



BJ Collins
PROTECTED SPECIES SURVEYORS

PRELIMINARY ECOLOGICAL APPRAISAL (EXTENDED) REPORT

PROPOSED ARTIFICIAL PITCH
HAYDON SCHOOL
WILTSHIRE LANE
PINNER
LONDON

A report to:

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RELIANCE - The report describes the conditions and ecological features on the site (and possibly its environs) at the time of survey and that this may (is likely to) change over time. Reliance upon the findings of this report should be determined in accordance with the Chartered Institute of Ecology and Environmental Management guidance on the longevity of ecological surveys, see Advice Note (April 2019) On the Lifespan of Ecological Reports and Surveys CIEEM.

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SUMMARY

This report provides the results of a preliminary ecological appraisal (extended) of the playing field of Haydon School in Pinner, where a new artificial turf pitch with sports turf floodlighting is proposed.

Designated and Non-designated Wildlife Sites

The affected section of playing field is surrounded by a band of residential development which segregates it from both designated and non-designated wildlife sites. This includes the Ruislip Woods SSSI and NNR to the west and the River Pinn corridor to the east. As a result, there are no designated or non-designated wildlife sites close enough to be adversely affected by the proposal.

Habitats

The main habitat to be affected by the development proposal is an area of intensively used modified grassland, currently used for football pitches. The proposal also see the removal of two urban trees, part of the original school landscaping. There will be no significant biodiversity impact from the loss of these two habitats on site. There are no invasive plant species immediately adjacent to the proposal and therefore no impact from this constraint.

Faunal Species

Bats

There are a limited range of records of bat species from the vicinity. However, the installation of sports turf floodlighting is sufficient to trigger the requirement for phase II bat surveys. There were no trees with potential bat roost habitat identified by the survey. The Phase II bat surveys are described under separate cover.

Badger and Hedgehog

There will be no impact upon badgers, with there being no evidence of the species and no records within the surrounding area of the site. Hedgehogs are recorded from the residential gardens surrounding the playing fields and may therefore forage across the grassland during the evening. Precautionary actions are therefore required to protect this species during the construction phase. Once development is complete there will be a limited detrimental impact upon this species.

Amphibians and reptiles

There are no records of amphibians in the immediate area, but frogs or toads may be present in unmapped garden ponds surrounding the playing field. Some precautionary actions are therefore recommended within this document. There will be no detrimental impact to reptiles from the proposal.

Breeding birds

The proposal largely sits on an area of modified grassland with no breeding bird features. However, the proposal will see the removal of two landscape trees. The felling of these trees should ideally be over the winter months, and must be carried out outside of the breeding bird season of March to September. If the removal of the trees extends beyond this period then a breeding bird survey is required in advance of any works commencing. This could lead to delays to the installation. Overall, the evaluation of risk to breeding birds is considered to be low/negligible

Further Survey Recommendations

There is no requirement for further ecological survey, beyond the requirement for phase II bat surveys to inform the potential impact of sports turf floodlighting and breeding bird surveys if the two trees are proposed for removal during the nesting season.

1. INTRODUCTION

This report has been prepared by B J Collins Protected Species Surveyors Limited for Surfacing Standards Limited. It provides the results of a preliminary ecological appraisal, extended to include elements of Ecological Impact Assessment (EclA), for the proposal to install a new artificial grass sports pitch, with associated floodlighting, on an area of the Haydon School playing fields.

The playing fields of the school are located off of Wiltshire Lane in Pinner, North London at post code HA5 2LX. The proposed pitch is to be placed upon the 8 figure Ordnance Survey grid reference of TQ 1011 8952.

The survey was carried out to inform the potential ecological impact from the new artificial turf pitch and the associated sportsturf floodlighting scheme, proposed on an area of existing grass playing field. See figure 1 below.

The preliminary ecological appraisal, which involved a systematic walkover of the site, was undertaken in May, and re-checked in December 2025. The objective was to assess the habitats on site with regards to protected habitats and species, to inform the potential impact from the proposal.

This report informs the associated Statutory Biodiversity Net Gain Metric, prepared for submission alongside this preliminary ecological appraisal and in support of a planning application.

The legislation with regard to relevant protected species can be found appended to this report (Appendix 1).



Figure 1: The survey area (outlined yellow), courtesy of Google Earth.

The area for the proposed artificial pitch sits within an area of school playing field comprising of modified grassland, used for football pitches. To the immediate north of the school playing fields is an area of residential development, to the west is residential development with Ruislip Common SSSI and NNR and associated woodlands beyond, to the east is residential development with agricultural fields and further development beyond, to the south is residential

development.



Photograph 1: view looking south with the footprint for the proposed pitch over the existing grass football pitch evident. The two trees in the foreground will be retained, with two trees in the background to the right will be lost.



Photograph 2: showing the wider playing field area from the north-east, the proposed artificial pitch being in the distance.

2. SURVEY METHODOLOGY

2.1 Desktop Study

An ecological records search was commissioned from the Green Space Information for Greater London CIC (GiGL) on the 4th of December 2025. This comprised a request for records of wildlife species for a 1km circumference from the centre of the proposed sports pitch.

The desktop study also involved utilising the online government resource – MAGIC Map Application (<https://magic.defra.gov.uk/MagicMap.aspx>) – to undertake a search for designated wildlife sites.

2.2 Preliminary Ecological Appraisal

The site was subjected to a Preliminary Ecological Appraisal (as per CIEEM, 2018). This was originally undertaken on 8 May 2025 and then updated on 8 December 2025, in advance of the preparation of this document. This involved systematically walking over the site and classifying each parcel of land, utilising the UK Habitat Classification survey methodology (Butcher et al, 2020), on the basis of vegetation into one of approximately 47 habitat types (Level 4) alongside a list of secondary codes which give information on the environment and management (Butcher et al, 2020) of those habitats.

Notes were made on the structure and composition of habitats:

- Trees with potential to support features used by roosting bats were noted. Boundary features were assessed for their potential suitability for bat foraging and commuting.
- The suitability of habitats was assessed for nesting birds, including ground nesting birds.
- The suitability of habitats was assessed for terrestrial mammals, specifically badger (*Meles meles*) and hedgehog (*Erinaceus europaeus*).
- The suitability of habitats was assessed for reptiles and amphibians, including specially protected great crested newt (*Triturus cristatus*).
- A search for any invasive non-native species such as Japanese knotweed (*Fallopia japonica*) and Indian balsam (*Impatiens glandulifera*) was also carried out.

The ideal time to carry out a habitat survey is during the plant growing season (i.e. April-September) and this is also when most animals are active.

2.3 Surveyor Details

The above survey was undertaken by Mr B J Collins MSc MCIEEM, FISC Level 3, (Natural England Class License: 2015-13152-CLS, 2015-7758-CLS) and registered Low-Impact Class License Holder (RC110) and (B32RC002), an ecologist with over 25 years of experience.

2.4 Limitations to Survey

The surveyor was able to access all areas of the playing fields and there was no constraint to the survey results.

2.5 Ecological Evaluation Criteria

An ecological evaluation of the site was undertaken using a combination of evaluation criteria for habitats and species. The general framework follows that provided by the Chartered Institute of Ecology and Environmental Management (CIEEM). Where relevant the evaluation was made with reference to the statutory protection afforded to species and habitats. Legal protection does not always correspond to conservation value. Some species (e.g. badger) are protected for reasons of animal welfare rather than conservation. Others are of national conservation value but are not protected by law (e.g. some Red Data Book species and UK BAP species).

3. SURVEY RESULTS

3.1 Desk Study

3.1.1 Statutory and Non-statutory Sites

There is a single Statutory Designated Wildlife Site within 1 km of the survey area. This is the Ruislip Woods SSSI and NNR located some 400 m to the west of the affected area of playing field. The overall woodland area represents 10% of London's Semi-Natural Ancient Woodland (SNAW), and one area, Park Wood, at 100.2 ha, is the largest unbroken wood in London.

This will be unaffected by the development proposal.

There are 8 non-designated wildlife sites within 1 km of the school playing fields.

Site Type	Site Name	Grade	Site Area (ha)
M009	Ruislip Woods and Poor's Field	Metropolitan	329.84
HiBI02	Haydon Hall Meadows	Borough I	7.64
HiBI09	Haste Hill Rough and Northwood Golf Course	Borough I	9.29
HiBI23	River Pinn Corridor near Northwood Hill	Borough I	2.13
HiBI27	River Pinn Corridor Near Eastcote	Borough I	4.01
HiBI22	St Vincents Hospital Meadow	Borough II	3.42
HiBI55	Haste Hill and Northwood Golf Courses, and Northwood Cemetery	Borough II	84.83
HiL02	River Pinn near Eastcote	Local	6.43

The closest three are the River Pinn corridor near Northwood Hill and Eastcote and the St Vincent's Hospital Meadow. It is unlikely that the proposal to install an artificial floodlight pitch adjacent to the school buildings will have any detrimental impact on any of these local wildlife sites

3.1.2 Records of protected species

Bats

The search of the MAGIC mapping software recorded no EPS licences for bats within 1 km of the site.

There are 6 records of bats from the 1km search area from the centre of the proposed artificial pitch. This includes for two species, the Common pipistrelle (*Pipistrellus pipistrellus*) and Brown long-eared bat (*Plecotus auritus*). The closest record is some 700 m from the site.

Reptiles and amphibians

There are 30 records of 2 common amphibians including Common toad (*Bufo bufo*) and Common frog (*Rana temporaria*) within 1km of the playing field, the closest records are 850 m from the site. There were no records of the specially protected great crested newt (*Triturus cristatus*).

There are 3 records of 2 common reptiles, slowworm (*Anguis fragilis*) and grass snake (*Natrix helvetica*). The closest record is over 800 m from the site. There is also an old record of adder (*Vipera berus*) from the 1km search area, not associated with the boundary of the school or the proximity.

Badger and hedgehog

There are badger records within the search area.

There are 31 records of hedgehog (*Erinaceus europaeus*) from a 1km circumference of the playing field with the most recent record being from 2022. Further to this, the big hedgehog map (<https://bighedgehogmap.org/>) has records from the residential properties surrounding the playing fields. Hedgehog is likely to be present on the site, foraging across the playing field. Precautionary actions will be required.

Potential impact upon protected species

With the exception of bats which are included under a separate report cover, there is a limited potential impact upon hedgehog due to the nature of the footprint of the proposed artificial pitch.

Potential risks principally arise during the construction period and precautionary actions are included within this document.

3.2 Preliminary Ecological Appraisal

3.2.1 Habitat Types

The following habitat types were recorded on the survey area, which is the footprint for the proposed artificial pitch and the immediate boundaries. The UKHab Alphanumeric codes have been provided in brackets beside each entry for reference:

On-site habitats

- Modified grassland (g4 (820, 108))
- Urban trees (200)

The distribution and extent of the habitat types recorded on the site are described below and the location of any relevant target notes are shown within the habitat map.

3.2.2 Habitat Descriptions - within the development footprint

Modified grassland (g4 (820, 108)).

This is the only habitat that will be physically impacted by the construction of the artificial pitch. It comprises of a limited range of grasses and herbs dominated by Perennial rye-grass (*Lolium perenne*), white clover (*Trifolium repens*) and creeping buttercup (*Ranunculus repens*).

The 1m sample areas from a transect walk diagonally across the affected area of amenity grassland (10 no.) provided no greater than between 3 species per sample plot, and between 10% and 50% bare areas.



Photograph 3: typical view of the affected grassland

Urban trees (200)

The footprint for the proposed pitch will remove two urban trees, part of the landscaping scheme for the original school. This includes for a Swamp cypress (*Taxodium distichum*) and Alder (*Alnus glutinosa*).

The swamp cypress measures 700 mm diameter at breast height, the alder some 400 mm at breast height. Both considered to be in good condition by the arborist.



Photograph 4 - the two trees to be removed for the artificial pitch.

3.2.3 Site boundaries

The overall playing field is surrounded by a band of residential development.

To the west is the school complex with the tree-lined Wiltshire Lane to the south-west, to the south is a public footpath with a small copse of mature Sycamore trees (*Acer pseudoplatanus*), to the east range of gardens divided by a mixture of garden fences and shrub planting and to the north a range of residential gardens.

The following photographs indicate the boundaries of the playing field.



Photograph 5 - the west and south-west boundary.



Photograph 6 - the southern boundary



Photograph 7 - the eastern boundary.



Photograph 8 - the northern boundary

3.2.4 Faunal Species

Amphibians and Reptiles

The area of playing field where the pitch is proposed is generally hostile to amphibians and reptiles, as there is no protection from desiccation or predation. There is no potential breeding habitat for amphibians shown on MAGIC mapping within 1 km of the school playing fields.

There were no records of the specially protected great crested newt (*Triturus cristatus*) and it is considered unlikely that this species would be affected by the proposal.

Precautionary actions are recommended in case of foraging amphibians from un-mapped garden ponds on the boundary of the school playing field, foraging over the grassland of the playing field.

There are no records of common reptiles within a reasonable distance of the school. In all instances reptiles would be covered by the same precautionary actions for amphibians, in the unlikely event that they are subsequently discovered.

Badger and Hedgehog

There was no sign of badger close to or foraging over the playing field. The closest record is a significant distance from the site.

There are multiple records of hedgehog on the boundary of the playing field, within the residential gardens. Hedgehogs are likely to be a constituent of the landscape surrounding the playing fields and may forage across the wider amenity grassland area; precautionary actions are therefore required.

Bats

Bats are described in detail in a stand-alone phase II bat survey report, in particular dealing with the proposed floodlighting scheme for the new artificial pitch. The supplementary surveys were triggered by the requirement for sports turf floodlighting.

Nesting Birds

Habitat with good potential to provide for nesting birds is provided by the trees and shrubs on the boundaries of the playing field.

With regards to the proposal, there is the potential for common birds to nest within the two affected trees and therefore precautionary actions are required at the time of their felling, in particular timing of works.

Floral Species

No protected or notable or invasive plant species were noted on the development footprint or close to it during the survey.

3.3 Habitat Map – Aerial Image



Figure 5: Habitat map

4. ECOLOGICAL EVALUATION

4.1 Designated and Non-designated Nature Conservation Sites

Whilst there is an important wildlife reserve to the west of the school complex, an important local wildlife site and linear habitat in the distance to the east, none of these have any connectivity to the playing field. All of the wildlife areas are segregated from the school and the playing fields by a band of residential development encircling the affected area.

Overall, the potential impact upon designated and non-designated sites is negligible.

4.2 Habitats

The main habitat to be affected by the development proposal is an area of managed and heavily disturbed modified grassland of the school playing fields and two landscape trees. There will be no significant biodiversity impact from the loss of amenity grassland, or these two isolated landscape trees, one of which being non-native, from the pitch proposal.

Overall, the area of artificial pitch is to be placed upon modified amenity grassland and two landscape trees, there will be no significant impact to natural habitats.

4.3 Protected/ Notable Species

4.3.1 Floral Species

None of the plant species recorded from the site are listed on Schedule 8 of the Wildlife and Countryside Act 1981 (as amended). The site supported no evidence of invasive plant species, in particular the two most commonly encountered being Japanese knotweed and Himalayan balsam.

There is no potential impact from the proposal on either notable or invasive plant species.

4.3.2 Faunal Species

Amphibians and reptiles

The footprint for the proposal provides no suitable breeding habitat for amphibians, and there are no local records of reptiles. The boundary gardens have the potential to support common amphibians, if there are any ornamental ponds present, and precautionary actions are recommended.

Overall, the evaluation of risk for amphibians and reptiles is considered to be negligible.

Badger and Hedgehog

The footprint of the proposed pitch offers limited habitat potential for terrestrial mammals. There is considered to be no potential impact upon badgers.

The surrounding residential properties provided records of hedgehogs on the “big hedgehog” map. These animals may subsequently forage across the playing field. As a result mitigation and protection during the construction phase is recommended and provided.

The evaluation of risk to badgers is considered to be negligible, the potential impact upon hedgehogs is considered to be negligible/low, and during the construction period only.

Bats

As a result of the proposal to floodlight the new artificial pitch, the greatest ecological impact falls upon animals using the tree line boundaries of the playing field for night-time commuting and foraging activities. The proposed artificial pitch sits within a segregated part of the playing field, and away from natural boundaries, but as a result of the introduction of artificial lighting to the playing field, in the form of the sports turf floodlighting scheme, a phase II bat survey report has been prepared to consider any impact upon foraging and commuting bats.

Overall, the evaluation of risk to bat foraging and commuting is described within a stand-alone survey report

Nesting Birds

The construction of the new artificial pitch includes the removal of two trees which have the potential to support common bird species, specifically more open canopy nesting birds such as the pigeons. As a result, precautionary actions and best practice is required with regards to their felling.

Overall, the evaluation of risk to breeding birds is negligible, so long as the removal of the trees is carried out outside of the breeding bird season.

4.4 Main Potential Ecological Issues/ Impacts

The main ecological impacts/constraints are as follows:

- Hedgehog - there are limited potential impacts on mammals which may forage across the playing fields. Precautionary actions are included within this document.
- Breeding birds - the two trees which require removal to make way for the artificial pitch should be removed outside of the breeding bird season, which runs March to September, to avoid any potential impact upon nesting birds.
- Bats – there is a potential impact upon both commuting and foraging bat species, using the vegetated boundaries of the playing field and specifically from the impact of floodlighting.

Mitigation (Section 5) is provided within this report to address any potential ecological issues and impacts.

5. RECOMMENDATIONS AND MITIGATION

5.1 Mitigation Recommendations

5.1.1 Habitats

The proposed pitch construction affects an area of wildlife poor habitat, an area subject to intensive use on a regular basis. The pitches show signs of intensive management with regular mowing and use for sporting activity.

The two trees proposed for felling could support common nesting bird species and therefore they should be removed overwinter and outside of the breeding bird season.

Produced in tandem with this preliminary ecological appraisal is a statutory biodiversity net gain metric which sets out the extent of biodiversity loss and a mitigation strategy to deliver towards a 10% net gain from the installation.

5.1.2 Faunal Species

Bats

Recommendations with regards to the impact of the proposed artificial turf pitch and the associated floodlighting scheme is included within a stand-alone phase II bat survey report.

Hedgehog

There will be a minimal potential risk to hedgehog from the installation of the new artificial facility, the risk principally during the construction phase. To protect this species during the construction phase, and once development commences, any trenches dug during work activities that are to be left open overnight must be left with a sloping end or ramp to allow any animal that may fall in a route to escape.

Any pipes over 100mm in diameter must be capped off at night to prevent animals entering.

If any hedgehog is located in excavations during works, then it should be carefully placed into a clean receptacle, such as a bucket, and translocated to a safe environment outside of the area of works. This is the dense vegetation to the northwest of the playing field. If any hedgehogs are found, they should be handled with gloved hands.

Breeding birds

There is some potential impact upon nesting birds within the two trees on the footprint of the proposed artificial pitch, and therefore potential constraints to the installation from breeding birds.

The two trees should be felled outside of the breeding season and ideally overwinter, October to March. If there is a requirement to remove the trees within the bird breeding season, March to September annually, then in advance a breeding bird survey by a suitably qualified individual is required. Note that the presence of nesting birds at this time would cause a delay to the construction activity, until the eggs have hatched and the young have fledged and left the nest.

Amphibians

There is considered to be a very low potential for the proposal to impact amphibians. If an amphibian is encountered at that time of construction, then it should be carefully gathered up, by a gloved hand, and placed in a suitable holding receptacle, such as a clean bucket, for safe transportation away from the area of work. The animals should be released into the desert state boundary to the north-west corner of the playing field.

5.2 Further Survey Recommendations

There is no requirement for further ecological survey recommendations, beyond the Phase II Bat Surveys reported under separate cover and the potential requirement for breeding bird surveys if the two affected trees are **not felled** outside of the breeding bird season.

6. REFERENCES AND BIBLIOGRAPHY

Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2020). *The UK Habitat Classification User Manual Version 1.1* at <http://www.ukhab.org/>

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Chartered Institute of Ecology and Environmental Management, 2013. *Guidelines for Preliminary Ecological Appraisal.* CIEEM.

Institution of Lighting Professionals & Bat Conservation Trust (2023) **Guidance Note GN08/23 Bats and Artificial Lighting at Night**, Institution of Lighting Professionals, Rugby.

GiGL (2025) **Data Search Report for a 1km circumference of location for the proposed artificial pitch at Haydon school**, Greenspace Information for Greater London, dated 4 December 2025

APPENDIX 1: PROTECTED SPECIES LEGISLATION

Plants

All wild plants are protected against unauthorised removal or uprooting under Section 13 of the Wildlife and Countryside Act 1981 (as amended). Plants listed on Schedule 8 of the Act (e.g. triangular club rush and Deptford Pink) are afforded additional protection against picking, uprooting, destruction and sale. Bluebell is protected against sale only.

Common Amphibians and Reptiles

Common amphibian and reptile species (i.e. common frog, common toad, smooth newt and palmate newt) are afforded partial legal protection under UK legislation, i.e. Schedule 5, Section 9 (5) of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. This legislation prohibits sale, transportation and advertising for sale.

Badger

Badger is a widespread and generally common species. However, they are legally protected under The Protection of Badgers Act 1992, which is based primarily on the need to protect badgers from baiting and deliberate harm or injury. Under this legislation it is illegal to:

- Wilfully kill, injure, take, or cruelly ill-treat a badger, or attempt to do so
 - Possess any dead badger or any part of, or anything derived from, a dead badger
 - Intentionally or recklessly interfere with a sett by disturbing badgers whilst they are occupying a sett, damaging or destroying a sett, causing a dog to enter a sett, or obstructing access to it
- A badger sett is defined in the legislation as “any structure or place, which displays signs indicating current use by a badger.”

European Hedgehog

Hedgehogs are protected under Schedule 6 of the Wildlife and Countryside Act 1981 (as amended) which prohibits killing or taking of individuals.

The hedgehog is also listed as a Priority Species for conservation action under the UK Biodiversity Action Plan. Under the NERC Act 2006, the hedgehog is categorised as a ‘Species of Principal Importance’ for biodiversity. Listing as a Biodiversity Action Plan priority and ‘Principal Importance’ species reflects concerns that hedgehog numbers are in decline and that some protection should be afforded to hedgehog habitat through the planning system.

Bats

All species of British bat and their roosts are protected under British law by the Wildlife and Countryside Act 1981 (as amended), and bats are classified as European Protected Species under the Conservation of Habitats and Species Regulations 2017 (‘the 2017 Regulations’). This has recently been amended by the Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations (2019) which continue the same provision for European protected species, licensing requirements, and protected areas after Brexit.

The legislation makes it an offence to kill, injure or disturb a bat and/or to damage or destroy a breeding site or resting place for a bat.

With regard to artificial illumination of foraging and commuting habitats, it is also an offence to disturb the animals such that it impairs their ability to survive, or such that it impairs their ability to hibernate or migrate.

Birds

The bird breeding season generally lasts from early March to September for most species. All birds are protected under the Wildlife and Countryside Act (1981) (as amended) and the Countryside & Rights of Way Act 2000. This legislation makes it illegal, both intentionally and recklessly to:

- Kill, injure or take any wild bird;
- Take, damage or destroy the nest of any wild bird while it is being built or in use;
- Take or destroy the eggs of any wild bird; and
- Possess or control any wild bird or egg unless obtained legally.

Birds listed under Schedule 1 of the Wildlife and Countryside Act (1981) (as amended) (e.g. barn owl) are afforded additional protection, which additionally makes it an offence to disturb a bird while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.