels beyond the site, forming potential linear wildlife corridors that reptiles could use to move through the wider landscape. Despite this, the areas of woodland and neutral grassland affected by the proposed works are very limited in extent and are unlikely to support significant reptile populations in their own right. As only small, localised portions of larger suitable habitats would be lost, the site is considered to be of local ecological importance for individuals.	Local
Great Crested Newt, aquatic/ terrestrial	No Great Crested Newt Class Survey Licence returns, or European Protected Species (EPS) licences were identified within the 2 km desk-study area. Two records have been identified since 2020 within the data search; however, the nearest record is located over 1.1 km to the northwest. Within the typical terrestrial range of Great Crested Newt (up to 500 m), four ponds and two lakes were identified and from those 2 ponds were identified as potentially suitable breeding habitat. The intervening landscape between these waterbodies and the site	Local

Ecological Feature	Details	Ecological Importance
	comprises managed grassland, minor pedestrian pathways, hedgerows, and tree lines, which may provide limited opportunities for dispersal. The two ponds and two lakes located to the south of the site were scoped out due to their size as well as intervening urban landscape, including access roads and buildings. Furthermore, the pond 0.4km southeast, while connected via uninterrupted green infrastructure, was identified to have a concrete border providing no access in or out for GCN. On site neutral grassland as well as the uncleared broadleaved woodland parcel provide suitable habitat for commuting and foraging GCN. However, the predominance of hardstanding associated with the overflow car park, together with habitat fragmentation, artificial lighting, and disturbance linked to golf course management and vehicle use, as well as the absence of waterbodies within the site itself, significantly reduces suitability for long-term occupation. As a result, the site may occasionally be traversed by individual newts, but it is unlikely to support a breeding population or make a meaningful contribution to the wider metapopulation. An HSI assessment and eDNA testing were completed for the two potentially suitable ponds, together with HSI assessments of the closest lake and pond to the south in order to fully confirm that they were not suitable. As shown on Drawing CRM3030031-ENZ-XX-XX-DR-Z-0002 – eDNA Pond Locations, P1, located 0.1 km northwest of the main site area displayed <i>average</i> waterbody suitability and returned a negative result for the presence of GCN. P2, located furthest to the north (0.4 km from the site), also displayed <i>average</i> suitability and similarly returned a negative result for GCN. The lake to the south (P3) displayed <i>below average</i> suitability as well as the pond to the southeast (P4). All ponds of average and above suitability were subject to eDNA surveys all of which returned negative results. No district-level licensing (DLL) risk zones for Great Crested Newt are present within Greater London.	
Other Protected Herpetofauna	The site is outside of the typically accepted range of Other Protected Herpetofauna (Natterjack Toad, Smooth Snake, Sand Lizard, etc.) and does not have habitat features which would support these species. The data search returned no records for Other Protected Herpetofauna in the last 10 years.	Negligible
Protected Fish & Marine Species	No records within the 2km search area and no suitable habitat on site.	Negligible

Ecological Feature	Details	Ecological Importance
White-clawed Crayfish	There are no suitable habitats on site, or hydrological connectivity to suitable habitats in the surrounding area. The data search returned no records of White-clawed Crayfish.	Negligible
Protected Invertebrates	No records. Typical habitats only, none observed on site	Negligible
Protected Flora	Several records of protected flora within 2km data search area including Stinking Goosefoot, Starfruit, Deptford Pink and Broad-leaved Cudweed. Typical habitats only, none observed on site	Negligible
Invasive Flora	Although the woodland on site has particular suitability to support Invasive Flora, none of these species were identified in the site walkover. Several records of Sch9 species of the Wildlife and Countryside Act 1981 (as amended) identified in search area (2km radius) including Tree-of-heaven, Himalayan Balsalm, Japanese Knotweed, Montbretia and Giant Hogweed.	Negligible
Invasive Fauna	Several records of Sch9 species of the Wildlife and Countryside Act 1981 (as amended) identified in search area (2km radius) including Ring-necked parakeets and Muntjac. Typical habitats only, non-observed on site	Negligible
Priority Species	Several records of priority fauna including Lesser Redpoll, Yellowhammer, House Sparrow, Cinnabar, Hedgehog and Bluebell Large areas of hardstanding lacking vegetation are unlikely to provide significant opportunities for these species. However, the Broadleaved Woodland, neutral grassland and individual tree may attract individuals/ small numbers of these species only. No priority fauna identified on site.	Local

4.0 Assessment and Mitigation

- 4.1.1 Assessment of impacts and the associated ecological effect to identified ecological features are presented below. To clarify, ecological features have been screened out where these are of negligible importance, no likely significant impacts have been identified or where impact is unlikely to occur. This includes all statutory sites (Southwest London Waterbodies Ramsar/ SPA, Windsor Forest & Great Park SAC), locally designated wildlife sites (SINCs) and HPis which reflects both the distance and the presence of intervening transport routes, residential and industrial areas, and lack of direct hydrological connectivity, which effectively prevent any extended impacts. Additionally, the SSSI IRZ has been scoped out as the development does not meet the criteria. It is our understanding that there is to be no significant recreational pressure, air pollution etc. Mitigation measures can be subject of a condition where appropriate.
- 4.1.2 Enzygo Ltd are not considered to act as a Principal Designer for any mitigation/enhancement strategies identified within this document, in accordance with the Construction (Design and Management) Regulations 2015 (CITB, 2016). It is our understanding that the client has confirmed all site conditions, including geology & hydrology etc as necessary, to ensure the proposals are feasible, and consulted with landscape & building architects etc where relevant.

Table 4 – Assessment of Effect and Mitigation Measures

Ecological Feature	Impact	Avoidance/Mitigation	Compensation	Significance of Residual Effect
Green Infrastructure, Other Broadleaved Woodland, Individual Trees	Loss of Green Infrastructure during the construction and operation phase Minor adverse, permanent, reversible Risk damage or disturbance to neighbouring Green Infrastructure in construction phase Minor adverse, temporary, reversible impact.	The proposed development will result in the loss of all woodland within the site (part historically cleared already). These losses are unavoidable in order to facilitate the proposed post-development layout. Losses will need compensation. Individual trees should be retained throughout the proposed development and protected in line with British Standard BS5387: trees in relation to design, demolition and construction. Although the loss of the woodland habitat is expected to have a detrimental effect on the Green Infrastructure function, this effect is not considered significant due to the retention of the wider woodland block. This woodland continues to provide east-west connectivity through the site, and the loss of this small section is not considered likely to significantly affect the wider area or its function for wildlife.	Refer to BNG for loss of woodland	None

Ecological Feature	Impact	Avoidance/Mitigation	Compensation	Significance of Residual Effect
		Given the size, extent and condition of the woodland, it is considered that the loss can be appropriately mitigated through seeking payment to an offsite provider.		
Blue Infrastructure	Risk of degradation of off-site watercourses & waterbodies during the construction phase Major adverse, temporary, irreversible impact	Within 500 m of the site, four ponds and one lake are present. To minimise the risk of any pollution event impacting on surrounding features any construction works will be undertaken in accordance with best practice and the through adoption of the appropriate Environment Agency guidance (refer to 2019 Environment Agency guidance "Pollution prevention for businesses" Pollution prevention for businesses – GOV.UK (www.gov.uk). This includes appropriate storage of chemicals, controlled refuelling of vehicles, spill kits etc.	None	None
Bats	Loss of Bat foraging and commuting habitat during construction phase and operation phase Minor adverse, permanent, reversible impact. Potential damage to existing Bat roosts/injury of roosting Bats during the construction phase Significant adverse, temporary, irreversible impact	Vegetation on site is largely restricted to the small parcel of neutral grassland and the area of broadleaved woodland. As the majority of the woodland parcel lies outside the red line boundary and will remain intact, it is considered that its function as a potential commuting route for bats will not be significantly affected by the limited removal of woodland edge. Consequently, the neutral grassland and woodland within the red line boundary are considered to provide only low suitability for bat commuting and limited foraging opportunities, consistent with current guidance. (Collins, 2023). In accordance with BCT guidance, sites assessed as being of 'low' suitability for foraging and commuting may not require further survey, subject to professional judgement, in this case it is not considered proportionate or justified (Collins, 2023). A GLTA was undertaken on all trees subject for removal and in the surrounding landscape; no potential roost features (PRFs) were identified and furthermore the	None	None

Ecological Feature	Impact	Avoidance/Mitigation	Compensation	Significance of Residual Effect
		trees were not of an age or species typically associated with bat roosting. Therefore, in line with best practice guidelines (Collins, 2023), the trees are classified as None in relation to potential roosting features. No further survey or mitigation measure necessary. It is recommended that the lighting scheme is designed in accordance with Bats and artificial lighting at night (Institution of Lighting Professionals , 2023).		
Badger	Risk of injuring/killing Badger during construction phase Minor adverse, temporary, irreversible impact.	The construction phase will follow Reasonable Avoidance Measures (RAMs) to reduce the likelihood of harming Badgers. These measures will include avoiding or reducing night-work, ensuring all excavations left open overnight are covered, or have means of escape and ensuring all tubing >10cm diameter is capped or stored safely.	None	None
Breeding Birds	Potential injury/killing of breeding Birds, damage and disturbance to potential nests during construction phase Minor adverse, temporary, irreversible impact.	Losses to suitable habitat (woodland and individual tree) are unavoidable to facilitate the proposed development. Further Breeding Bird surveys are considered disproportionate and unjustified based on the size of suitable on-site habitat. Suitable habitat will either be cleared outside of the nesting season (March to September, inclusive), or under the supervision of a suitably qualified Ecological Clerk of Works (ECOW).	None	None
GCN	Risk of killing/injury to GCN, and loss of terrestrial habitats. Major adverse , temporary, irreversible impact.	Green Infrastructure on site is considered potentially suitable habitat, and two potential breeding ponds were identified within an almost uninterrupted 500 metre radius. Both suitable ponds achieved an HSI assessment of <i>average</i> waterbody suitability for GCN, and eDNA analysis returned negative results for both ponds. As GCN are assumed absent from the site, no further survey or mitigation measure necessary.	None	None

Ecological Feature	Impact	Avoidance/Mitigation	Compensation	Significance of Residual Effect
		In any case, as limited potential suitable habitat is present onsite vegetation should be cleared sensitively under the supervision of ECoW.		
Reptiles, Common	Potential loss of suitable habitat during the construction and operation phases Minor adverse permanent, reversible impact Risk of injuring Common Reptiles during the construction phase Minor adverse, temporary, irreversible impact	The other neutral grassland, broadleaved woodland and hardstanding on site provide a low degree of suitability for Common Reptiles however due to the size of the site this likely only extends to individuals and further reptile surveys are not deemed proportionate or justified. However, clearance of suitable habitats should be conducted in a sensitive manner under the supervision of an ECoW. The construction phase should follow RAMs designed to reduce the likelihood of harming Common Reptiles which may be present on site during the construction phase. This can include a toolbox talk and a two-stage cut of vegetation within suitable habitat.	None	None
Other Priority Species	Risk of killing/injuring individual Other Priority Species during construction phase. Minor adverse, temporary, irreversible impact.	As above, clearance of habitats which may provide shelter for wildlife should be conducted in a sensitive manner under the supervision of an ECoW. This can comprise initially cutting vegetation to a height of 0.15m to encourage any wildlife present to move outside the working area. Any remaining wildlife should be moved to a safe refuge location outside of the working area, using gloves and a clean bucket as necessary.	None	None

5.0 Enhancement and Monitoring

- 5.1.1 Opportunities for biodiversity enhancement (above and beyond those required to mitigate for any identified impacts) have been determined through consideration of: Ecological Features identified on site and within the zone of influence; Historical records of protected species/habitats present within the locality; National and Local planning policy including National and Local Biodiversity habitats/species; Local Development Plans including consideration of Green/Blue Infrastructure Resource; Consultation with third parties/stakeholders where applicable; and Other influencing factors such as underlying Geology/Hydrology, intended operational activities, and existing disturbance activities within the locality. This makes specific reference to Biodiversity Net Gain, Good practice principles for development (CIEEM, IEMA, CIRA, 2019).
- 5.1.2 In accordance with the Environment Act 2021 there is a requirement to demonstrate at least +10% biodiversity net gain, and a Biodiversity Net Gain (BNG) calculation i.e. DEFRA Statutory metric, has been provided. Additional biodiversity enhancements will include the following. The specific location and details of the proposals will be detailed within a Biodiversity Enhancement Strategy (BES) in accordance with BS42020:2013. It is confirmed that a Modular River Physical (MoRPh) survey is not required as there are no watercourses within 10m of the site boundary.

Table 5 – Additional Enhancements

Ecological Feature	Additional Enhancement
Bats	The proposed development could install Bat boxes/bricks on mature trees retained at edge of woodland in order to provide enhanced roosting potential on-site.
Breeding Birds	The proposed development could install Bird boxes/bricks in order to provide enhanced nesting potential on-site.
Common Reptiles, Amphibians, Small Mammals	The proposed development could provide hibernacula, log piles or other refugia, to provide enhanced opportunities for a range of Fauna on-site.
Invertebrates	The proposed development could erect Invertebrate houses and/or Bee bricks at suitable locations across the site.

- 5.1.3 No post-determination monitoring is currently required. To comply with guidance set out in BS42020:2013, a Construction Environment Management Plan (CEMP) which includes consideration of biodiversity will be produced prior to the commencement of construction activities, including site clearance works or archaeological investigations etc. Additionally, a Habitat Management & Monitoring Plan (HMMP) will be requested secure any significant BNG gains and to ensure the continued appropriate management and monitoring of ecological features. The production of these documents can be requested within a planning condition.

6.0 Conclusion

- 6.1.1 This report has demonstrated that if the recommended mitigation measures are implemented in full then no significant residual impact could be expected. Additionally, the scheme will result in 'no net loss in biodiversity' as per the National Planning Policy Framework (NPPF) and has opportunities to deliver 'Biodiversity Net Gain' as per the Environment Act 2021.

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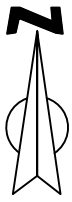
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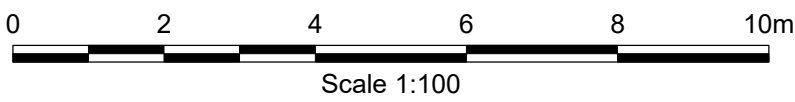
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Drawing CRM3030031-ENZ-XX-XX-DR-L-45001 – Soft Landscape Plan



KEY:	
	Site Boundary
	Existing trees to be retained
	Areas of hardstanding
	Areas of soft landscape - reinstatement of existing grassland



Scale 1:100



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Project Title: Stockley Park Golf Club

Document ENZ.XX.01.SH.L.45.001

Project Number: CRM.3030.031 Soft Landscape Schedule

REV: PL02

QTY	UNIT CODE	SEED MIX	SPACING	SPECIFICATION
Lawn Planting				
173	m2	Emorsgate Seeds 'EG22 Strong Lawn Grass Mixture'	25g/m2	

Planting Specification

Planting generally:

- All pre-planting, site preparation, planting and post-planting maintenance carried out in accordance with BS 4428:1989 code of practice for General Landscape Operations.
- All grounds maintenance operations shall be carried out in accordance with BS73740-3 and BS 73740-4 'Grounds maintenance.
- All landscape works to be carried out in the first available season, when weather conditions are suitable.
- All litter debris and stones above 50mm in any dimension and any other unwanted material will be removed from landscape areas.

Areas of Grass Reinstatement:

- Existing areas marked as 'Reinstatement of existing grassland - scarify and overseed with Emorsgate Seeds 'EG22 Strong Lawn Grass Mixture' at 25g/m2 or similar approved mix ' to be cut hard (approximately 25mm) with clippings and excess vegetation removed.
- Remove any pernicious weeds such as bramble, docks, nettles and thistles prior to seeding.
- Areas to be raked vigorously or use a machine scarifier to remove thatch and create at least 50% bare soil prior to seeding.
- Overseed areas with Emorsgate Seeds "EG22 Strong Lawn Grass Mixture" at 25g/m2.

Maintenance:

- In year 1, areas sown with wildflower meadow to be cut in early spring and again in late summer.
- All arisings to be collected and removed from site or stockpiled in a suitable location.
- Areas to be cut to a maximum height of 100mm.
- Mechanically remove any noxious weeds or invasive species.
- Keep areas well watered - particularly in times of dry weather.
- After year 1, cut back once in late summer/ early autumn to a height of 100m annually and continue regime of maintenance as listed above.
- Ongoing maintenance to include control of pernicious weeds such as bramble, docks, nettles and thistles by removing plants at appropriate time of year such as early spring or late summer before they set seed. Brambles should also be removed in late autumn while the plant is dormant and easier to remove.

PL03	16/03/26	Proposed mixture to existing grassland amended	RW	CG	CG
PL02	23/02/26	Planting schedule with planting and maintenance notes added	RW	CG	CG
PL01	16/02/26	For Planning	RW	CG	CG
Rev	Date	Description	DRA	CHK	APP

Project
Stockley Park Golf Club

Client
Tesla Motors Ltd

Drawing Title
Soft Landscape Plan

Scale 1:100 @ A1	Date 16/02/26	Status For Planning
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DWG No.
CRM3030031-ENZ-XX-XX-DR-Z-0001

Revision
PL03

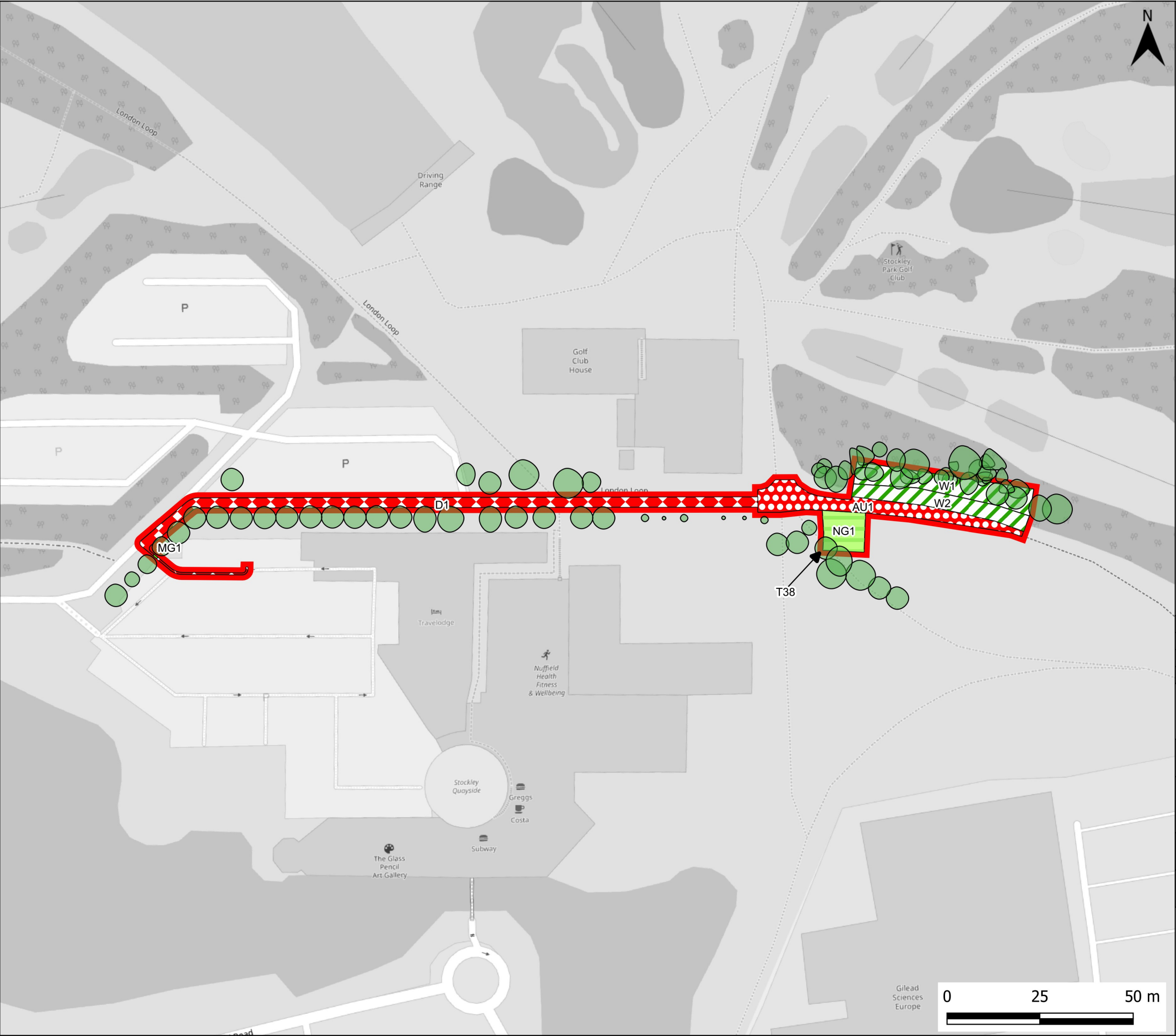
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**Drawing CRM3030031-ENZ-XX-XX-DR-Z-0001 – UK Habitat
Classifications Map**



- Key:**
- Redline Boundary
 - Other neutral grassland (g3c)
 - Modified grassland (g4)
 - Other developed land (u1b6)
 - Artificial unvegetated - unsealed surface (u1c)
 - Broadleaved and mixed woodland (w1)
 - Surveyed Trees (To be read in conjunction with Arb Report)

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P01	20.03.26	Preliminary Issue	LB	DH	DH
Rev	Date	Description	DRA	CHK	APP

Project
Stockley Park Golf Club

Client
Tesla Motors Ltd

Drawing Title
UK Habitat Classification Map

Scale 1:1,000 @ A3	Date 23/03/2026	Status Preliminary
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DWG No. CRM3030031-ENZ-XX-XX-DR-Z-0001	Revision P01
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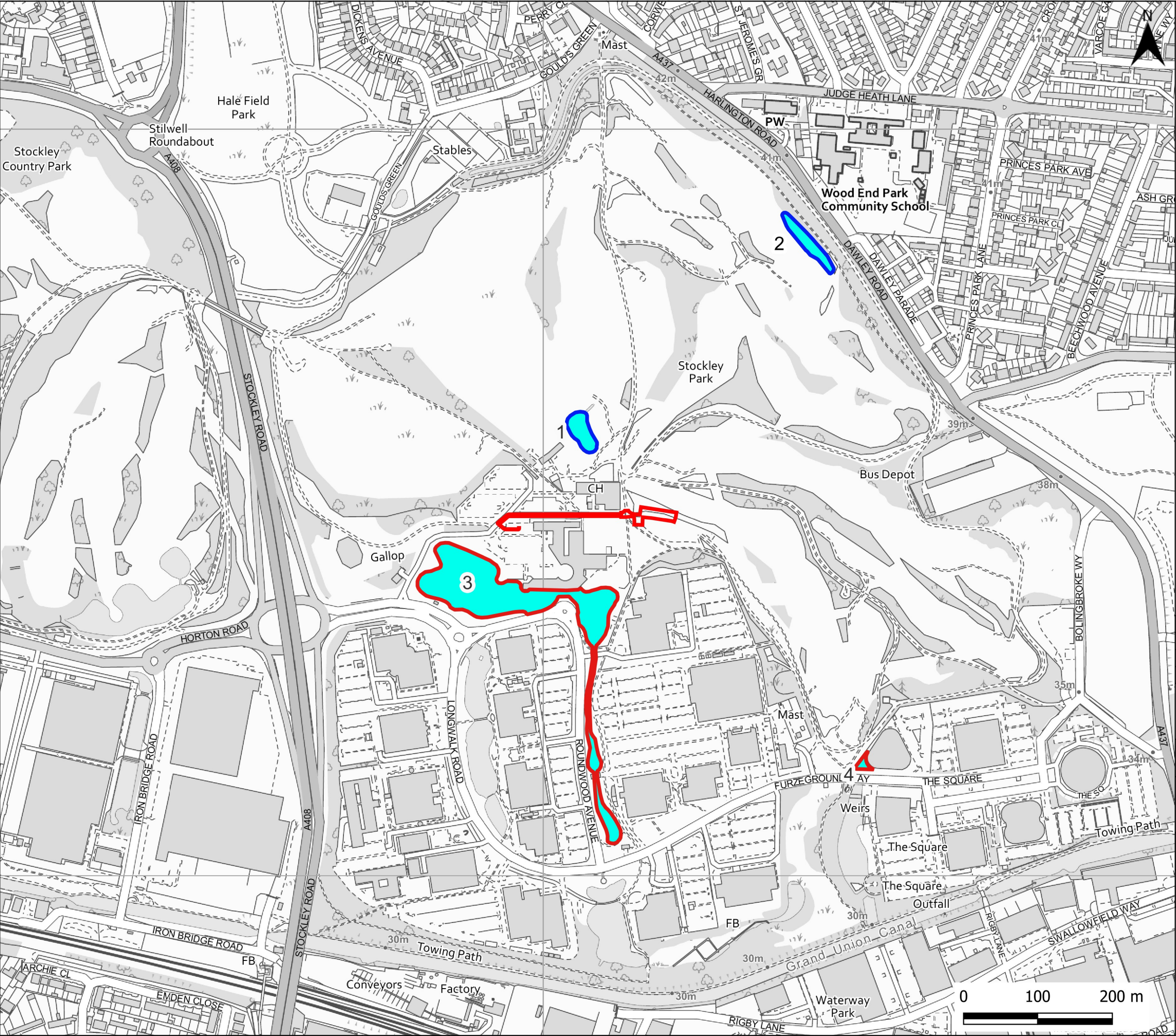
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Drawing CRM3030031-ENZ-XX-XX-DR-Z-0002 – eDNA Pond Locations



Key:

- Redline Boundary
- Absent
- Not Surveyed

Habitat Suitability Index performed on all ponds (1-4)

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P01	28.04.26	Preliminary Issue	LB	DH	DH
Rev	Date	Description	DRA	CHK	APP

Project
Stockley Park Golf Club

Client
Tesla Motors Ltd

Drawing Title
GCN Pond Map

Scale	Date	Status
1:5,000 @ A3	30/04/2026	Preliminary

DWG No.	Revision
CRM3030031-ENZ-XX-XX-DR-Z-0002	P01

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Appendix A – Legislation and National Planning Policy

Legislation

Wildlife legislation and policy relevant (or potentially relevant pending further survey) to the proposed works, based on the findings of the desk study and field survey are set out below. This legal information is a summary only, and the original legal documents should be consulted for definitive information.

Legislation Protection Afforded to Species that could Potentially be Affected by the Proposed Works

Species	Legal Status
European Protected	
Bats, GCN	These animal species and their breeding sites or resting places are protected under Regulation 41 of the Conservation of Habitats and Species (Amendment) Regulations 2012, which makes it illegal to: • Deliberately capture, injure or kill any such animal or to deliberately take or destroy their eggs; • Deliberately disturb such an animal; • Damage or destroy a breeding site or resting place of such an animal. European Protected Species (EPS) licences can be granted by Natural England in respect of development to permit activities that would otherwise be unlawful under the Conservation Regulations, providing that the following 3 tests (set out in the EC Habitats Directive) are passed: • The development is for reasons of overriding public interest; • There is no satisfactory alternative; and • The favourable conservation status of the species concerned will be maintained and/or enhanced. Under Regulation 9(5) of the Conservation Regulations, Planning Authorities have a legal duty to 'have regard to the requirements of the EC Habitats Directive in the exercise of their functions'. This means that they must consider the above 3 tests when determining whether Planning Permission should be granted for developments likely to cause an offence under the Conservation Regulations. As a consequence, Planning Applications for such developments must demonstrate that the 3 tests will be passed.
Nationally Protected	
Badger	Badgers are primarily protected under the Protection of Badgers Act 1992. This act makes it an offence to take, injure, ill-treat or kill a badger (or attempt any of these actions).
Bats, GCN	These animals receive full protection under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal (subject to exceptions) to: • Intentionally kill, injure or take any such animal; • Intentionally or recklessly damage, destroy or obstruct any place used for shelter or protection by any such animal; and • Intentionally or recklessly disturb such animals while they occupy a place used for shelter or protection.
Breeding Birds	All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal (subject to exceptions) to: • Intentionally kill, injure, or take any wild bird; • Take, damage, or destroy the nest (whilst being built or in use) or eggs of any wild bird.

Species	Legal Status
Common Reptiles	Common Reptiles are protected under the Wildlife & Countryside Act 1981, which makes it an offence to intentionally kill or injure them, possess them or trade them.
Invasive Species	
Sch9 Flora	The Wildlife and Countryside Act 1981 (as amended) contains measures for preventing the establishment of non-native species which may be detrimental to native wildlife, prohibiting the release of animals and planting of plants listed in Schedule 9 of the Act.

Section 40 of the Natural Environment and Rural Communities Act 2006 (the NERC Act) places a legal duty on public bodies, including planning authorities, to 'have regard' to the conservation of biodiversity when carrying out their normal functions, which includes consideration of planning applications.

In compliance with Section 41 of the NERC Act, the Secretary of State has published a list of species and habitats considered to be of principal importance for conserving biodiversity in England under the UK Post-2010 Biodiversity Framework. This is known as the list of Habitats and Species of Principal Importance (HPI/SPI), of which there are 56 habitats and 943 species. The HPI/SPI list is used to guide planning authorities in implementing their duty under the NERC Act.

National Planning Policy

The NPPF (2024) set out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development.

The NPPF states that:

'Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework take a strategic approach to maintaining and enhancing networks of habitats and green

infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

The following should be given the same protection as habitats sites:

- a) potential Special Protection Areas and possible Special Areas of Conservation;
- b) listed or proposed Ramsar sites; and
- c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site

Appendix B -HSI Assessment and GCN eDNA Results

Great Crested Newt Habitat Suitability Index (HSI) Scores

Waterbody	SI1 Location	SI2 Pond Area	SI3 Pond Drying	SI4 Water Quality	SI5 Shade	SI6 Fowl	SI7 Fish	SI8 Ponds	SI9 Terrestrial Habitat	SI10 Macrophytes	HSI Score
Pond 1	1.00	0.90	0.90	0.67	1.00	0.67	0.33	0.67	0.33	0.40	0.63
Pond 2	1.00	0.90	0.10	0.67	1.00	1.00	1.00	0.67	1.00	0.40	0.66
Pond 3	1.00	0.00	0.90	0.33	1.00	0.67	0.33	0.67	0.33	0.33	0.55
Pond 4	1.00	0.20	0.90	0.67	0.60	0.67	0.67	0.67	0.33	0.70	0.59

Folio No: 478-2026
Purchase Order: PO11817
Contact: Enzygo Ltd
Issue Date: 23.04.2026
Received Date: 21.04.2026

GCN Report

Technical Report



SureScreen Scientifics

Folio No: 478-2026
Purchase Order: PO11817
Contact: Enzygo Ltd
Issue Date: 23.04.2026
Received Date: 21.04.2026

GCN eDNA Analysis

Summary

When great crested newts (GCN), *Triturus cristatus*, inhabit a pond, they continuously release small amounts of their DNA into the environment. By collecting and analyzing water samples, we can detect these small traces of environmental DNA (eDNA) to confirm GCN habitation or establish GCN absence.

Results

Lab ID	Site Name	OS Reference	Degradation Check	Inhibition Check	Result	Positive Replicates
R26 00782	Stockley Park - P2	TQ 08353 80864	Pass	Pass	Negative	0/12
R26 00783	Stockley Park - P1	TQ 08054 80597	Pass	Pass	Negative	0/12

Matters affecting result: none

Reported by: Ruby Fielding

Approved by: Vanessa Hind

Methodology

The samples detailed above have been analyzed for the presence of GCN eDNA following the protocol stated in DEFRA WC1067 'Analytical and methodological development for improved surveillance of the Great Crested Newt, Appendix 5.' (Biggs et al. 2014). Each of the 6 sub-sample tubes are first centrifuged and pooled together into a single sample tube which then undergoes DNA extraction. The extracted sample is then analyzed using real-time PCR (qPCR), which uses species-specific molecular markers to amplify GCN DNA within a sample. These markers are unique to GCN DNA, meaning that there should be no detection of closely related species.

If GCN DNA is present, the DNA is amplified up to a detectable level, resulting in positive species detection. If GCN DNA is not present then amplification does not occur, and a negative result is recorded. Analysis of eDNA requires attention to detail to prevent the risk of contamination. True positive controls, negative controls, and spiked synthetic DNA are included in every analysis and these have to be correct before any result is declared and reported. Stages of the DNA analysis are also conducted in different buildings at our premises for added analytical security.

SureScreen Scientifics Ltd is ISO9001 accredited and participates in Natural England's proficiency testing scheme for GCN eDNA testing.

Interpretation of Results

Sample Integrity Check:

When samples are received in the laboratory, they are inspected for any tube leakage, suitability of sample (not too much mud or weed etc.) and absence of any factors that could potentially lead to inconclusive results. Any samples which fail this test are rejected and eliminated before analysis.

Degradation Check:

Pass/Fail. Analysis of the spiked DNA marker to see if there has been degradation of the kit or sample between the date it was made to the date of analysis. Degradation of the spiked DNA marker may lead indicate a risk of false negative results.

Inhibition Check:

Pass/Fail. The presence of inhibitors within a sample is assessed using a DNA marker. If inhibition is detected, samples are purified and re-analyzed. Inhibitors cannot always be removed, if the inhibition check fails, the sample should be re-collected.

Result:

Presence of GCN eDNA (Positive/Negative/Inconclusive)

Positive: GCN DNA was identified within the sample, indicative of GCN presence within the sampling location at the time the sample was taken or within the recent past at the sampling location.

Positive Replicates: Number of positive qPCR replicates out of a series of 12. If one or more of these are found to be positive the pond is declared positive for GCN presence. It may be assumed that small fractions of positive analyses suggest low level presence, but this cannot currently be used for population studies. In accordance with the WC1067 Natural England protocol, even a score of 1/12 is declared positive. 0/12 indicates negative GCN presence.

Negative: GCN eDNA was not detected or is below the threshold detection level and the test result should be considered as evidence of GCN absence, however, does not exclude the potential for GCN presence below the limit of detection.

Inconclusive: Controls indicate inhibition or degradation of the sample, resulting in the inability to provide conclusive evidence for GCN presence or absence.





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