



Client – Prospect Estates

Site – Land off Bethania Road

Reference – 20230040-PEA

Location – Acrefair, Clwyd

Central Grid Reference – SJ 27930 43317

Date – 12th July 2023

Preliminary Ecological Appraisal (PEA)

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Revision: 1

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Disclaimer

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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 residential development of an area of land off Bethania Road in Acrefair. A Preliminary Ecological Appraisal of the site was commissioned to support the application for planning permission.
Results	The habitats on the site are common habitats found in abundance in the surrounding area. The habitats will support a range of fauna species and are therefore assessed to have a notable ecological value with the woodland also being a Habitat of Principal Importance. The ecological receptors identified on the site included: ○ Records of amphibians in the surrounding area and pond within 500m of the site, ○ Records of bats in the surrounding area and habitats suitable for foraging and commuting bats on and around the site, ○ Habitat suitable to support a range of bird species for foraging and nesting, ○ Records of hedgehogs in the surrounding area and suitable habitats for the species on site, ○ Records of reptiles in the surrounding area and suitable habitats on site.
Recommendations	○ Offset the biodiversity loss created by the development through changes in management in the areas of grassland and woodland around the site and in the same ownership, ○ Ensure all trees utilised in the landscaping of the site are locally appropriate native species, ○ Minimise the loss of the woodland habitat and retain natural features within the woodland, ○ Implement precautionary measures for amphibians and reptiles during the construction phase of the development, ○ Implement precautionary measures to prevent badgers or other mammals becoming trapped during the construction phase of the development, ○ Implement a sensitive lighting scheme, ○ Carry out further surveys for nesting birds ahead of any vegetation clearance in the nesting season, ○ Enhance the site through features suitable for roosting bats, birds and hedgehogs.
Conclusions	If measures are put in place to enhance areas of land in the same ownership around the site to offset the loss of biodiversity caused by the development, and to ensure long term suitable management of the habitats, it is assessed that a scheme could be designed that would not cause an overall loss in biodiversity in the surrounding area. If the development is designed in a sensitive manner, carried out following further surveys where required, and with precautionary measures implemented during the construction phase of the development, the impact on fauna species will be minimal.

2. Introduction

2.1. Purpose

2.1.1. Planning permission is being sought for the residential development of an area of land off Bethania Road in Acrefair.

2.1.2. A Preliminary Ecological Appraisal (PEA) of the site was commissioned to support the application for planning permission.

2.2. Site Description and Location

2.2.1. The site comprises an area of land off Bethania Road in Acrefair, extending to 0.93 hectares (ha).



Figure 1: Showing the extent of the surveyed area.

2.2.2. The site comprises an area of grassland and woodland off Bethania Road in Acrefair. The grassland shows signs of regular use by dog walkers and the public.

2.2.3. The land immediately surrounding the site comprises Bethania Road to the north, The Delph bar and restaurant, and the associated parking, to the west and areas of woodland to the south and east.

2.2.4. The wider surrounding area comprises a mixture of residential and industrial land and areas of woodland to the east, west and south with open pastureland and areas of woodland to the north.



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

2.3. Proposals

2.3.1. The proposals are the residential development of the site.

2.3.2. The plan in Appendix IV of this report shows the proposed layout of the site.

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

3.1.3. The MAGIC website was searched for records of statutory or non-statutory sites within 2km of the survey area.

3.1.4. 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. Field Study

3.2.1. A field survey of the site was undertaken on by Steven Whitcher (MCIEEM) on the 6th July 2023. The Preliminary Ecological Appraisal (PEA) was carried out in accordance with the industry standard and mapped using UKHab Classifications (2018).

3.2.2. The weather at the time of the survey was fine but cloudy with a light breeze (BWS-1) and a temperature of 17°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, 3rd edition (Collins 2016), 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. Limitations/Constraints

3.3.1. 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.

4. Results and Interpretation

4.1. Designated Sites

4.1.1. Cofnod returned records of six non-statutory and two statutory sites within the 2km search area, although no records within or immediately adjacent to the surveyed area.

Table 1: Non-statutory sites within 2km

Site Name	Designation	Reason for Designation	Location
Plas Bennion	Local Wildlife Site (LWS)	Habitats – grassland and scrub	450m northeast
Cefn-mawr	Regionally Important Geological Site (RIGS)	Unknown	500m south
Acrefair Railway Cutting	LWS	Habitats – grassland	650m southeast
Ty Mawr & Tan Y Cut Wood	LWS	Unknown	1.5km south
Australia Quarry	RIGS	Unknown	1.5km southwest
Gardden Wood/Rocky Wood	LWS	Habitats – woodland	1.75km northeast

Table 2: Statutory sites within 2km.

Site Name	Designation	Reason for Designation	Location
Afon Dyfrdwy (River Dee)	Site of Special Scientific Interest (SSSI)	River habitat and supported flora and fauna	1.5km south
River Dee and Bala Lake	Special Area of Conservation (SAC)	River habitat and supported flora and fauna	1.5km south

4.1.2. The proposed development will not have a direct impact on any designated sites and is unlikely to have an indirect impact on the sites through changes in foot traffic or domestic pets due to the size and location of the development and the presence of existing urban land in the area.

4.2. Habitats

4.2.1. Cofnod returned records of several areas of ancient woodland within the 2km search area, although no records within or immediately adjacent to the site. The closest records are located 750m to the west.

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. g4-11 Modified grassland – scattered trees (0.81ha)

4.2.3.1. The site predominantly comprises a large area of grassland that shows signs of regular use by dog walkers and the public.

4.2.3.2. The sward is short, implying the grassland is regularly managed.

4.2.3.3. The grassland was classified as modified grassland due to the abundance of common grass and forb species, including perennial rye grass (*Lolium perenne*), white clover (*Trifolium repens*), dock (*Rumex sp.*) and dandelion (*Taraxacum officinale*), although several other less

common species are also present within the grassland, including common knapweed (*Centaurea nigra*), birds foot trefoil (*Lotus corniculatus*) and cinquefoil (*Potentilla reptans*).



Figure 3: Looking north across the grassland.



Figure 4: Looking south across the grassland.

4.2.3.4. Scattered trees

4.2.3.4.1. Eight scattered trees were present along the western edge of the grassland, adjacent to the tarmac parking associated with The Delph. The trees comprise a series of non-native ornamental saplings, including boxelder maple (*Acer negundo*), *Sorbaronia likjormaja liquorice* and Japanese rowan (*Sorbus dodong*).



Figure 5: Looking along the line of trees.

4.2.3.5. The grassland displays a short sward dominated by common grass and forb species with regular disturbance across the grassland and minimal opportunities for fauna species. Therefore, the grassland was assessed to display a generally low ecological value.

4.2.3.6. The scattered trees are small examples of predominantly ornamental species potentially planted in connection with works on the adjacent site. Therefore, although the

trees provide potential for some fauna species the presence of non-native species and placement of the trees reduces the biodiversity value.

4.2.3.7. The proposed development will cause the loss of the majority of the grassland habitat and the scattered trees, which will cause a loss of biodiversity on the site.

4.2.4. w1g Other woodland; broadleaved (0.12ha)

4.2.4.1. To the south and east the surveyed area includes small sections of the adjacent woodland.

4.2.4.2. The areas of woodland that lie within the surveyed area comprise a canopy displaying a mix of broadleaf species, including goat willow (*Salix caprea*), silver birch (*Betula pendula*) and ash (*Fraxinus excelsior*).



Figure 6: Looking north along the woodland edge.



Figure 7: The woodland within the surveyed area.

4.2.4.3. The woodland edges display a dense shrub and ground layer including elder (*Sambucus nigra*), common comfrey (*Symphytum officinale*), rosebay willowherb (*Chamerion angustifolium*) and nettle (*Urtica dioica*).

4.2.4.4. The woodland displays disturbance with steps from the site (T2) leading to cleared pathways within the woodland and garden waste tipped into the woodland edge to the north of the site (T4).

4.2.4.5. Despite the public access the woodland provides suitable opportunities for a range of fauna species and was therefore assessed to provide a high ecological value. Lowland mixed deciduous woodlands are also a Habitat of Principal Importance.

4.2.4.6. The proposed development will cause a loss of woodland, where the woodland lies within the development footprint, which will cause of loss of biodiversity on site.

4.2.5. u1e Built linear features (185m)

4.2.5.1. To the west and north the site boundaries comprise a mixture of wooden post and rail and chain-link fencing.

4.2.5.2. The boundary features display negligible ecological value and therefore the loss of the boundary features will not have an impact on the biodiversity on site.

4.3. Fauna

4.3.1. Amphibians

4.3.1.1. Cofnod returned occasional records of amphibian species within the 2km search area, although no records specific to the surveyed area. The records include records of great crested newt (*Triturus cristatus*), smooth newt (*Lissitriton vulgaris*) and common toad (*Bufo bufo*) with the closest records referring to the presence of great crested newts 400m to the east.

4.3.1.3. Four ponds were identified within 500m of the site whilst on site and on maps of the area. The location of the ponds is shown in Figure 8.



Figure 8: Showing the site, 250m and 500m standoffs and pond locations.

4.3.1.4. A Habitat Suitability Index (HSI) assessments of the pond was carried out, where access could be gained to the ponds.

4.3.1.5. Pond P1 comprises a pond located within grazing pasture 400m to the northwest of the site. The pond displays high levels of cattle poaching around the margins with dense bulrush (*Typha sp.*) present and little visible open water.

4.3.1.6. Pond P2 is shown on maps 450m to the southwest of the site in an area of land associated with Acrefair Primary School. The pond was not visible from areas of public access.

4.3.1.7. Pond P3 comprises a large pond located in a horse paddock 240m to the northeast of the site. The pond displays poaching from horses and high levels of waterfowl with occasional areas of bulrush present.

4.3.1.8. Pond P4 is shown on maps 340m to the east of the site. The pond was not visible from areas of public access, but appears to be the pond referred to in the existing records for the area, which confirm the presence of great crested newts in the pond.



Figure 9: Pond P1.



Figure 10: Pond P3.

Table 3: Habitat Suitability Index scores for the ponds.

Pond Reference	P1	P2	P3	P4
Location	1	-	1	-
Pond area	0.95	-	-	-
Pond drying	0.5	-	0.5	-
Water quality	0.33	-	0.33	-
Shade	1	-	1	-
Fowl	1	-	0.01	-
Fish	0.33	-	0.67	-
Ponds	0.7	-	0.8	-
Terrestrial habitat	0.33	-	0.33	-
Macrophytes	0.8	-	0.5	-
HSI	0.61	-	0.36	-
Suitability	Average	-	Poor	-

4.3.1.9. The site provides a low value terrestrial habitat for amphibians due to the managed nature of the grassland and the lack of suitable refugia. The woodland along the edge of the site provides a higher terrestrial value for amphibians although no terrestrial amphibians were identified during the survey.

4.3.1.10. The proposed works are assessed as unlikely to have a significant impact on great crested newts or other amphibians due to the location of the ponds, which all lie on the edge of, or outside, the core sustenance zone for the species, which extends 250m from their

ponds. Precautionary measures implemented during the proposed development will further reduce the likely impacts.

4.3.2. Badgers

4.3.2.1. Cofnod returned occasional records of badgers and badger setts within the 2km search area, although no records specific to the surveyed area. The closest records refer to the presence of the species 350m to the south.

4.3.2.2. No badger setts or other badger field signs were identified within the surveyed area. Occasional paths were identified across the grassland although these appeared to be due to the regular public use of the area.

4.3.2.3. There are no signs that the site provides a foraging resource for badgers in the surrounding area and therefore if precautionary measures are put in place to prevent animals from becoming trapped during the construction phase of the development the impact on badgers is likely to be negligible.

4.3.3. Bats

4.3.3.1. Cofnod returned abundant records of bat species within the 2km search area, although no records specific to the surveyed area. The closest records refer to the presence of common pipistrelle (*Pipistrellus pipistrellus*) and whiskered bat (*Myotis mystacinus*) at Trefynant Park, located 400m to the southwest.

4.3.3.2. No buildings or trees that would provide roosting opportunities for bats were identified within the surveyed area. A stone structure is present along the eastern boundary of the site (T3) although the structure was not assessed to be suitable for roosting bats.

4.3.3.3. Trees that displayed Potential Roost Features (PRF) were identified in the woodland edge along the eastern boundary of the site (T1). A thorough survey of the adjacent woodland and inspection of the PRF present was not carried out as part of the survey.

4.3.3.4. If the proposed development is carried out in a manner that retains all trees that display suitable roosting features, with a buffer to the trees, and a sensitive lighting scheme is implemented ensuring that there is no increase in lighting along the woodland edge, the impact on roosting bats will be negligible.

4.3.3.5. The habitat on and around the site was assessed to provide a moderate value for foraging and commuting bats due to the presence of areas of woodland and woodland edges. A thorough assessment of the foraging and commuting habitat on and around the site was not carried out during the survey.

4.3.3.6. The proposed development will require the removal of small areas of woodland to the south and east of the site, which will potentially have an impact on foraging and commuting bats. However, the development will retain the woodland edge features and therefore, if a sensitive lighting scheme is implemented on the site, retaining dark buffers to the woodland edges, the overall impact on foraging and commuting bats is likely to be minimal.

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 area. The closest records refer to the presence of several species within 250m of the site, including UK Birds of Conservation Concern Red List species such as hen harrier (*Circus cyaneus*), curlew (*Numenius arquata*), grey partridge (*Perdix perdix*), woodcock (*Scolopax rusticola*) and lapwing (*Vanellus vanellus*).

4.3.4.2. The site provides foraging and nesting opportunities for a range of bird species, although the regular disturbance to the grassland will deter ground nesting species. Crows (*Corvus corone*) were identified foraging on the grassland during the survey and chiffchaff (*Phylloscopus collybita*) and other species were heard in the woodland.

4.3.4.3. Any vegetation clearance carried out during the nesting season, which extends from March to September each year, will potentially have a significant impact on any nests present in the vegetation.

4.3.5. Crayfish

4.3.5.1. Cofnod did not return any records of crayfish species within the 2km search area and there are no suitable habitats for crayfish on or adjacent to the surveyed area. Therefore, there will be impact on crayfish species during the proposed development.

4.3.6. Hedgehogs

4.3.6.1. Cofnod returned occasional records of hedgehog (*Erinaceus europaeus*) within the 2km search area, although no records specific to the surveyed area. The closest records are several broad records of rescued baby hedgehogs from the areas around the site.

4.3.6.2. The site provides foraging opportunities and areas of suitable shelter for hedgehogs, although no hedgehog field signs were identified during the survey.

4.3.6.3. The development will cause loss of suitable habitats for hedgehogs although if the works are carried out under precautionary working methods, notably during the hibernation season, and measures are put in place to allow hedgehogs continued access across the site, the impact on the species will be minimal.

4.3.7. Invertebrates

4.3.7.1. Cofnod returned abundant records of invertebrate species within the 2km search area, although no records specific to the surveyed area. The closest records refer to the presence of southern hawker (*Aeshna cyanea*) in grid square SJ2843 and the presence of large red damselfly (*Pyrhosoma nymphula*) at Trefynant Park, both located over 500m from the surveyed area.

4.3.7.2. The habitats on the site provide opportunities for invertebrate species although due to the regular disturbance the habitats were not considered high value or likely to support notably invertebrate communities. Therefore, it is unlikely that the proposed development will have a significant impact on invertebrate communities in the surrounding area.

4.3.8. Otters

4.3.8.1. Cofnod returned occasional records of otter (*Lutra lutra*) within the 2km search area, although no records specific to the surveyed area. The closest records refer to the presence of a roadkill otter 900m to the south and the presence of the species along the Llangollen Canal and River Dee, in excess of 1km to the south of the site.

4.3.8.2. No habitats suitable to support otters were present on the site or in the immediate surrounding area. Therefore, there will be no impact on the species during the proposed development.

4.3.9. Reptiles

4.3.9.1. Cofnod returned occasional records of reptile species within the 2km search area, although no records specific to the surveyed area. The records include records of grass snake (*Natrix helvetica*) and slow-worm (*Anguis fragilis*) with the closest records referring to the presence of slow-worms 400m to the south.

4.3.9.2 The site provides a generally low value habitat for reptiles due to the regular management of the grassland and the disturbance throughout the area. No reptiles were identified during the survey.

4.3.9.3. The proposed development will potentially have an impact on reptiles, if they are present on site, although precautionary measures implemented during the construction phase of the development will reduce the likely impacts.

4.3.10. Water Voles

4.3.10.1. Cofnod returned a single record of water vole (*Arvicola amphibius*) within the 2km search area. The record refers to the presence of the species at Ty Mawr and Tan Y Cut Wood LWS, 1.5km to the south.

4.3.8.2. No habitats suitable to support water voles were present on the site or in the immediate surrounding area. Therefore, there will be no impact on the species during 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 area.

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. Grassland

5.2.1.1. The development plan shows the retention of an area of grassland to the south of the site. It is recommended that the area is used to offset the biodiversity loss caused by the development.

5.2.1.2. The retained grassland should be managed in a manner that will encourage diversity and provide a higher potential for fauna species.

5.2.2. Trees

5.2.2.1. It is recommended that any trees used in the landscaping on the site utilise native locally appropriate species rather than non-native ornamentals.

5.2.3. Woodland

5.2.3.1. It is recommended that the loss of woodland habitat is minimised during the development and that natural features of the woodland, such as slopes within the woodland, are retained.

5.2.3.2. It is recommended that the additional areas of woodland around the site that are within the same ownership are used to offset the biodiversity loss caused by the development.

5.2.3.3. The woodland enhancements should aim to improve the overall value of the woodland and increase its value for fauna species through appropriate management. The enhancements should include measures to prevent garden waste being tipped over garden fences into the woodland, potentially degrading the woodland understory.

5.2.3.4. The enhancements should be carried out following appropriate surveys of the woodland and with consideration for the fauna species the woodland supports.

5.3. Fauna

5.3.1. Amphibians and reptiles

5.3.1.1. It is recommended that precautionary working methods for amphibians and reptiles are implemented during the construction phase of the development. The precautionary measures should include the following, as a minimum:

-  All personnel working on the site should be briefed on the potential presence of amphibians and reptiles on the site, how to identify the species and what to do if animals are encountered,

- 🌿 Vegetation clearance work should be carried out with care with the vegetation initially taken no lower than 150mm, to allow animals to escape,
- 🌿 Where possible materials should be stored on pallets or batons to prevent animals from seeking refuge underneath,
- 🌿 Aggregates stored on site should either be stored in bulk bags or should be compacted to deter animals from seeking refuge in the materials.

5.3.1.2. In the event that common amphibian or reptile species are identified they should be carefully moved to suitable areas of terrestrial habitat outside the development footprint.

5.3.1.3. In the event that large numbers of common amphibians or reptiles (5+) 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. To prevent badgers, or other mammals, becoming trapped during the works it is recommended that any excavations created have at least one sloped side to allow animals to escape.

5.3.2.2. Pipe ends should be blocked between shifts to prevent inquisitive animals seeking refuge in the pipes and becoming trapped.

5.3.3. Bats

5.3.3.1. It is recommended dark buffers are retained to the woodland edges during the development with any lighting used on the site designed in a sensitive manner, in line with Bat Conservation Trust (BCT) and Institute of Lighting Professionals (ILP) Guidance (2018).

5.3.3.2. If it is not possible to retain dark corridors to the woodland edges it is recommended that further survey of the site are carried out to establish the foraging and commuting activity on and around the site, in line with the BCT Good Practice Guidelines (2016).

5.3.3.3. As an enhancement to the site it is recommended that roosting opportunities for bats are included in the buildings on the site in the form of bat bricks integrated into the fabric of the buildings.

5.3.4. Birds

5.3.4.1. Ideally it is recommended that any vegetation clearance works are carried out outside the nesting season, which extends from March to September each year.

5.3.4.2. Any vegetation clearance works carried out during the nesting season must 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 site.

5.3.4.3. As an enhancement to the site it is recommended that nesting opportunities for a variety of bird species, including threatened urban species such as house sparrows (*Passer domesticus*) and swallows (*Hirundo rustica*), are included in the buildings on the site.

5.3.5. Hedgehogs

5.3.5.1. It is recommended that vegetation clearance works avoid the peak hibernation period for hedgehogs, December to February, where possible.

5.3.5.2. It is recommended that any clearance of dense vegetation is carried out with care. The vegetation should be cleared in the manner that will allow the area underneath to be checked for the presence of hedgehogs. Any animals found should be carefully moved to areas of suitable habitat outside the development footprint.

5.3.5.4. It is recommended that hedgehog highways are installed in all fences during the development to allow the species continued access around the site.

6. Conclusions

6.1. If measures are put in place to enhance areas of land in the same ownership around the site to offset the loss of biodiversity caused by the development, and to ensure long term suitable management of the habitats, it is assessed that a scheme could be designed that would not cause an overall loss in biodiversity in the surrounding area.

6.2. If the development is designed in a sensitive manner, carried out following further surveys, where required, and with precautionary measures implemented during the construction phase of the development, the impact on fauna species will be minimal.

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Appendix I: Habitat map

Site - Land off Bethania Road, Acrefair
Reference - 20230040-PEA

Habitats

 g4-11 Modified grassland - scattered trees

 w1g Other woodland; broadleaved

Linear Habitats

 u1e Built linear features



0 20 40 m



Appendix II: Target Notes

Site - Land off Bethania Road, Acrefair
Reference - 20230040-PEA

 Site boundary

 Target Notes

T1 - Trees that display roosting potential in the woodland edge

T2 - Steps providing access to the woodland

T3 - A stone structure in the edge of the grassland

T4 - Garden waste tipped into the woodland edge

0 20 40 m



Appendix II: Target Notes

T1	Trees that display Potential Roost Features present in the woodland adjacent to the site.	
T2	Steps from the site into the adjacent woodland.	
T3	A stone structure along the eastern edge of the site.	
T4	Garden waste tipped into the woodland edge.	

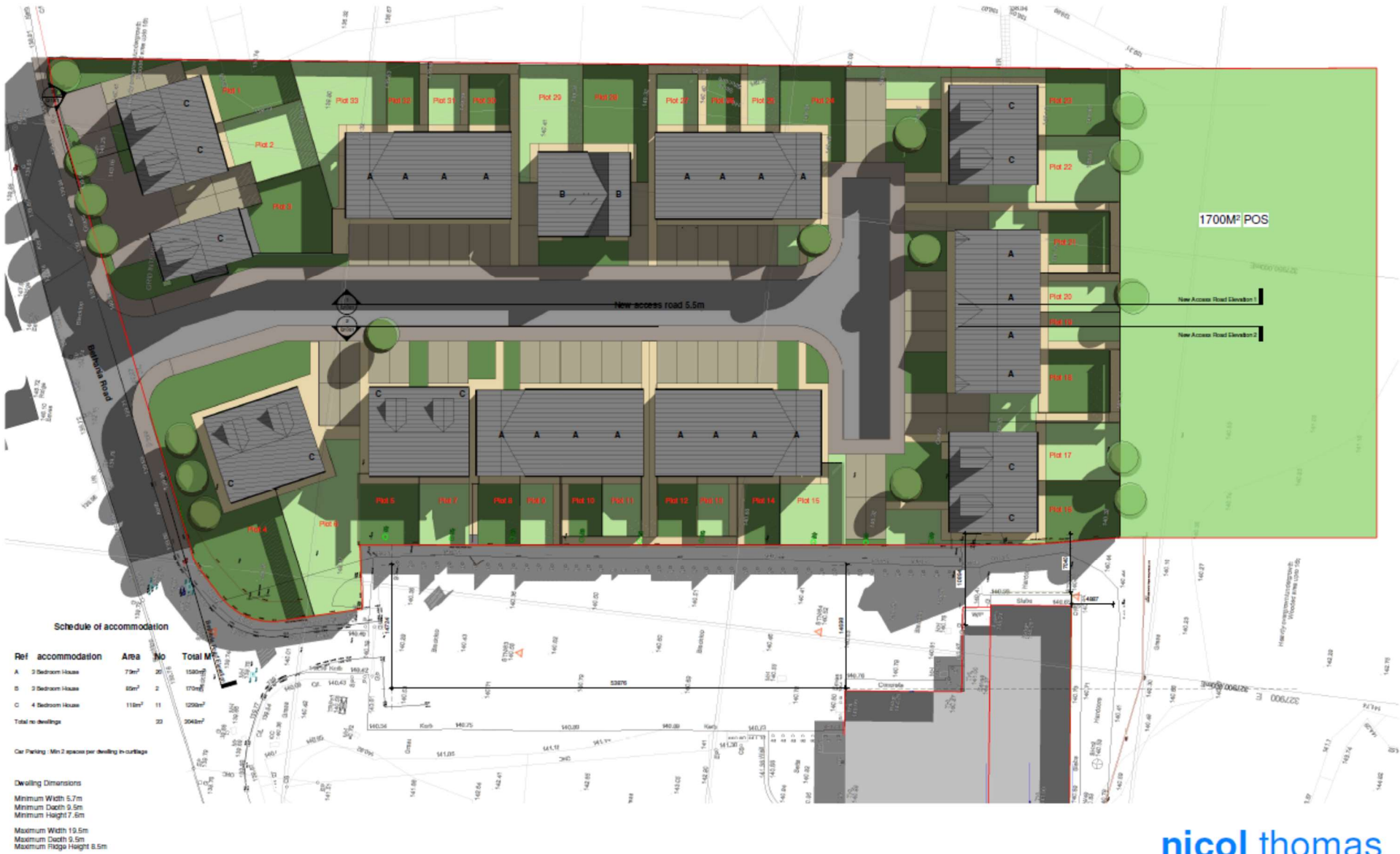
Appendix III: Species Lists

g4-11 Modified grassland – scattered trees	
Species Present	DAFOR Assessment
Perennial rye grass (<i>Lolium perenne</i>)	D
Yorkshire fog (<i>Holcus lanatus</i>)	O
Cocks foot (<i>Dactylis glomerata</i>)	O
Common couch (<i>Agropyron repens</i>)	R
False oat grass (<i>Arrhenatherum elatius</i>)	O
Common bent (<i>Agrostis capillaris</i>)	O
Creeping buttercup (<i>Ranunculus repens</i>)	O
Cow parsley (<i>Anthriscus sylvestris</i>)	O
White dead nettle (<i>Lamium album</i>)	R
White clover (<i>Trifolium repens</i>)	A
Lesser trefoil (<i>Trifolium dubium</i>)	O
Dandelion (<i>Taraxacum officinale</i>)	F
Thistle (<i>Cirsium sp.</i>)	O
Cinquefoil (<i>Potentilla reptans</i>)	R
Hogweed (<i>Heracleum sphondylium</i>)	O
Common birds foot trefoil (<i>Lotus corniculatus</i>)	R
Rough hawkbit (<i>Leontodon hispidus</i>)	R
Red clover (<i>Trifolium pratense</i>)	O
Dock (<i>Rumex sp.</i>)	F
Ribwort plantain (<i>Plantago lanceolata</i>)	F
Yarrow (<i>Achillea millefolium</i>)	R
Groundsel (<i>Senecio vulgaris</i>)	O
Bramble (<i>Rubus fruticosus</i>)	O
Cut leaved cranesbill (<i>Geranium dissectum</i>)	R
Common knapweed (<i>Centaurea nigra</i>)	O
Bush vetch (<i>Vicia sepium</i>)	R
Common comfrey (<i>Symphytum officinale</i>)	R
<i>Scattered trees</i>	
Boxelder maple (<i>Acer negundo</i>)	O
Sorbaronia likjormaja liquorice	O
Japanese rowan (<i>Sorbus dodong</i>)	O
Birch (<i>Betula sp.</i>)	O

w1g Other woodland; broadleaved	
Species Present	DAFOR Assessment
Goat willow (<i>Salix caprea</i>)	O
Silver birch (<i>Betula pendula</i>)	F
Ash (<i>Fraxinus excelsior</i>)	O
Oak (<i>Quercus sp.</i>)	O
Sycamore (<i>Acer pseudoplatanus</i>)	R

Hawthorn (<i>Crataegus monogyna</i>)	O
Hazel (<i>Corylus avellana</i>)	O
Hogweed (<i>Heracleum sphondylium</i>)	F
Bramble (<i>Rubus fruticosus</i>)	F
Nettle (<i>Urtica dioica</i>)	F
Creeping buttercup (<i>Ranunculus repens</i>)	O
Rosebay willowherb (<i>Chamerion angustifolium</i>)	O
St Johns wort (<i>Hypericum perforatum</i>)	R
Elder (<i>Sambucus nigra</i>)	O
Horseradish (<i>Armoracia rusticana</i>)	R
Dock (<i>Rumex sp.</i>)	O
Thistle (<i>Cirsium sp.</i>)	O
Common comfrey (<i>Symphytum officinale</i>)	F
Ivy (<i>Hedera helix</i>)	F
Cleavers (<i>Galium aparine</i>)	F
Gorse (<i>Ulex europaeus</i>)	F
Broom (<i>Cytisus scoparius</i>)	R
Common ragwort (<i>Senecio jacobaea</i>)	O

Appendix IV: Development Plans



Schedule of accommodation

Ref	accommodation	Area	No	Total M²
A	3 Bedroom House	79m²	20	1580m²
B	3 Bedroom House	80m²	2	170m²
C	4 Bedroom House	118m²	11	1298m²
Total no dwellings				23
Total no dwellings				23

Car Parking: Min 2 spaces per dwelling in courtyard

Dwelling Dimensions

Minimum Width 5.7m
Minimum Depth 9.5m
Minimum Height 7.6m

Maximum Width 19.5m
Maximum Depth 9.5m
Maximum Floor Height 8.5m

nicol thomas

Rev	Date	Description
A	20.09.22	Site plan revised

nicol thomas
architects project managers construction cost consultants CDM co-ordinators
Registered in England and Wales Reg No: 214308
Quality Awarded to ISO 9001:2015 Reg No: Certificate Number 031470
Reg No: 10464, Building Care, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 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Appendix V: Planning Policy and Species Legislation Summary

1. Planning Policy

1.1. The National Planning Policy Framework (NPPF, 2019) sets out the governments planning policies and how they should be applied. Section 15 of the policies refers to 'Conserving and enhancement the natural environment'. This outlines how local authorities should deal with biodiversity when considering planning applications.

1.2. NPPF paragraph 175 States:

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 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 incorporate biodiversity improvement in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.*

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 of 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.'*