

Preliminary Ecological Appraisal

(Incorporating an Extended Phase 1 Survey, Preliminary Roost Assessment and compensation strategy)

Project: Bank Farm, Higher Lane, Iscody, Whichurch Shropshire, SY13 4JT

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On Behalf of: G & E A Mayor

Foreword

Salopian Consultancy Ltd is an Arboricultural/Ecological consultancy which provides inputs to guide developers and architects during the planning process.

Core services include BS5837:2012 tree surveys, condition assessments, mortgage applications and woodland management. In addition, Salopian Consultancy Ltd have in house ecological expertise enabling them to perform a range of Phase 1 and Phase 2 ecological surveys.

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Executive summary

Brief of the study and context of development

This report has been prepared as part of a retrospective planning application for the alterations to Bank Farm house which includes involving the replacement of the former piggery with a adjoining double garage and utility.

Survey methods

A desk study of historic ecological records and a Phase 1 habitat survey were performed to assess the site's potential to support protected species in it former and current context. This study was extended to include a Preliminary Roost Assessment (PRA) of the loft space of the converted piggery by a licensed Ecologist.

Findings and recommendations

It is understood that the farm house has been extended with a link between the former piggery which has been rebuilt to form a double garage, utility shower and WC.

Retrospectively it is not possible to confirm nor deny that an offence occurred during the works in terms of the disturbance to roosting bat(s) and/or nesting birds. A review of historic photographs however indicates that the building did appear to display a degree of roosting potential for both birds and bats, therefore a formal ecological study including a PRA would have been sought as part of the planning process, as well as the likely need for Phase 2 emergence surveys to determine the presence/likely absence of roosting bats.

Acknowledging the that the works are now complete and have been for some time there would be little benefit in removing the building or reverting to the former context from an ecological perspective, which in itself could potentially cause an offence if now occupied by roosting bats. There is however the opportunity to utilise the loft space above the double garage as a dedicated bat loft, which may have been proposed where that the piggery was shown to support roosting bat to allow development to proceed, albeit under licence.

Several localised modifications to the double garage have been proposed, notably the creation of an slit style access point upon the northern gable, accompanied by internal baffle boards to minimise light ingress and air movement. Further means of ingress have been proposed through the creation of gaps between ridge and roof tiles and installation of a integrated bat box.

The removal of the breathable membrane within the loft space will be essential to avoid entanglement of bats. The installation of swift bricks and house martin nest cups upon the north west elevation below the roof line/eaves has also been proposed.

Furthermore, the erection of three 2F Schwegler bat boxes and three 1B Schwegler Nest bird boxes upon mature trees within the wider curtilage of the property have been proposed to provide additional roosting opportunities.

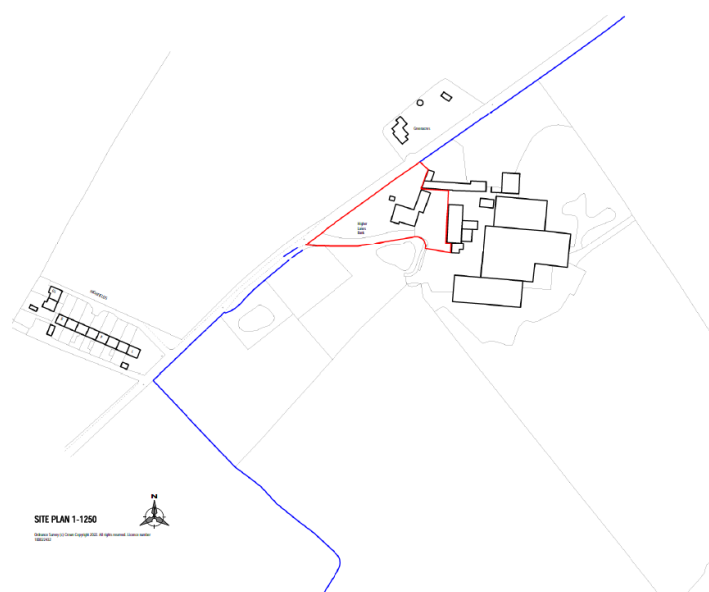
Section 1 Introduction

- 1.1 This report, its plans and associated appendices have been prepared on behalf of G & E A Mayor to meet those requirements of an Extended Phase 1 Survey at 'Bank Farm', hereafter referred to as 'The Site'. The Site is centred on approximate Ordnance Survey Grid Reference SJ 484 430 illustrated in **Plan 1**.
- 1.2 The Phase 1 survey was extended to include an assessment of the sites suitability for protected species including a Preliminary Roost Assessment (PRA) for the former piggery which has replacement with a garage/utility. The data obtained from this survey is presented in a Phase 1 habitat map (**Plan 2**) illustrating habitats recorded with target notes used to highlight features of interest. Further details on the methodology adopted during the Extended Phase 1 survey and desk study are included in **Appendix 1**.
- 1.3 The survey was performed on the 13th October 2022 by Douglas Williams, Salopian Consultancy Ltd.'s Principal Ecologist. Doug is an experienced Ecologist/Arboriculturist who holds an MSc in Biological Recording, protected species licences for both bats and great crested newts, and memberships with the Royal Society of Biology, the Chartered Institute of Ecology and Environmental Management and the Arboricultural Association.

Site location and context of development

- 1.4 The site is located within a rural setting situated 1.4km south of Lower Wych and 2.4km north east of Eglwys Cross. The application area focuses upon the north eastern lower elevation of the farm house and the outbuilding directly to the north east, which is where a former piggery once stood. It is understood that this building has been partly removed and rebuilt to form a double garage, utility, shower/WC and linked directly to the farm house. Retrospective planning permission is sought for the works that have been undertaken.

Figure 1: Site location plan



Scope of the study

1.5 The primary focus of the study is to;

- Meet the validation requirements of Wrexham Council Brough Council (retrospectively) by presenting the findings of an Extended Phase 1 Survey in a clear and concise manner.
- Include the content set by the Chartered Institute of Ecology and Environmental Management (CIEEM) guidelines¹, for ecological appraisals.
- Classify and map those habitat types within and immediately adjacent to the application area.
- Identify both habitats and species constraints pertinent to the development proposal.
- Identify opportunities for the proposal to provide enhancements to the ecological resource on site.

Limitations

1.6 The survey was not considered to be limited by seasonal or climatic factors and was undertaken within a suitable time of the year given the habitats and species likely to be present.

1.7 The Extended Phase 1 survey provides a snap shot of the potential of habitats to support protected species. It should be noted that the absence of field signs does not necessarily confirm the absence of a species due to the dynamic and seasonal nature of many protected species. The suitability of a site may also increase with succession over time or with changes in land management practices. Further advice should be sought from Salopian Consultancy Ltd In the event that a protected species or field signs of such species are discovered during works.

1.8 This study can not retrospectively confirm that protected species were/were not present prior or during the works, nor can it categorically confirm whether an offence is likely to have been caused with regards to roosting bats/nesting birds in the absence of a PRA prior to works.

¹ Chartered Institute of Ecology and Environmental Management., (2015). *Guidelines for Ecological Report Writing* Appendix A.

Section 2 Planning policy & statutory controls

Statutory legislation

- 2.1 A range of EU and UK legislation offers statutory protection to species and habitats which Local Planning Authorities have a duty to consider whilst determining planning applications. The following EU directives are relevant to protected species, habitats, and designated sites;
- The EC Habitats Directive (92/43/EEC)
 - The Birds Directive (79/409/EEC) and
 - EU Water Framework Directive (2000/60/EC)
- 2.2 Much of the EU legislation is transposed into domestic legislation with respect to protected species and habitats, including.
- The Wildlife and Countryside Act (1981) (as amended)
 - The Protection of Badgers Act (1992)
 - The Natural Environment and Rural Communities Act (2006)
 - The Countryside and Rights of Way Act (2000)
- 2.3 The Association of Local Government Ecologist (ALGE) provides a summary of the criteria and thresholds² to determine when an Ecological survey should be performed. Many Local Planning Authorities have adopted this guidance to ensure that the correct information is presented when considering the impacts upon biodiversity during the planning process.
- 2.4 The protection and provisions for Biodiversity and protected species forms a key component of Wrexham's Local Development plan 2013-2018 detailed within policies DM1, NE1, NE2, NE3, NE4, NE5, NE6 & BE2. At a national level protected species and Species of Principal Importance also need to be given consideration during the planning process to comply with Welsh Government Technical Advice Note 5 (TAN5).

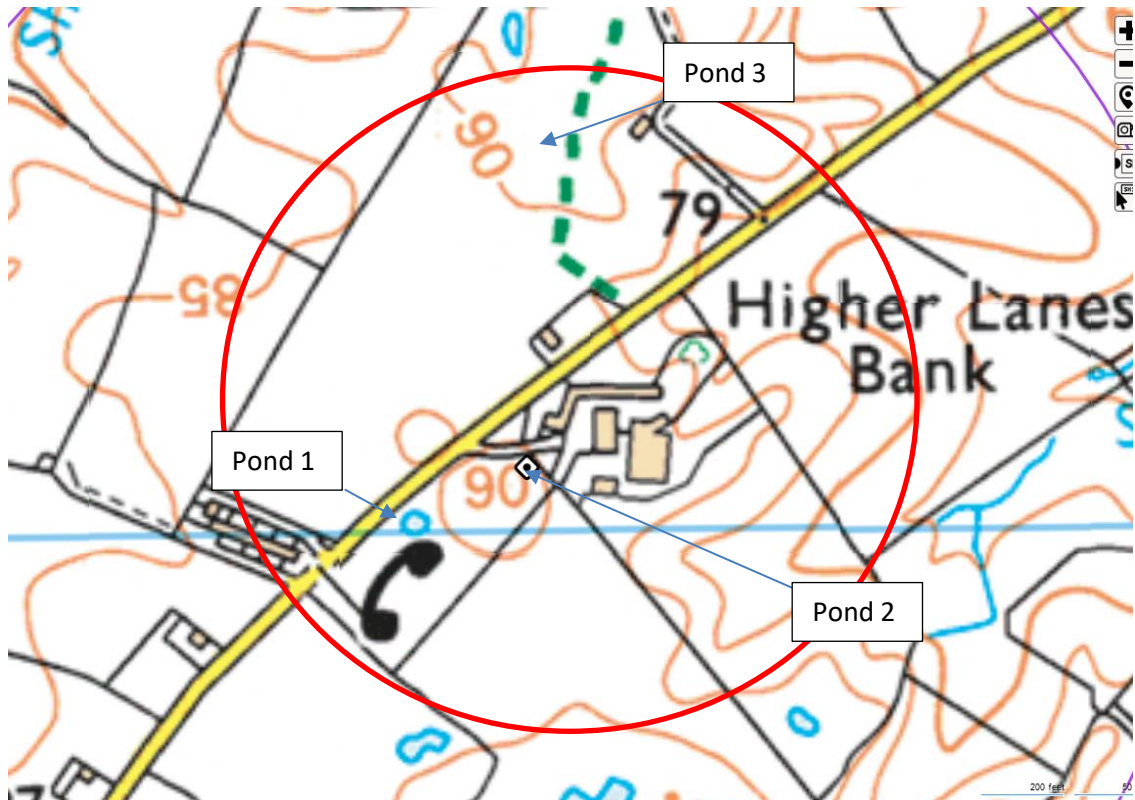
² Association of Local Government Ecologist., (2007). *Template for Biodiversity and Geological Conservation*. Table 1.

Section 3: Survey findings

Desk study

- 3.1 The desk study summarised in **Appendix 1** forms an important part of the ecological assessment. It provides contextual information, such as the sites proximity to designated sites and the location of historical protected species records. This information is used to support those recommendations and evaluate the information gathered during the Extended Phase 1 survey when assessing the site's suitability for protected species.
- 3.2 A review of OS maps and online aerial mapping resources was undertaken to identify designations of conservation concern within 1km of the site and waterbodies within 250m. Historic species records (birds & bats) held by Cofnod have been reviewed and those pertinent to the study highlighted.

Figure 2: Location of waterbodies identified within the OS maps provided by Cofnod and with 250m radius of the site supplement by a further assent of online aerial imagery.



Statutory/ non-Statutory Designation within 1km

- 3.3 No statutory designations of conservation concern (including Local Nature Reserves (LNR), National Nature Reserves (NNR), Ramsar Sites, Sites of Special Scientific Interest (SSSI), Special Areas of Conservation (SAC) and Biosphere Reserves), were identified within 1km site whilst reviewing the information available from Cofnod and magic.gov.uk data sets.
- 3.4 A single “Wildlife site” referred to as W417: Iscoyd brook was identified 385m to the east which comprises of semi natural habitats along the watercourse which is a tributary of Wych Brook. These habitats largely comprising of semi-improved grassland, marsh and broad-leaved woodland.

Species records

- 3.5 A request was made for all historic a bird and bat records held by Cofnod which revealed a single date record (1986) of Pipistrelle sp, and more recent account of blue tit (*Cyanistes caeruleus*), great tit (*Parus major*), house sparrow (*House sparrow*), spotted fly catcher (*Muscicapa striata*) and starling (*Sturnus vulgaris*), within the wider landscape.

Preliminary roost assessment –

- 3.6 The main house is formed by English style brick bond which is generally in good condition. A review of the Heritage Impact Assessment (**Mercian Heritage Series No 2067 Draft**), detail that works appear to have involved the extension of the ground floor/northern elevation the extent of which can be seen by the stretcher style brick bound and lighter shading of brickwork. This is further evident by the new slate roof tiles which differs from the original clay tiles which form the wider roof fabric of the farm house. Three sky lights were noted upon the roof exterior of the extension which lie above the kitchen area, no enclosed loft space were noted upon this section of the building.
- 3.7 The front wall of the piggery and its roof structure has been replaced. Little of the original building fabric remains which is limited to parts of the back wall. The construction of the replacement walls are similar to the northern extension of the farm house in terms of style and material, comprising of well-formed stretcher brick bond composition, with all brick work and pointing fully intact. The roof structure is formed by modern prefabricated roof joists lined with a modern Vent 3 Pro breathable membrane, supporting tightly fitted slate roof tiles and secure clay ridge tiles, with only occasional gap beneath.
- 3.8 An internal inspection of the loft space above the newly formed double garage revealed signs of light ingress below the eaves identifying opportunities for entry by bats. At the time of the survey no direct evidence of roosting bats by way of droppings, corpses or feeding remains were noted upon the floor which is boarded out.
- 3.9 At present the modified areas of the farmhouse and converted piggery/garage provide few opportunities for roosting bats, namely restricted to the internal loft space of the garage. The garage is currently considered to provide a moderate level of roosting potential in line

with **Table 4.1** of the **Bat Surveys for Professional Ecologist: Good Practice Guidelines**³, acknowledging it's recent formation.

Figure 2: Piggery prior to the works



Figure 3: Double garage replacement



³ Collins, J. (ed) (2016) *Bat Surveys for Professional Ecologist: Good Practice Guidelines* (3rd edn) The Bat Conservation Trust, London

Figure 4: Loft space above the garage



Phase 1 survey

- 3.10 The application area is formed exclusively by hard standing surrounded by shortly mown amenity grassland containing infrequent flowering species tolerant of a short mowing regime such dandelion (*Taraxacum sp*), common daisy (*Bellis perennis*) and broadleaved dock (*Rumex obtusifolius*).
- 3.11 Three ponds were identified within 250m of the site the nearest of which is a heavily stocked fish pond located 10m to the south of the farm house. Given that the works were restricted to existing areas of hard standing and buildings it was not deemed necessary to undertake a formal Habitat Suitability Index of the pools given that the presence of great crested newt is not deemed to have been a constraint.

Section 4: Evaluation of ecological constraints and opportunities

Designations

- 4.1 The site does not fall within or next to any statutory or non-statutory sites of conservation concern.
- 4.2 Given the context of the proposal (modification/replacement of existing building) no impacts are envisaged upon the functionality of neighbouring agricultural/semi natural habitats or the species they support.

Habitats

- 4.3 Those habitats on site are restricted to hard standing and shortly mown amenity lawn, surrounded by shortly grazed improved grassland in the wider curtilage of the farm. The core primary terrestrial habitat is considered to be of low ecological merit however the former piggery since converted to the garage, and farm house do provide potential for roosting species of bats.

Protected species

- 4.4 The PRA confirmed that the former piggery prior to conversion appeared to provide suitable external features for roosting bat given the age, construction methodology and condition, as does the farm house.
- 4.5 The conversion/replacement of the piggery with a adjoin garage and utility also currently provides suitable opportunities for roosting bats byway of an enclose lofts space with means of ingress at the event. No current evidence of roosting bat was identified during the PEA.
- 4.6 All species of are listed as an EPS on Schedule 2 of the Conservation Regulations (Annex IV(a) to the Habitats Directive), affording it protection under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, It is an offence to;
 - Deliberately capture, injure or kill a wild animal of an EPS;
 - Deliberately disturb wild animals of an EPS wherever they are occurring, in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, or in the case of hibernating or migratory species, to hibernate or migrate; or to affect significantly the local distribution or abundance of the species to which they belong;
 - Deliberately take or destroy the eggs of a wild animal of an EPS; or
 - Damage or destroy a breeding site or resting place of a wild animal of an EPS.
- 4.7 Mindful that the works involved the demolition and modification of structure which appeared to provide suitable features for roosting bats, it is not possible to confirm or deny that the breach of the legislation above occurred byway of disturbance/injury to bats and or loss of roosts.

- 4.8 At this point from an ecological perspective there would be little benefit in enforcing the removal of the garage which could itself result in the breach of statutory legislation if in use by bats. There is the opportunity however to increase the suitability of the garage loft space for roosting bats through the mitigation strategy detailed from paragraph 4.16 of this report onwards.
- 4.9 By undertaking these works it would be possible to demonstrate that the structure provides greater opportunities than previously with the aim of ensuring the favourable conservation status for both crevice dwelling and void dwelling species potentially utilising the site.
- 4.10 An assessment of photographs of the former piggery identified that it was likely to have provided nesting opportunities for a range of common passerine. All wild birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended), this makes it an offence to:
- Intentionally kill, injure or take any wild bird;
 - Take, damage or destroy the nest of any wild bird while it is in use or being built;
 - Take, damage or destroy the egg of any wild bird; or
 - To have in one's possession, or control, any wild bird (dead or alive) or egg or any part of a wild bird or egg.
- 4.11 Where the works were performed between September and February (outside of the bird nesting season) it would have been unlikely to contravene the legislation. It is not possible to confirm or deny an offence occurred retrospectively.
- 4.12 Three waterbodies have been identified within 250m of the site. Negligible terrestrial opportunities are available on site for great crested newts given that the main body of the site comprises of hard standing which abuts areas of shortly mown amenity grassland.
- 4.13 Great crested newt are listed as an EPS on Schedule 2 of the Conservation Regulations (Annex IV(a) to the Habitats Directive), affording it protection under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, It is an offence to;
- Deliberately capture, injure or kill a wild animal of an EPS;
 - Deliberately disturb wild animals of an EPS wherever they are occurring, in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, or in the case of hibernating or migratory species, to hibernate or migrate; or to affect significantly the local distribution or abundance of the species to which they belong;
 - Deliberately take or destroy the eggs of a wild animal of an EPS; or
 - Damage or destroy a breeding site or resting place of a wild animal of an EPS.
- 4.14 Following an assessment of the terrestrial habitat on site it is considered unlikely that great crested newts would utilise the site. Further assessment of the pools was not deemed necessary, nor is it considered likely and offence occurred in relation to the legislation above.

- 4.15 No field signs or habitats considered suitable to support other protected species such as badger or species of owl were identified on the site or highlighted during the desk study.

Compensation strategy

Bats

- 4.16 The developer shall appoint an experienced licensed Ecological Clerk of Works (ECW) to ensure the compensatory measures are achieved and provide evidence to the local authority. A site meeting will be undertaken between the developer and ECW to confirm the arrangements and the timing of the works. During the meeting a inspection of the loft void will be performed by the ECW to determine any change in status of the habitats/structures (including evidence of roosting bats) prior to the compensatory works, notably the presence of bats and if needed licencing measures.
- 4.17 Initial compensation measures will be achieved through the erection of three 2F Schwegler bat box upon mature broadleaved trees within the wider curtilage of the farm installed at a minimum height of 3m in a southern orientation to ensure alternative places of refuge for roosting bats are available at all times.

Void Provisions

- 4.18 Void provisions provided by the garage loft space will be maintained and improved by first removing all of the breathable membrane within the proposed “bat loft” located above the double garage. This is critical as modern breathable membrane includes spun-bond filaments which are well documented as causing entrapment and death of bats, therefore, to be viable as a bat loft this material must be removed in its entirety.
- 4.19 A slit style entrance will be created upon the northern gable end approximately 1m from the apex/ridge to provide a high point of ingress, with a clear drop zone. To reduce light levels and air movement the use of internal panel baffles are proposed either traditional or turnstile in conjunction to the entrance. The existing loft space provides exposed timber rafters and the ridge beam provide places for bats to perch, this can be improved through the installation of triangular 30cm long panels between rafters to trap warm air and provide a gradient of temperatures/microclimates.
- 4.20 Such provisions are capable of providing suitable opportunities for void dwelling species such as brown long eared bat (*Plecotus auratus*), which perform light testing behaviour prior to emergence, therefore is deemed appropriate mitigation in accordance with current guidelines⁴.

Crevice provisions

- 4.21 A integrated bat box will be installed upon the northern gable end of the garage, immediately below apex of the ridge such provisions are considered appropriate mitigation⁴ for small

⁴ Mitchell-Jones A.J. (2004) *Bat Mitigation Guidelines*. Natural England. (page 39 Table 4)

number of common species such as pipistrelles genus which has been recorded within the local area as identified in the desk study. It is envisaged that the use of 'bat bricks' such as the Vivara pro build in wood stone bat box or the Schwegler 1FR would blend in sympathetically with the buildings design.

- 4.22 Crevices will be provided under 3 roofing tiles on both the north western and south eastern aspect of the roof structure in addition to raising three of the ridge tiles to provide a 15mm gap. One of the raised ridge tiles will include the most northern tile to provide ease of access to the ridge gap and internal void. These measures are considered proportional and adequate to replace those opportunities which appear to have been lost during the works to ensure a net gain of roosting opportunities in the long term. The purpose of the works is to attempt to ensure the long term favourable conservation status of both void and crevice dwelling species of bats likely to be present within the wider landscape.

Artificial lighting

- 4.23 Any artificial lighting should take into account those measures recommended in the 'Bat Conservation Trusts Guidance Note 08/18 Bats and artificial lighting in the UK. The purpose of these provisions are to help minimise the impacts of artificial lighting retain to dark corridors for nocturnal commuting/foraging wildlife.
- 4.24 Lighting should be directed to where it is needed to avoid unnecessary light spillage. All proposed new lighting should be directed away from any vegetated boundary features to retain dark corridors for commuting bats across the site.
- 4.25 Artificial lighting should lack UV element. The use of LEDs is advised due to their sharp cut-off, lower intensity, good colour rendition and dimming capability. Metal halide, fluorescent sources should not be used. Lighting should adopt a warm white spectrum, ideally below 2700 kelvin with a peak wavelength higher than 550nm, thus avoiding emitting those wavelengths of light most disturbing to bats⁵ (Stone 2012).
- 4.26 Security lighting should be activated by movement sensors to reduce the amount of time the lights are activated, set on a short timer (maximum of 1 minute), and orientated towards the ground. The use of accessories such as hoods/cowls or shields is advised to help direct light to the required area only.

Nesting birds

- 4.27 Similar measures could be delivered for nesting birds through the erection of three artificial nest boxes for starlings with a 42mm hole and x 3 1B Schwegler Nest Box with a 32mm entrance upon existing trees where there is clear flight lines away from artificial lighting. These boxes will need to be installed at a minimum height of 3m. The erection of a swift brick within the external fabric of the garage is proposed as well as the installation of x 2 house martin

⁵Stone, E.L., Jones, G., Harris, S. (2012). Conserving energy at a cost to biodiversity? Impacts of LED lighting on bats. Glob. Change Biol. 18, 2458–2465

nest cups, one upon the north western elevation below the roof line/eaves, and the other upon the south eastern aspect of the garage.

New planting

- 4.28 In addition to roosting provisions for bat and birds there is the opportunity to incorporate new hedgerow and tree planting within areas of amenity lawn to increase the level of biodiversity across the site. New planting such should include a minimum 60% of native species with a focus of those known to be beneficial to pollinators as described in RHS plant for pollinators guidance.
- 4.29 All Tree and hedgerow planting should meet the requirements of **BS8545: 2014 Trees: from nursery to independence in the landscape. Recommendations** with specific reference to the procurement of new trees, species selection, aftercare and maintenance. This could be achieved via planning condition through a formal Tree Planting Scheme.

Section 5 Conclusion

- 5.1 The application area/ footprint of the development comprises almost exclusively of hard standing where the garage is sat, surrounded by areas of amenity grassland which is considered to be of little ecological merit.
- 5.2 The modification of the farm house and replacement of the former piggery appears to have involved the partial loss of a structure with potential roosting features. To attempt to compensate for this a strategy has been put forward to increase the suitability of the loft space above the garage for roosting bats, by way of a dedicate bat loft as well as the erection of bird and bat boxes upon mature trees.
- 5.3 No evidence of other protected species were identified during the course of the study, therefore the proposal is not considered to be limited by any other ecological constraints.
- 5.4 Subject to the implementation of those recommendations set out within **Section 4** of this report, no significant impacts upon protected species are considered likely to arise. In the event of a protected species being encountered during works; all works will halt, and further advice shall be sought from Salopian Consultancy Ltd.
- 5.5 The findings of this report are valid for up to two years from its date. In the event the development proposals/application area alters significantly a re-assessment of the likely impacts by a suitably experienced Ecologist will be required.

Appendix 1 Summary of Extended Phase 1 Habitat Survey

Desk Study

The desk study is an integral role in the ecological assessment. This desk-based study provides contextual information, such as the sites' proximity to designated sites and known records of protected species. This information is used to supplement the findings of the Extended Phase 1 Survey, and used to inform the recommendations and conclusions in **Section 2 & 3**.

Cofnod

- Bird and bat records (1km)
- International statutory designations (1km)
- National statutory designations (1km)
- Local destinations
- Waterbodies within 250m radius

MAGIC website⁶

- International statutory designations (1km)
- National statutory designations (1km)
- Waterbodies within 250m radius

Extended Phase 1 Survey

The aim of the survey is to record and map the main habitat types and dominant plant species present in accordance with those classifications detailed in Handbook for Phase 1 Habitat Survey, JNCC, 2010⁷. The survey was extended to include an assessment of the suitability of those habitats for protected species undertaken by an experienced ecologist holding appropriate protected species licences, and membership with Chartered Institute of Ecology and Environmental Management and the Royal Society of Biology.

The survey does not aim to provide a complete floral and faunal inventory but seeks to identify field signs and/or habitats with the potential to support protected species. The need for further detailed Phase 2 Survey(s) were determined on this basis.

⁶ Multi-Agency Geographic Information for the Countryside website (www.magic.gov.uk/)

⁷ Joint Nature Conservation Committee (JNCC) (2010) Handbook for Phase I Habitat Survey – a Technique for Environmental Audit. JNCC Peterborough.

Preliminary Bat Roost Assessment: Buildings

A daytime external assessment of all structures on site was undertaken to determine their potential to support roosting bats, including but not limited to;

- Cracks and crevices in brick work, timber joist/purlins.
- Slipped or missing roof and ridge tiles.
- Gaps between soffits and barge boards.

An internal assessment of all accessible loft voids was undertaken by a Natural England licensed bat worker for evidence of roosting bats such as droppings, feeding remains and urine staining within accessible areas.

Potential suitability of the structures are assessed by assigning a rating of low to high based on the number and type of external features considered suitable for roosting bats. The need for Phase 2 Emergence Surveys is decided on this basis.

Reptiles

Terrestrial searches were undertaken during the Extended Phase 1 Survey for reptiles seeking refuge beneath debris, including log piles and brick/rubble where present.

Nesting Birds

An assessment from the ground of all trees and boundary vegetation located on or immediately adjacent to the site boundary was undertaken by an experienced ecologist, to determine the suitability of habitats for nesting birds.

Badgers

An experienced ecologist undertook a thorough site walkover to identify any evidence/field signs of badgers including setts, scrapings produced during foraging behaviour, latrines, paths and prints.

Where present, an assessment of excavations was made taking into account the shape of the entrance, quantity of spoil and presence of badger hair/claw marks. A classification of sett type are made (Main Sett, Annex, Subsidiary, Outlier) based on the level of activity, number of entrances and proximity to other Setts in accordance with Harris et al (1989) ⁸.

⁸ Harris, S., Cresswell, P., and Jefferies, D. (1989). Surveying Badgers. Occasional publication of the Mammals Society.

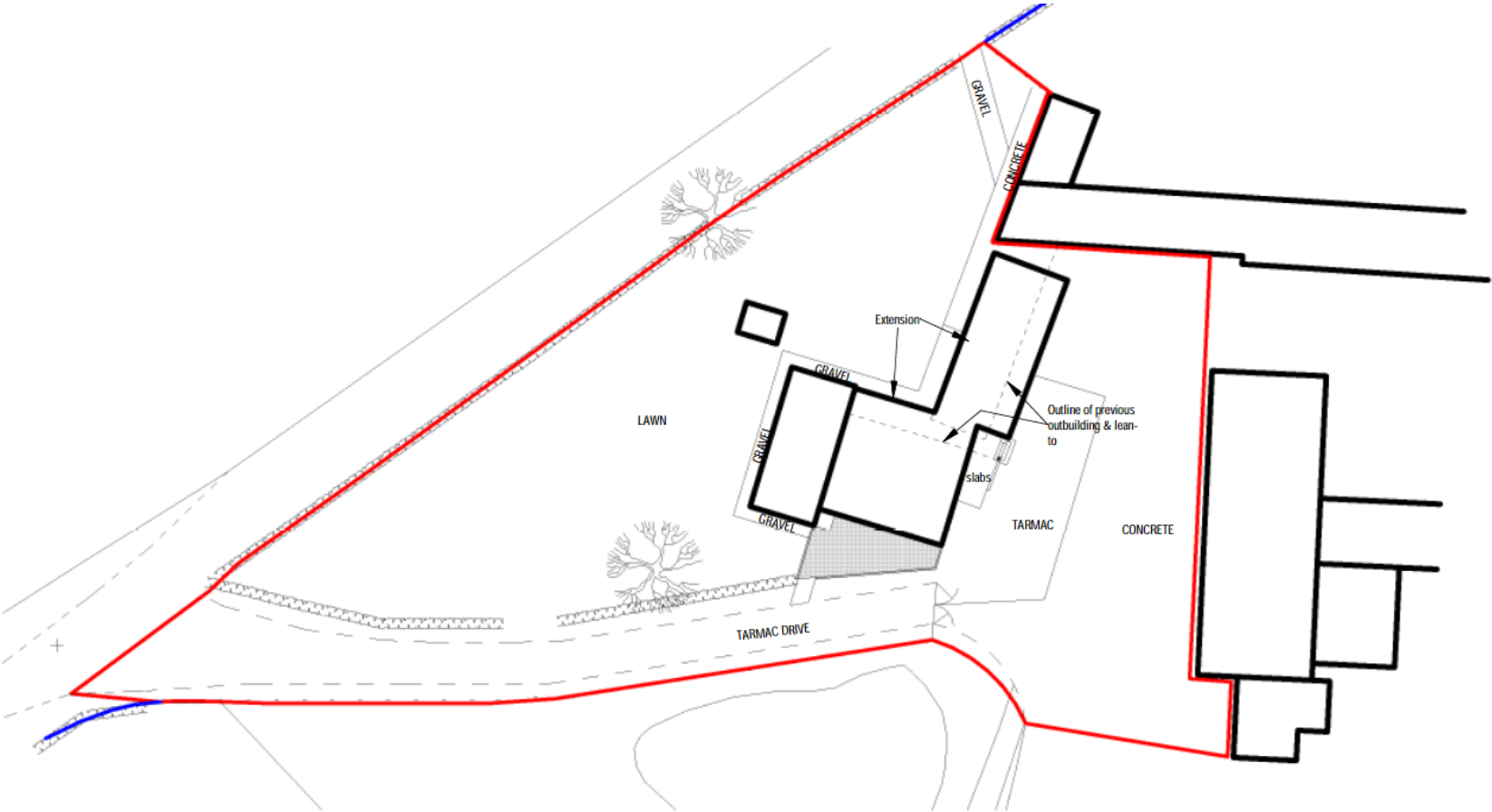
Appendix 2 Target notes

TN1 Piggery replaced with double garage utility shower and WC

Plans

Plan 1

Site Plan



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Plan 1:Phase 1 Habitat map

SCALE :
1 : 1000 @ A4

DATE :
19/12/2022

MAP FILENAME :
Bank House Farm



0 60m

Key

-  Hardstanding
-  Amenity lawn
-  Buildings
-  Broad-leaved trees
-  Species poor hedgerow
-  Application Area
- TN1 Target Note

