Client – Peter Mellor

Site – 2 Mill Lane

Reference – 20240052

Location – Horseman's Green, Whitchurch

Central Grid Reference – SJ 45092 40852

Date – 13th August 2024

Preliminary Ecological Appraisal (PEA)

Author: Steven Whitcher, MCIEEM

Revision: 2

Table of Contents

1. Summary 2
2. Introduction 3
2.1. Purpose 3
2.2. Site Description and Location 3
2.3. Proposals 4
3. Methodology 5
3.1. Desk study 5
3.2. Preliminary Ecological Appraisal 5
3.3. Bat Activity Surveys 5
3.4. Limitations/Constraints 6
4. Results and Interpretation 7
4.1. Designated Sites 7
4.2. Habitats 7
4.3. Fauna 11
4.4. Invasive Non-Native Plant Species 17
4.5. Bat Activity Survey 18
5. Recommendations 19
6. Conclusions 21
7. References 22
Appendix I. Habitat Map 23
Appendix II. Target Notes 24
Appendix III. Species Lists 26
Appendix IV. NVA Coverage 28
Appendix V. Bat Activity Survey Results 29
Appendix VI. Development Plans 30
Appendix VII: Planning Policy and Species Legislation Summary 31

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In line with Chartered Institute of Environmental and Ecological Management (CIEEM) recommendations the findings of this survey are deemed valid for 18 months from the date of the survey.

1. Summary

Purpose	Planning permission is being sought for the demolition of the existing property at 2 Mill Lane in Horseman's Green and the construction of a new property on the site. A Preliminary Ecological Appraisal of the site and subsequent bat activity survey of the building were commissioned to support the application for planning permission.
Results	The habitats on the site are common habitats with no Section 7 Habitats of Principal Importance present. The trees on site provide benefits for a range of ecosystem services. The ecological receptors on the site include: ○ Existing records of amphibians in the area and ponds within 500m of the site, ○ A low potential for roosting bats in the building on site, ○ A moderate value foraging and commuting habitat for bats on and around the site, ○ Habitats suitable to support a range of bird species on site, ○ Habitats suitable for hedgehogs on site, ○ A low value habitat for reptiles on site.
Recommendations	○ Retain the trees on site, where possible, and mitigate losses with suitable locally appropriate native planting, ○ Implement precautionary working methods for amphibians and reptiles, ○ Implement precautionary working methods for badgers, ○ Soft fell any trees removed from the site, ○ Implement a sensitive lighting scheme during all phases of the development, ○ Carry out further bird surveys ahead of site clearance in the nesting season, ○ Implement precautionary measures for hedgehogs, ○ Enhance the site through features suitable for bats and birds.
Conclusions	If the development is preceded by further surveys and precautionary measures, where required, includes suitable mitigation for any removed trees and includes features to provide opportunities for species post development, the impact of the development is considered likely to be negligible.

2. Introduction

2.1. Purpose

2.1.1. Planning permission is being sought for the demolition of the existing property at 2 Mill Lane in Horseman's Green and the construction of a new property on the site.

2.1.2. A Preliminary Ecological Appraisal (PEA) of the site and subsequent bat activity survey of the building were commissioned to support the application for planning permission.

2.2. Site Description and Location

2.2.1. The site is 2 Mill Lane and the land associated with the property, which extends to 0.075 hectares (ha).



Figure 1: Showing the extent of the area covered by this survey.

2.2.2. The land immediately surrounding the site comprises Mill Lane, a small country lane, to the north, with 1 Mill Lane and the land associated with the property, which includes the residential property, outbuildings and areas of grassland, to the east, south and west.

2.2.3. The wider surrounding area comprises open countryside, including grazing and arable farmland, woodland and occasional small watercourses. The village of Horseman's Green is located 500m to the northwest.



Figure 2: Showing the site in context with the wider surrounding area.

2.3. Proposals

2.3.1. The proposals are to demolish the existing property at 2 Mill Lane and to construct a new property on the site.

2.3.2. There are no detailed plans for the proposed development with the plan in Appendix IV showing an indicative development layout.

3. Methodology

3.1. Desk Study

3.1.1. A desk study was carried out in order to identify existing records of protected or notable species or habitats within 2km of the survey area.

3.1.2. Records of designated sites and existing records of protected species were requested from Cofnod.

3.1.3. The area within 500m of the site was searched for waterbodies using publicly accessible mapping including Ordnance Survey, Google Earth and the MAGIC website.

3.2. Preliminary Ecological Appraisal

3.2.1. A field survey of the site was undertaken on by Steven Whitcher (MCIEEM) on the 13th June 2024. The Preliminary Ecological Appraisal (PEA) was carried out in accordance with the industry standard and mapped using UKHab 2.0 Classifications (*2023*).

3.2.2. The weather at the time of the survey was fine and clear with a light breeze (BWS-1) and a temperature of 13°C.

3.2.3. During the survey all habitats were noted, including dominant species, mapped and notable ecological features were target noted.

3.2.4. The survey also looked for evidence of protected or notable fauna species or invasive non-native plant species and followed specific survey guidelines, where applicable, including:

- Checking all buildings, trees and structures for bat roosting potential in line with the Bat Conservation Trust Good Practice Guidelines, 4th edition (*Collins 2023*), BTHK Bat Roosts in Trees (*BTHK 2018*) and BRHK Bat Roosts in Rock (*BRHK 2021*).
- Assessing all accessible ponds within 500m of the surveyed area using the Habitat Suitability Index (HSI) assessment criteria (*Oldham et al. 2000*).
- Assessing the habitats on site for their suitability to support protected or notable species, including but not limited to, badgers (*Harris et al 1989*), water voles (*Strachan et al 2011*), otters (*Channin, 2003*), crayfish, nesting birds (*BBS,BTO*), reptiles (*Froglife 1999*), hedgehogs and hazel dormice.

3.3. Bat Activity Survey

3.3.1. A single bat activity survey was carried out, in accordance with the BCT Good Practice Guidelines (*2023*) for a building with a low potential to support roosting bats.

3.3.2. The survey was carried out by Steven Whitcher, aided by two Night Vision Aids (NVA), sufficient to fully cover the areas of potential around the building. The surveyor was equipped with an Anabat Walkabout bat detector and recorded all bat movements throughout the survey.

3.3.3. The NVA comprised Canon XA10 cameras with infrared illuminators. The cameras recorded all activity throughout the survey. An Anabat Express was placed with each camera and recorded throughout the survey.

3.3.4. In line with current guidance the surveys extended from 15 minutes before sunset until 1 hour 30 minutes after.

3.3.5. During the activity surveys notable bat foraging and commuting was recorded.

3.4. Limitations/Constraints

3.4.1. This survey was carried out to CIEEM methodologies and therefore provides an overview of the habitats present on the site with dominant, notable or indicator species within those habitats noted. As such the species lists included are intended to be sufficient to confidently assess habitat condition but are not intended to provide an exhaustive list of all species present.

3.4.2. The modified grassland on site had been recently cut at the time of the survey and therefore an accurate species list for the grassland could not be obtained. Due to the type of grassland present this is considered a minor constraint to the findings of the survey.

3.4.3. The ponds within 500m of the site lie within private land away from areas of public access and therefore an accurate Habitat Suitability Index (HSI) of the ponds could not be carried out during the survey. This is considered a minor constraint to the findings of the survey.

3.4.4. Bat activity surveys provide a snapshot of activity at the time of the survey. Therefore, given that bats use numerous roosting locations throughout the year, the results may not identify some roosting locations if no bats are present in the roost at the time of the survey.

4. Results and Interpretation

4.1. Designated Sites

4.1.1. Cofnod returned records of two statutory designated and six non-statutory designated sites within the 2km search area.

Table 1: Statutory sites within 2km

Site Name	Designation	Reason for Designation	Location
Hammer Mere	Site of Special Scientific Interest (SSSI)	Habitats: Wetland, mires Species: Plants, birds	1.2km south
Midland Meres and Mosses Phase 2	Ramsar site	Habitats: Wetland Species: Plants, invertebrates	1.2km south

Table 2: Non-statutory sites within 2km.

Site Name	Designation	Reason for Designation	Location
Croxton Marsh	Local Wildlife Site (LWS)	Habitats: Marsh, grassland	875m northeast
Lower House Marsh	LWS	Habitats: Marsh, grassland, woodland, running water	1km southwest
Hanmer Hall Woods	LWS	Habitats: Woodland	1.3km southeast
Cranberry Moss	LWS	Habitats: Woodland, grassland, standing water	1.5km northeast
Cumber's Brook Mire	LWS	Habitats: Mire, marsh, grassland, woodland	1.75km southwest
Cumber's Bank Woods	LWS	Habitats: Woodland, grassland	1.5km southwest

4.1.2. Due to the location of the sites and the small-scale nature of the proposed development there will be no impact on designated sites during the development.

4.2. Habitats

4.2.1. Cofnod returned records of areas of ancient woodland and Section 7 Habitats of Principal Importance within the 2km search area, although no records in close proximity to the site.

4.2.2. The habitats present within the surveyed area are outlined below and shown on the plan in Appendix I of this report. Appendix III includes species lists for each habitat.

4.2.3. g4-32 Modified grassland – scattered trees (0.015ha)

4.2.3.1. To the west of the site an area of close mown grassland and trees extends along the edge of the land, providing landscaping along a track leading to outbuildings associated with 1 Mill Lane.

4.2.3.2. The grassland displays a short sward comprising common grass and forb species, including Yorkshire fog (*Holcus lanatus*), cocks foot (*Dactylis glomerata*), white clover (*Trifolium repens*) and dandelion (*Taraxacum officinale*).

4.2.3.3. The grassland provides opportunities for some species for foraging but provides limited cover due to the regular management. Therefore, the area of grassland was considered to display a low ecological value.



Figure 3: Looking across the grassland.



Figure 4: The scattered trees within the grassland.

4.2.3.4. Scattered trees

4.2.3.4.1. Several scattered trees are present within the area of grassland, including hawthorn (*Crataegus monogyna*), Norway maple (*Acer platanoides*), ash (*Fraxinus excelsior*) and horse chestnut (*Aesculus hippocastanum*).

4.2.3.4.2. The trees provide opportunities for a range of species, notably birds, provide structure in the wider landscape and also benefit a range of ecosystem services. Therefore, the trees were considered to have a high ecological value.

4.2.4. h3h-32 Mixed scrub – scattered trees (0.025ha)

4.2.4.1. The site was previously an occupied residential property but has remained unmanaged for a significant period of time. The old areas of landscaping have become overgrown with scrub species, including bramble (*Rubus fruticosus*), nettle (*Urtica dioica*), rosebay willowherb (*Chamaenerion angustifolium*) and self-set sapling trees.



Figure 5: Scrub species along the side of the site.



Figure 6: Scrub and trees on the southern site boundary.

4.2.4.2. The scrub provides opportunities for some species to forage and to seek shelter. Therefore, the areas of scrub were considered to have a moderate ecological value.

4.2.4.3. Scattered trees

4.2.4.3.1. Several scattered trees are present within the scrub, including trees to the west of the site and a few scattered trees along the southern site boundary. The trees include sycamore (*Acer pseudoplatanus*), oak (*Quercus sp.*), Leyland cypress (*Cupressus x leylandii*) and hazel (*Corylus avellana*).

4.2.4.3.2. The trees provide opportunities for a range of species, notably birds, provide structure in the wider landscape and also benefit a range of ecosystem services. Therefore, the trees were considered to have a high ecological value.

4.2.5. u1b Developed land, sealed surface (0.007ha)

4.2.5.1. Areas of paving surround 2 Mill Lane and extend to a shed located in the land associated with the property.



Figure 7: 2 Mill Lane, including the sealed surface path.



Figure 8: The paved areas surrounding the property.

4.2.5.2. Sealed surface habitats provide limited opportunities for fauna species with the habitat considered to provide negligible ecological value.

4.2.6. u1b5 Buildings (0.004ha)

4.2.6.1. The site includes the building associated with 2 Mill Lane, which is an empty semi-detached cottage.

4.2.6.2. The building is covered in detail in section 4.3.3 of this report.

4.2.7. u1f Sparsely vegetated urban land (0.024ha)

4.2.7.1. The old vehicle entrance and an area of land to the rear of the property comprise areas of ground that were previously packed stone but have remained unmanaged, allowing some species to begin to become established.

4.2.7.2. The species regrowth includes grass and scrub/herb species, including meadow grass (*Poa sp.*), false oat grass (*Arrhenatherum elatius*), creeping buttercup (*Ranunculus repens*) and horsetail (*Equisetum sp.*), among other species.



Figure 9: The previously stoned areas.



Figure 10: Looking across the sparsely vegetated area.

4.2.7.3. The sparsely vegetated land provides opportunities for some fauna species but does not provide sufficient shelter for most species. Therefore, the area was considered to have a low ecological value.

4.2.8. u1e Built linear features (m)

4.2.8.1. A wooden fence separates the land associated with the property from the adjacent land associated with 1 Mill Lane.



Figure 11: The wooden fence separating the properties.



Figure 12: The wire fence to the front of the property.

4.2.8.2. A further low wire fence demarcates the front of the property, around the sealed surface pathway.

4.2.8.3. The fences provide no opportunities for fauna species and were therefore considered to display negligible ecological value.

4.3. Fauna

4.3.1. Amphibians

4.3.1.1. Cofnod returned abundant records of amphibian species within the 2km search area, although no records specific to the surveyed site or the immediate surrounding area. The closest records refer to the presence of great crested newts (*Triturus cristatus*) 1km to the northwest, on the opposite side of the village of Horseman's Green.

4.3.1.2. Ten ponds were identified within 500m of the site on maps of the area with the closest ponds located 180m to the northwest. The ponds are predominantly concentrated to the northwest, around the village of Horseman's Green.

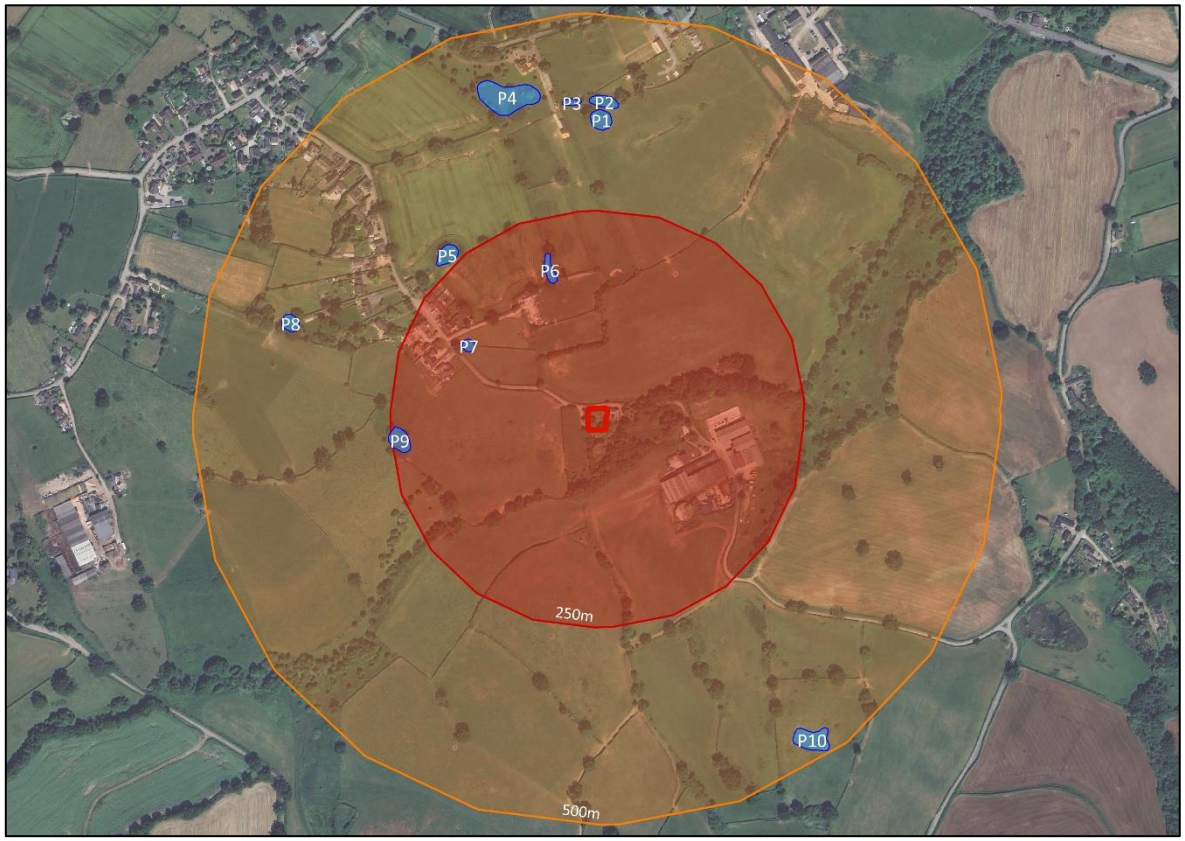


Figure 13: Showing the ponds around the site, including 250m and 500m buffers.

4.3.1.3. The ponds all lie on private land away from areas of public access with the only visible pond comprising the pond closest to the site, pond P7, which was visible but could not be thoroughly surveyed.

4.3.1.4. Pond P7 comprises a small pond located in an area of grazing pasture on the edge of the village of Horseman's Green. The pond displays dense vegetation, including bulrush (*Typha latifolia*), although the presence of standing water in the pond could not be confirmed during the survey due to a lack of access.

4.3.1.5. The site provides some suitable terrestrial habitat within the areas of scrub, although no high value refugia were identified. No terrestrial amphibians were identified during the site survey.



Figure 14: Pond P7.

4.3.1.6. Due to the closest pond being located 180m from the site, the presence of generally low value terrestrial habitat on site and the presence of areas of suitable terrestrial habitat, including hedgerows, grassland and residential gardens, in closer proximity to the ponds, it is considered unlikely that great crested newts or other amphibians will utilise the terrestrial habitat on site or be impacted by the proposed development. Precautionary measures implemented during the development will further reduce the likely impacts.

4.3.2. Badgers

[redacted]

4.3.2.2. No badger setts or other badger field signs were identified within the surveyed site. Therefore, the proposed development is considered unlikely to have an impact on the species.

4.3.3. Bats

4.3.3.1. Cofnod returned occasional records of bat species within the 2km search area, although no records specific to the surveyed site or the immediate surrounding area. The closest record refers to the presence of a brown long eared (*Plecotus auritus*) roost located 950m to the north.

4.3.3.2. One permanent structure is present on the site, comprising the existing semi-detached cottage (T3).

4.3.3.3. The building is two-storey with the walls comprising a mixture of painted brick, rendered brick and timber framing with uPVC windows and doors. The eaves display boxed wood soffits to the south with open eaves and exposed timber ends to the north.

4.3.3.4. The roof of the building comprises a slate covered pitched roof with two chimney stacks, one open and one capped.

4.3.3.5. Internally the building displays a small roof void that is split into two with only one side of the roof void accessible through removed roof panels.



Figure 15: 2 Mill Lane, viewed from the northwest.



Figure 16: The southern elevation of 2 Mill Lane.



Figure 17: The removed roof panel within the building.

4.3.3.6. The walls of the building were found to be in a generally good condition with no significant cracks or voids. Occasional areas of removed render and voids in the timber framing were identified, although these were assumed to be more recent voids created during investigations into the condition of the building. The voids were inspected and considered to provide no opportunities for roosting bats.



Figure 18: The voids in the timber frame.



Figure 19: Minor voids in the render.

4.3.3.7. The eaves of the building were inspected with the boxed soffit identified to be well sealed to the wall with the only void due to a broken board on the end of the soffit. The open eaves to the front of the building displayed occasional voids, which were inspected with an endoscope and found to be small voids that did not lead to any significant cavities. No bat fields signs were identified during the survey.



Figure 20: The broken board on the soffit.



Figure 21: The open eaves of the building.

4.3.8. The roof of the building was found to display occasional slipped slates, although due to the tight-fitting nature of the slates the slipped areas provided no opportunities for bats. The ridge tiles were generally well sealed.

4.3.9. A void was identified underneath a concrete collar around the eastern chimney on the northern side of the roof and a void was identified under the leadwork of the western chimney on the south side of the roof. Both voids were inspected with binoculars and a pole camera and no bat field signs were identified.

4.3.10. Internally the accessible roof void was found to comprise a low space with no lining on the inside of the tiles and no insulation on the floor. Abundant mouse droppings were present within the roof void, although no bat field signs were identified.

4.3.11. The inaccessible roof void was visible through a hole in the partition wall between the spaces. No bat field signs were visible, although a thorough inspection of the roof could not be carried out.



Figure 22: The void around the eastern chimney.



Figure 23: The leadwork void around the western chimney.

4.3.12. Overall, the building was considered to provide a low potential for roosting bats due to the presence of the two voids around the chimney stacks but the lack of any existing bat fields signs.

4.3.13. A wooden shed was also identified within the surveyed site (T2). The shed was too small to accurately map and was considered to provide negligible opportunities for roosting bats. Therefore, the removal of the shed is not considered likely to have an impact on roosting bats.

4.3.14. The trees on the site were inspected from ground level and no visible Potential Roost Features (PRF) were identified. Ivy (*Hedera helix*) cover was identified on sycamore and ash trees (T4), although the ivy was not considered established enough to provide opportunities for roosting bats. Therefore, the trees on site were assessed to provide negligible opportunities for roosting bats and works impacting the trees are considered unlikely to have an impact on roosting bats, with precautionary measures implemented during any clearance further reducing the likely impacts.



Figure 24: An ash tree with ivy cover.



Figure 25: Ash and sycamore trees with ivy cover.

4.3.15. The land within and around the surveyed site was considered to provide a moderate value foraging and commuting habitat for bats due to the presence of tree lines, woodland and watercourses in the surrounding area. A thorough assessment of the foraging and commuting activity on the site was not carried out as part of the survey.

4.3.16. The development may include the removal of some of the trees on site but will not sever any wider linear features. Therefore, if a sensitive lighting scheme is implemented during all phases of the development, the impact on foraging and commuting bats is likely to be negligible.

4.3.4. Birds

4.3.4.1. Cofnod returned abundant records of bird species within the 2km search area, although no records specific to the surveyed site or the immediate surrounding area. The closest records refer to the presence of several species within grid square SJ4540, which includes the site, although there are no specific locations for the records.

4.3.4.2. The site provides opportunities for a range of species to forage and nest with high levels of bird activity identified on and around the site during the survey, including chaffinch (*Fringilla coelebs*), robin (*Erithacus rubecula*), wood pigeon (*Columba palumbus*), blue tit (*Cyanistes caeruleus*), goldfinch (*Cardeulis carduelis*) and house sparrow (*Passer domesticus*), which is a red listed bird on the UK Birds of Conservation Concern (BoCC) list.

4.3.4.3. During the survey a house sparrow was identified flying out of the broken soffit on the southwest corner of the building and therefore it is assumed that a nest is present in that area, although no regular activity was identified to imply that young were present on the nest. Robins were also identified alarm calling around the trees on site, implying that a further nest may be present in that area.

4.3.4.4. Any site clearance works carried out during the nesting season, which extends from March to September each year, will potentially have an impact on any birds nesting on site at the time of the works. The works will also cause the loss of some nesting opportunities, although due to the habitat present in the surrounding area the impact is considered minimal.

4.3.5. Hedgehogs

4.3.5.1. Cofnod returned a single record of hedgehog (*Erinaceus europaeus*) within the 2km search area. The record refers to the presence of the species along the A525 750m to the northeast, assumed to be a roadkill record.

4.3.5.2. The site provides opportunities for hedgehogs to forage and seek shelter, although no hedgehog field signs were identified on the site during the survey. Therefore, if precautionary measures are implemented during the development the impact on hedgehogs is likely to be negligible.

4.3.6. Invertebrates

4.3.6.1. Cofnod returned occasional records of invertebrate species within the 2km search area, although no records specific to the surveyed site or the immediate surrounding area.

The closest records refer to the presence of several species at Hanmer Mere, 1.2km to the south.

4.3.6.2. No habitats considered high value habitats for invertebrate species were identified within the surveyed site. Therefore, it is unlikely that the development of the site will have an impact on local invertebrate communities.

4.3.7. Otters

4.3.7.1. Cofnod returned occasional records of otter (*Lutra lutra*) within the 2km search area, although no records specific to the surveyed site or the immediate surrounding area. The closest record refers to a roadkill animal on the A539, 1.2km to the south.

4.3.7.2. No watercourses that would provide suitable opportunities for otters were identified within or immediately adjacent to the site.

4.3.7.3. A small watercourse flows adjacent to 1 Mill Lane, to the southeast of the site, although the watercourse is considered too small to provide an optimal habitat for the species and no otter field signs were identified within the surveyed site. Therefore, it is considered unlikely that the proposed development will have an impact on otters.

4.3.8. Reptiles

4.3.8.1. Cofnod did not return any existing records of reptile species within the 2km search area.

4.3.8.2. The site provides minimal opportunities for reptile species due to the lack of suitable areas of refugia. The site has functional connectivity to other areas of suitable reptile habitat but is not connected to any areas considered high value habitats. Therefore, if precautionary measures are implemented during the site clearance the impact on reptiles is considered likely to be negligible.

4.3.9. Water Voles

4.3.9.1. Cofnod did not return any existing records of water vole (*Arvicola amphibius*) within the 2km search area.

4.3.7.2. No watercourses that would provide suitable opportunities for water voles were identified within or immediately adjacent to the site.

4.3.7.3. The small watercourse that flows adjacent to 1 Mill Lane, to the southeast of the site, may provide opportunities for the species, although due to the separation from the site any water voles present along the watercourse will not be impacted by the proposed development.

4.4. Invasive Non-Native Plant Species

4.4.1. No invasive non-native plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981 were identified within the surveyed site.

4.5. Bat Activity Survey

4.5.1. The bat activity survey was carried out on the 1st August 2024.

Table 3: Times and weather conditions for the survey.

Sunset	21:05	Start Time	20:50	Finish Time	22:35
Weather, Start					
Temperature	20°C	Wind Speed (BWS)	0	Cloud Cover	40%
Description	Fine and still				
Weather, End					
Temperature	19°C	Wind Speed (BWS)	0	Cloud Cover	0%
Description	Remaining fine and still with clearing cloud.				

4.5.2. The plan in Appendix II of this report shows the surveyor locations and bat activity recorded during the survey and Appendix III shows the NVA coverage during the survey.

4.5.3. No bats were identified to emerge from roosts in the building during the survey.

4.5.4. Bat activity around the site was dominated by common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*), which foraged over the gardens of the property and the adjacent road from 21:23 throughout the survey. The activity also included occasional noctule (*Nyctalus noctula*) heard passing over the site and a single myotis species (*Myotis sp.*) bat pass heard at 21:57.

5. Recommendations

5.1. Designated Sites

5.1.1. There will be no impact on designated sites during the proposed development and therefore there are no recommendations relating to designated sites.

5.2. Habitats

5.2.1. The habitats on site are common habitats with no Schedule 7 Habitats of Principal Importance identified, therefore there are no recommendations specific to the habitats present on site.

5.2.2. Trees benefit a wide range of ecosystem services and therefore it is recommended that the trees on site are retained where possible. Where retention of the trees is not possible it is recommended that any removal of trees is mitigated for through the planting of locally appropriate native tree species on site, or in the surrounding area with landowner agreement. In line with planning policy the trees should be replaced at a rate of three trees planted for every tree removed.

5.3. Fauna

5.3.1. Amphibians and Reptiles

5.3.1.1. It is recommended that precautionary measures for amphibians and reptiles are implemented during the site clearance. The precautionary measures should include the following, as a minimum:

- All personnel working on the site being briefed on the potential presence of amphibians and reptiles on site, how to identify the species and what to do if amphibians or reptiles are encountered,
- Any vegetation clearance should initially be carried out to no lower than 150mm, to allow amphibians or reptiles to move away. The vegetation should remain in this manner for a period of at least 24 hours before being cleared to ground level,
- Any materials stored on site being stored on pallets or batons where possible, to deter amphibians or reptiles from seeking refuge underneath the materials.

5.3.1.2. In the event that individual reptiles or common amphibians are encountered during the works they should either be carefully moved outside the development footprint or should be allowed to move away of their own accord.

5.3.1.3. In the event that large numbers of reptiles or common amphibians, or any great crested newts, are encountered works on site should cease and further advice should be sought.

5.3.2. Badgers

5.3.2.1. It is recommended that any excavations created on site have at least one sloping side, to allow badgers or other animals to escape. Any pipe ends should be capped between shifts to prevent inquisitive animals entering the pipes and becoming trapped.

5.3.3. Bats

5.3.3.1. No bat roosts were identified within the building and therefore further bat surveys and a Natural Resources Wales (NRW) licence are not required ahead of the works commencing. It is however recommended that the demolition works are carried out with care. In the event that any bats are encountered they should remain in a sheltered location, works should cease, and further advice should be sought.

5.3.3.2. It is recommended that any trees felled on site, notably the trees with ivy cover, are soft felled. The trees should be sectioned to the ground and should remain in situ for a period of at least 24 hours.

5.3.3.3. It is recommended that a sensitive lighting scheme, in line with BCT and Institute of Lighting Professionals (ILP) Guidance (*2023*) is implemented during all phases of the development.

5.3.3.4. As an enhancement to the site, it is recommended that at least one feature suitable for roosting bats is included in the new building on site. This could comprise voids in the walls, eaves or roof of the building or an integrated bat brick included in the walls of the building in a suitable location.

5.3.4. Birds

5.3.4.1. It is recommended that the site clearance void the nesting season where possible. In the event that the site clearance is carried out during the nesting season the works should be immediately preceded by a thorough nesting bird survey, carried out by a suitably experienced surveyor. Any nests identified must remain undisturbed until the young have fledged from the nest.

5.3.4.2. It is recommended that the site is enhanced through the inclusion of features suitable for nesting birds, notably house sparrows.

5.3.5. Hedgehogs

5.3.5.1. It is recommended that the site clearance avoids the peak hibernation period for hedgehogs, which is December to February.

5.3.5.2. It is recommended that the site clearance is carried out with care with areas of dense vegetation cleared in a careful manner, allowing an inspection of the area underneath for the presence of hedgehogs. In the event that hedgehogs are encountered work in that area should cease and further advice should be sought.

6. Conclusions

6.1. If the development is preceded by further surveys and precautionary measures, where required, includes suitable mitigation for any removed trees and includes features to provide opportunities for species post development, the impact of the development is considered likely to be negligible.

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Appendix I: Habitat Map

Site - 2 Mill Lane, Horseman's Green
Reference - 20240052

Habitats

- g4-32 Modified grassland - scattered trees
- h3h-32 Mixed scrub - scattered trees
- u1b Developed land, sealed surface
- u1b5 Buildings
- u1f Sparsely vegetated urban land

Linear Habitats

- u1e Built linear features
- Scattered trees

0 7 14 m



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Appendix II: Target Notes

Site - 2 Mill Lane, Horseman's Green
Reference - 20240052

Site boundary

Target Notes

T1 - An old gas storage tank

T2 - A timber shed

T3 - 2 Mill Lane

T4 - Trees with ivy coverage

0 7 14 m

Appendix II: **Target Notes**

T1	An old gas tank present in the areas of scrub on site.	
T2	A wooden shed present in the surveyed site.	
T3	2 Mill Lane, a semi-detached cottage.	
T4	Ash and sycamore trees with ivy cover.	

Appendix III: **Species Lists**

g4-32 Modified grassland – scattered trees	
Species Present	DAFOR Assessment
Yorkshire fog (*Holcus lanatus*)	F
Cocks foot (*Dactylis glomerata*)	F
Dandelion (*Taraxacum officinale*)	F
White clover (*Trifolium repens*)	F
Scattered trees	
Hawthorn (*Crataegus monogyna*)	O
Oak (*Quercus sp.*)	R
Norway maple (*Acer platanoides*)	O
Hazel (*Corylus avellana*)	O
Crab apple (*Malus sylvestris*)	O
Sycamore (*Acer pseudoplatanus*)	O
Ash (*Crataegus monogyna*)	O
Horse chestnut (*Aesculus hippocastanum*)	R

h3h-32 Mixed scrub – scattered trees	
Species Present	DAFOR Assessment
Nettle (*Urtica dioica*)	F
Bramble (*Rubus fruticosus*)	O
Cleaver (*Galium aparine*)	F
Ground elder (*Aegopodium podagraria*)	F
Dock (*Rumex sp.*)	O
Columbine (*Aquilegia sp.*)	R
Fox glove (*Digitalis purpurea*)	R
Rosebay willowherb (*Chamaenerion angustifolium*)	R
Ivy (*Hedera helix*)	F
Herb Robert (*Geranium robertianum*)	F
Cocks foot (*Dactylis glomerata*)	O
Cow parsley (*Anthriscus sylvestris*)	O
Dandelion (*Taraxacum officinale*)	O
Norway maple (*Acer platanoides*)	R
Hawthorn (*Crataegus monogyna*)	R
Ash (*Fraxinus excelsior*)	R
Wood avens (*Geum urbanum*)	R
Forget me not (*Myosotis sp.*)	O
Laurel (*Laurus nobilis*)	R
Scattered trees	
Hawthorn (*Crataegus monogyna*)	O
Oak (*Quercus sp.*)	R

Hazel (*Corylus avellana*)	O
Sycamore (*Acer pseudoplatanus*)	O
Ash (*Crataegus monogyna*)	O
Leyland cypress (*Cupressus x leylandii*)	O

u1f Sparsely vegetated urban land	
Species Present	DAFOR Assessment
Meadow grass (*Poa sp.*)	O
Yorkshire fog (*Holcus lanatus*)	F
Cocks foot (*Dactylis glomerata*)	F
False oat grass (*Arrhenatherum elatius*)	O
Fescue (*Festuca sp.*)	O
Creeping buttercup (*Ranunculus repens*)	O
Dandelion (*Taraxacum officinale*)	O
White clover (*Trifolium repens*)	O
Ash (*Fraxinus excelsior*)	R
Nettle (*Urtica dioica*)	O
Bramble (*Rubus fruticosus*)	O
Cats ear (*Hypochaeris radicata*)	O
Sycamore (*Acer pseudoplatanus*)	R
Horsetail (*Equisetum sp.*)	F
Yarrow (*Achillea millefolium*)	O
Herb Robert (*Geranium robertianum*)	O

Appendix IV: **Night Vision Aid Coverage Images**

The images below show the Night Vision Aid coverage during each survey.

1st August 2024

NVA 1 at the start and the end of the survey.




NVA 2 at the start and the end of the survey.






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Appendix V: Survey Results

2 Mill Lane, Horseman's Green
1st August 2024

Building location

Surveyor location

NVA locations

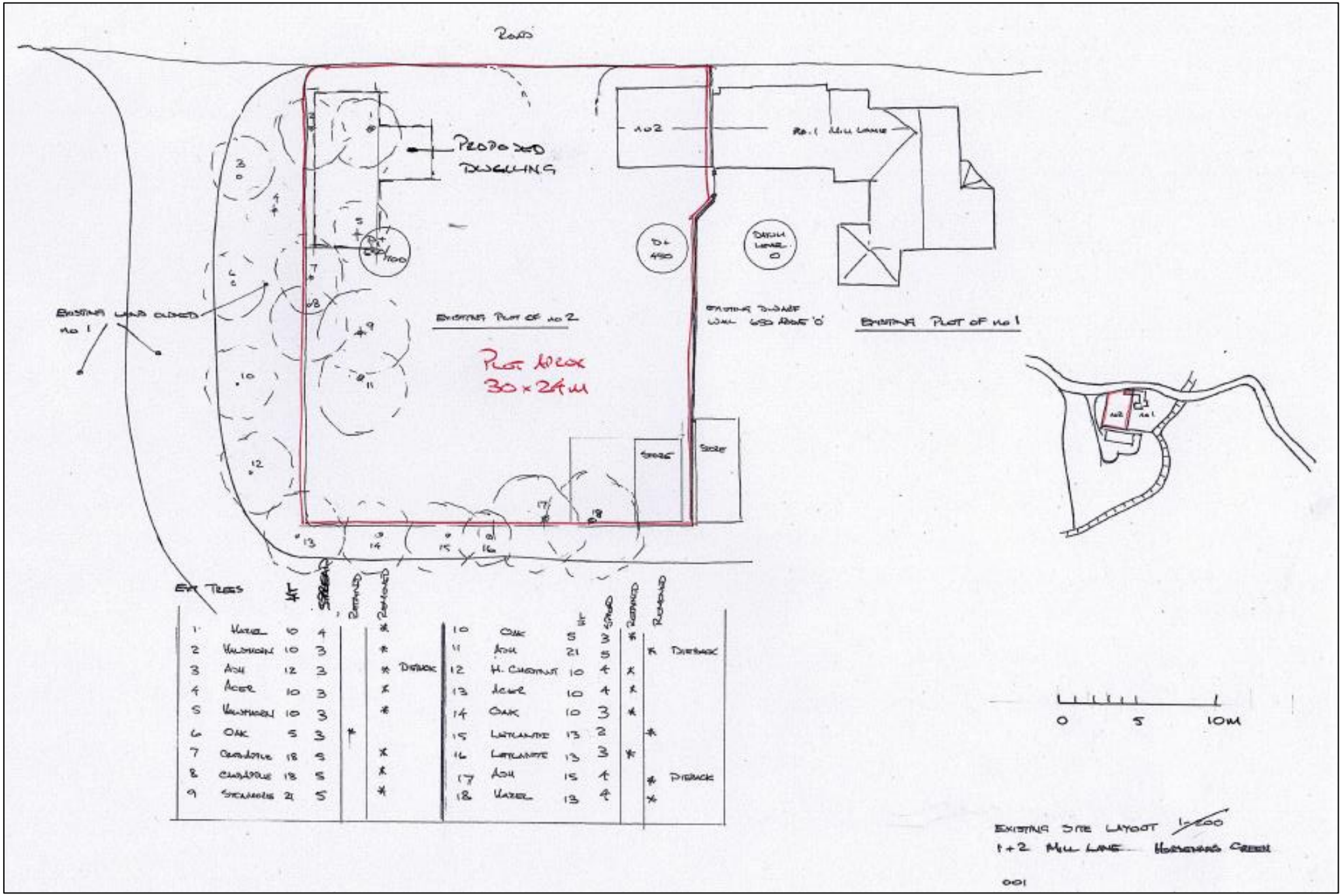
NVA1

NVA2

Bat activity

0 6 12 m

Appendix VI: **Development Plans**



Appendix VII: **Planning Policy and Species Legislation Summary**

1. Planning Policy

1.1. Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales. Section 6.4 relates to biodiversity and ecological networks.

1.2. Paragraph 6.4.3 states:

'The planning system has a key role to play in helping to reverse the decline in biodiversity and increase the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and secure enhancement.'

1.3. Paragraph 6.4.11 states:

'Planning authorities must follow a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by ensuring that any adverse environmental effects are firstly avoided, then minimised, mitigated, and as a last resort compensated for. Enhancement must be secured by delivering a biodiversity benefit primarily on site or immediately adjacent to the site, over and above that required to mitigate or compensate for any negative impact.'

2. Legislation Summary

Site	Legislation
Locally Designated Sites	Locally designated sites are not covered by any statutory legislation but are protected by local development plans.
Statutory Sites	Statutory sites are protected in different ways depending on the reason for the sites designated with sites being covered by legislation including the Wildlife and Countryside Act 1981 and the Habitats Directive.
Species and Habitats or Principal Importance	Species and habitats of principal importance are covered by the Natural Environment & Rural Communities Act 2006.

Species	Legislation	Offences include
Badgers	Protection of Badgers Act 1992	○ Wilfully kill, injure, take, possess or cruelly ill-treat a Badger, or attempt to do so; ○ To intentionally or recklessly interfere with a sett (this includes disturbing Badgers whilst they are occupying a sett, as well as damaging or destroying a sett or obstructing access to it).
Bats	Conservation of Habitats and Species Regulations 2017 (as amended) Wildlife and Countryside Act 1981	○ Deliberately kill, injure or capture a bat; ○ Deliberately disturb bats; ○ Damage or destroy a breeding site or resting place of a bat. ○ Obstruct access to any structure or place which any bat uses for shelter or protection; or ○ Disturb any bat while occupying a structure or place which it uses for that purpose.

Birds	Wildlife and Countryside Act 1981	○ Intentionally kill, injure, or take any wild bird; ○ Intentionally take, damage or destroy a nest of any such bird whilst it is in use or being built; or ○ Intentionally take or destroy an egg of any such bird.
Crayfish	Wildlife and Countryside Act 1981	○ Obstruct access to any structure or place which a crayfish uses for shelter or protection; or ○ Disturb a crayfish while occupying a place which it uses for that purpose.
Great Crested Newts	Conservation of Habitats and Species Regulations 2017 (as amended) Wildlife and Countryside Act 1981	○ Intentionally or deliberately capture, injure, kill, or disturb the species; ○ Intentionally or recklessly damage, destroy or disturb a GCN in a place of shelter or protection, or obstruct access to such a place; or ○ Damage or destroy a breeding site or resting place.
Hazel Dormice	Conservation of Habitats and Species Regulations 2017 (as amended) Wildlife and Countryside Act 1981	○ Deliberately capture, injure or kill a dormouse; ○ Deliberately disturb dormice; ○ Damage or destroy a breeding site or resting place of a dormouse ○ Obstruct access to any structure or place which a dormouse uses for shelter or protection; or ○ Disturb a dormouse while occupying a structure or place which it uses for shelter or protection
Otters	Conservation of Habitats and Species Regulations 2017 (as amended) Wildlife and Countryside Act 1981	○ Deliberately capture, injure or kill any wild otter; ○ Deliberately disturb wild otters; ○ Damage or destroy a breeding site or resting place of an otters. ○ Disturb an otters while it is occupying a structure or place which it uses for shelter or protection; or ○ Obstruct access to such a place.
Red Squirrels	Wildlife and Countryside Act 1981	○ Kill, injure or take a red squirrel; ○ Damage, destroy or obstruct access to any structure or place which a red squirrel uses for shelter or protection; or ○ Disturb a red squirrel while it is occupying a structure or place which is used for that purpose.
Reptiles (non EPS)	Wildlife and Countryside Act 1981	○ Intentionally kill or injure a reptile.
Water Voles	Wildlife and Countryside Act 1981 Natural Environment & Rural Communities (NERC) Act 2006	○ Intentionally capture, kill or injure water voles; ○ Intentionally or recklessly damage, destroy or block access to their places of shelter or protection; or ○ Disturb water voles while occupying a place of shelter used for that purpose.

Local authorities therefore have a duty to consider protected species as a material consideration when assessing planning applications. The ODPM Government Circular 06/2005 states: '*It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.*'