

<b>Preliminary Ecological Appraisal (PEA) Survey Report</b>	
<b>For:</b>	Sharon Myers
<b>Site:</b>	Chester Farm Bungalow, High Street, Wroot, Doncaster, DN9 2BT
<b>Report Date:</b>	22 <sup>nd</sup> April 2024
<b>Report Reference:</b>	SQ-1847

**Surveying Ecologist:**

Samuel Toon BSc (hons),  
Natural England Bat Licence: 2018-35446-CLS-CLS



<b>Client:</b>	Sharon Myers
<b>Site Name:</b>	Chester Farm Bungalow, High Street, Wroot, Doncaster, DN9 2BT
<b>Grid Reference:</b>	SE 70951 03553
<b>Report:</b>	Preliminary Ecological Appraisal
<b>Date of Survey:</b>	19th April 2024
<b>Surveying Ecologists:</b>	Samuel Toon BSc (hons), Natural England Bat Licence 2018-35446-CLS- CLS,  Elise Beatson BSc (hons)



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The contents of this report have been produced with consideration of current best practice guidance, and in accordance with the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct.

This report should not be submitted as part of a planning application without any accompanying species-specific reports which may have been recommended herein.

Data within this report is valid for a maximum of eighteen months from the date of the survey. After this period, an updated site visit will be required to determine a new ecological baseline.

### **Site Summary**

The site, consisting of buildings and vegetated garden, spans 0.13 hectares and is immediately surrounded by open vegetated land and residential properties. The primary habitat within the site is dominated by garden, featuring moderate sward height and is currently unmanaged, hosting an unoccupied bungalow within its grounds. In addition, native hedgerow lines the south of the site boundary, showing signs of management, contributing to the site's ecological variety and is acknowledged within the site boundary.

Buildings within the site include an unoccupied bungalow, described as being in good condition, constructed of brick with intact soffit and fascia boards, and a single brick chimney with lead flashing without any recorded damage. This building, along with its well-maintained roman tile lined roof, falls within the site boundary. A second building, a derelict barn constructed from red brick walls and clay tiles, is identified in a poor state of repair but with features enabling potential access for bats. This building, too, is within the site boundary. Furthermore, the site is enriched by ornamental plantings in the garden area, marked by garden shrubs that are also considered part of the site's habitat spectrum and are found within the site boundary, adding to the ecological diversity and aesthetic value of the area.



## **Findings**

Habitats with suitability for breeding birds were recorded within the site. Recommendations regarding these habitats are given in the conclusion of this report.

The site was deemed to hold potential suitability for hedgehog. Recommendations with regards to European hedgehogs are given in the conclusion of this report.

Buildings are present on site, with moderate suitability for bat roosts. Recommendations regarding these habitats are given in the conclusion of this report.

Sub-optimal habitats for badgers were found within the site. No further survey effort is recommended.

No suitable habitats for reptiles were recorded within the site. No further survey effort is recommended.

The site was deemed to hold some suitability for amphibian habitats. Recommendations with regards to amphibians are given in the conclusion of this report. In addition, no suitable habitats for important invertebrate assemblages were recorded within the site. No further survey effort is recommended.

No suitable habitats for riparian mammals were recorded within the site. No further survey effort is recommended.

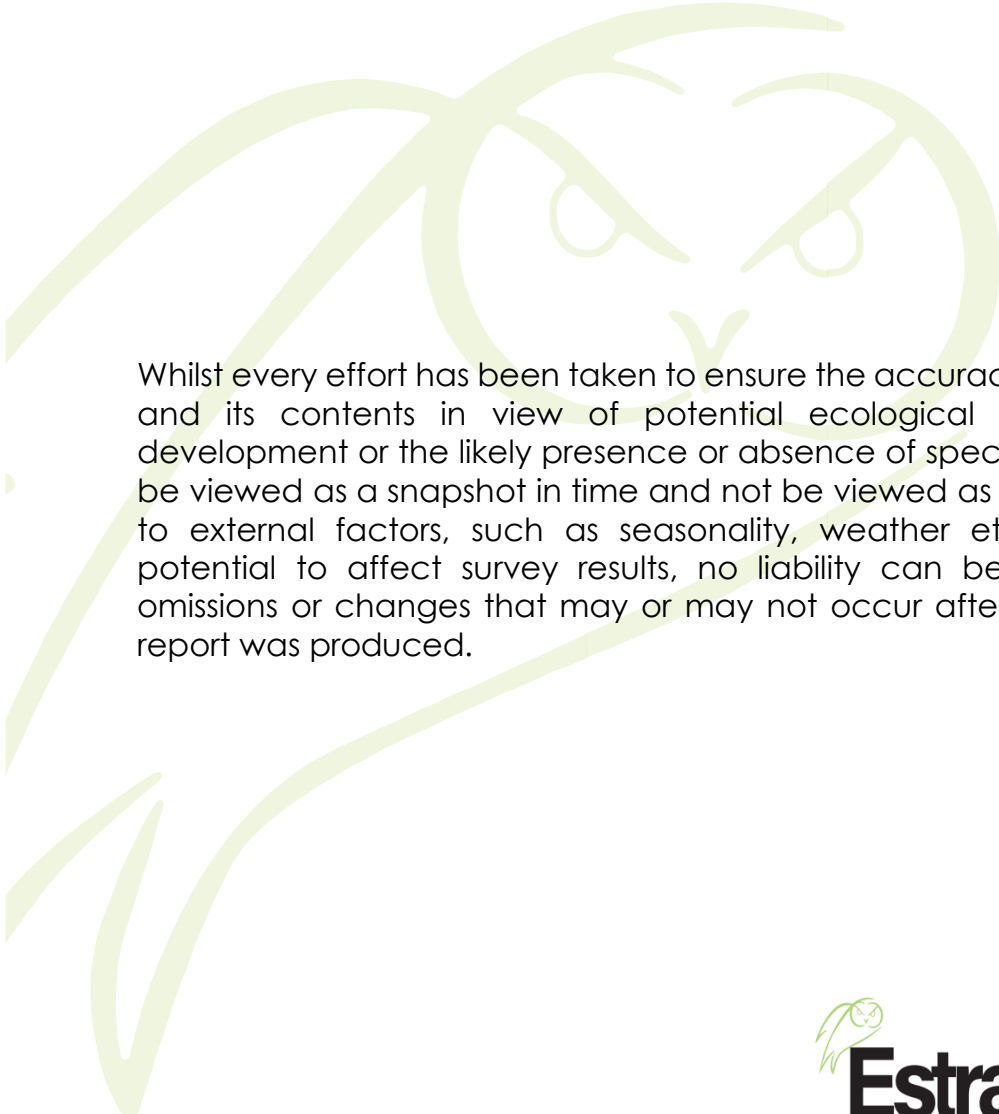
Species listed on Schedule 8 of the Wildlife and Countryside Act 1981 were recorded within the site; Bluebell (*Hyacinthoides non-scripta*). No species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were recorded within the site.



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Whilst every effort has been taken to ensure the accuracy of this report and its contents in view of potential ecological constraints to development or the likely presence or absence of species it must only be viewed as a snapshot in time and not be viewed as definitive. Due to external factors, such as seasonality, weather etc having the potential to affect survey results, no liability can be assumed for omissions or changes that may or may not occur after the date this report was produced.



## **1 Introduction and Background to the Site**

1.1 Estrada Ecology Ltd was commissioned to conduct a Preliminary Ecological Appraisal (PEA) of the land at Chester Farm Bungalow, High Street, Wroot, Doncaster, DN9 2BT.

1.2 The site consists of vegetated garden, native hedgerows, introduced shrubs, hardstanding and buildings.

1.3 It is understood that the current development proposal is redevelopment, subject to the necessary conditions.

### **1.4 Report Objectives**

- Present the findings of the ecological survey.
- Assess the potential of existing on-site habitats to support protected or notable species.
- Evaluate any likely ecological impacts on protected and notable species or habitats because of the proposed development.
- Provide recommendations for any further species-specific survey and mitigation measures that may be required; and
- Provide habitat enhancement recommendations in line with the National Planning Policy Framework (NPPF, 2023).

### **1.5 Site Location and Wider Area**

1.5.1 The surrounding site is comprised of residential buildings and open vegetated land.

1.5.2 The survey site's central OS grid reference is SE 70951 03553.



**Figure 1:** The survey site within its wider setting.



## 2 Protected Species Legislation

- 2.1 Relevant legislation includes the Conservation of Natural Habitats and Species Amendment (EU Exit) Regulations which came into force on 31 December 2020.
- 2.2 The Natural Environment and Rural Communities (NERC) Act came into force on 1 Oct 2006. Section 41 (S41) of the Act requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England. The list has been drawn up in consultation with Natural England, as required by the Act. The S41 list is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under section 40 of the Natural Environment and Rural Communities Act 2006, to have regard to the conservation of biodiversity in England, when conducting their normal functions.
- 2.3 The UK Post-2010 Biodiversity Framework was developed in response to the Convention on Biological Diversity's Strategic Plan for Biodiversity 2011 - 2020. Its five strategic goals and twenty biodiversity targets supersede the UK Biodiversity Action Plan.

## 2.4 Environment and Biodiversity

2.4.1 Under the National Planning Policy Framework (NPPF, 2023), local planning authorities should aim to conserve and enhance the natural environment when determining planning applications. Local planning authorities also have an obligation to seek opportunities to further enhance the conservation status of Species and Principal Habitats.

2.4.2 Species and Habitats of Principal Importance for the conservation of biodiversity in England (JNCC, 2009) are covered under section 41 of the Natural Environmental and Rural Communities (NERC) Act (2006). Species and habitats listed within Section 41 need to be taken into consideration by a public body when performing any of its functions, such as assessing planning applications.

## 2.5 Wildlife

2.5.1 European Protected Species, such as bats (all species) and great crested newt (*Triturus cristatus*), are afforded protection under the Conservation of Habitats and Species Regulations 2017, as well as under the Wildlife and Countryside Act 1981 (as amended) and the Countryside Rights of Way Act 2000. It is an offence to:

- Deliberately or recklessly capture, injure, or kill any wild animal of a European protected species.
- Deliberately or recklessly disturb any such animal.
- Damage or destroy their breeding site or resting place.
- Keep, transport, or offer for sale / exchange any live or dead animal, or any part of, or anything from these species.

2.5.2 Disturbance of European Protected Species constitutes any activity which is likely to:

- To impair their ability to survive, to breed or reproduce, or to rear or nurture their young; or, in the case of animals of a hibernating or migratory species, to hibernate or migrate; and
- To significantly affect the local distribution or abundance of the species to which they belong.

## 2.6 UK Legislation

2.6.1 **Breeding birds** (all species) are protected under the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally kill, injure or take any wild bird and to take, damage or destroy the



nest (whilst being built or in use) or eggs. Schedule 1 species are afforded protection from disturbance at or near nest sites, including reckless disturbance under the Countryside Rights of Way (CRoW) Act 2000.

2.6.2 **Reptiles** (common species of adder, grass snake, common lizard, and slow worm) are protected under the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally kill, injure and trade these animals.

2.6.3 **Amphibians** (smooth newt, palmate newt, common frog, and common toad) are protected by the Wildlife and Countryside Act 1981 (as amended). The sale, barter, exchange, transporting for sale and advertising to sell or to buy are an offence.

2.6.4 **Badgers** are protected by the Protection of Badgers Act 1992 and under the Wildlife and Countryside Act 1981 (as amended). It is an offence: to wilfully, or attempt, to kill, capture, ill-treat or injure any badger; to obstruct, destroy or damage a badger sett or to disturb a badger whilst within its sett; to sell or offer for sale a live badger, or have possession or control of a live badger; and marking a badger or attaching any ring, tag, or other marking device to a badger.

2.6.5 **Otters** are a European Protected Species (EPS) and are also fully protected under Schedule 5 of the Wildlife and Countryside Act 1981. It is against the law to capture, kill, disturb or injure otters (on purpose or by not taking enough care); damage or destroy a breeding or resting place (deliberately or by not taking enough care); obstruct access to their resting or sheltering places (deliberately or by not taking enough care); and possess, sell, control or transport live or dead otters, or parts of otters.

2.6.6 **Water voles** are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 and is a priority conservation species. It is against the law to:

- intentionally capture, kill, or injure water voles.
- Damage, destroy or block access to their places of shelter or protection (on purpose or by not taking enough care).
- disturb them in a place of shelter or protection (on purpose or by not taking enough care); and
- possess, sell, control or transport live or dead water voles or parts of them (not water voles bred in captivity).



### 3 Survey Methodology

#### 3.1 Desktop Survey

3.1.1 A biological data records search was commissioned from Greater Lincolnshire Nature Partnership for a 2 km radius from the central grid reference.

3.1.2 Further inspection, using colour 1:25,000 OS base maps ([www.ordnancesurvey.co.uk](http://www.ordnancesurvey.co.uk)), MAGIC ([www.magic.defra.gov.uk](http://www.magic.defra.gov.uk)), aerial photographs from Google Earth ([www.maps.google.co.uk](http://www.maps.google.co.uk)), was also undertaken to provide additional context and identify any features of potential importance for nature conservation in the wider countryside.

3.1.3 Furthermore, consultation with MAGIC was undertaken to ascertain any European Protected Species Mitigation Licenses granted within a 2 km radius from grid.

3.1.4 Natural England's Geoportal: England-wide data for great crested newts (*Triturus cristatus*) was analysed for any records within a 2 km radius from grid. The dataset contains eDNA pond surveys for district level licensing (England). When available for the location, the Risk Zones for GCN are considered for the site.

#### 3.2 Field Survey

3.2.1 The survey area was investigated on foot to ascertain habitats on site and the potential of those habitats to support ecological diversity. The vegetation types present within the site were assessed by experienced ecologist; Samuel Toon BSc (hons), Natural England Bat Licence 2018-35446-CLS-CLS using methodology based on that described in the UK Habitat Classification User Manual Version 2.0 (2023) and CIEEM's Guidelines for Ecological Impact Assessment (2018).

3.2.2 Habitats and features with potential to support protected and / or conservation priority faunal species, together with any field signs of such species were recorded on the field map using target notes. A search was undertaken for the following key habitats and field signs for protected or conservation priority species highlighted in Table 1.

**Table 1:** Key habitats and field signs of protected and priority species

Taxon	Indicative Habitats	Field Signs
<b>Bats</b>	Roosts - Trees, buildings, bridges caves etc. Foraging areas - e.g., parkland, water bodies and streams, wetlands, woodland edge, hedgerow Commuting routes - linear features (e.g., hedgerows).	In or on potential roost sites: Droppings stuck to walls; urine spotting in roof spaces; oil from fur staining around roost entrances; feeding remains (e.g., moth wings).
<b>Great Crested Newts</b>	Ponds within 500m of suitable habitat within the site boundary. Suitable (terrestrial) habitat includes rough grassland, scrub and woodland, log and rubble piles and other debris, animal burrows.	Eggs, Individuals of all life stages. Egg rolled plants.
<b>Reptiles</b>	Rough grassland, log and rubble piles, compost heaps.	Sloughed skins; eggs, individuals.
<b>Birds</b>	Trees, scrub, hedgerow, field margins, grassland.	Nests; droppings below nest sites (especially in buildings of trees); tree holes.
<b>Badgers</b>	Found in most rural and many urban habitats.	Excavations and tracks: sett entrances, latrines, hairs, well-worn paths; prints; snuffle holes.
<b>Water Vole</b>	Water bodies / water courses.	Burrow entrances; prints; latrine areas; faeces; feeding stations.
<b>BAP invertebrates</b>	Each butterfly species has its own habitat requirements determined by the food plant of the caterpillar, the nectar source for the adult and the conditions needed for the caterpillar to survive and then pupate successfully.	Eggs, larva, Pupa, adult butterfly. Habitat type and presence of food plants.

### 3.3 Timing

3.3.1 The survey was conducted on the afternoon of 19th April 2024.

### 3.4 Weather Conditions

3.4.1 Weather conditions at the time of the site visit were sunny, cloudy and dry with a moderate winds and temperatures of 10°C.



### **3.5 Personnel**

3.5.1 The survey was undertaken by experienced ecologist Samuel Toon BSc (hons) (Natural England Bat Licence 2018-CLS-CLS); a licenced ecologist with over nine years of ecological surveying including phase one habitat surveys.

### **3.6 Preliminary Roost Assessment**

3.6.1 Where present and access could be gained, trees and buildings were subject to an external inspection to determine their suitability to support roosting bats. The external inspections were conducted in accordance with current best practice guidance (Collins, 2023).

3.6.2 Potential bat roost features and field sign evidence of use of the site by bats include the presence of droppings, stain, or grease marks, feeding remains, or the observations of the bats themselves.

3.6.3 Where present, trees, buildings and the quality of on-site habitats were then categorised based on the classification criteria in 'Bat Surveys for Professional Ecologists' (Collins, 2023). Classification criteria is presented below:

- **Negligible:** a structure or tree with features unlikely to be used by roosting bats. Habitats on site unlikely to be used by foraging or commuting bats.
- **Low:** a structure or tree with one or more potential roost sites that may be utilised by opportunistic bats but are not suitable for use on a regular basis or by a large number of bats. Habitat could be used by a small number of foraging or commuting bats.
- **Moderate:** a structure or tree with one or more potential roost sites that may be utilised on a regular basis but unlikely to support a roost of high conservation status. Continuous habitat that provides good connectivity within the wider landscape and offers foraging opportunities.
- **High:** a structure or tree with one or more potential roost sites suitable for use by a larger number of bats on a regular basis and for longer periods of time. Continuous high-quality habitat that is well connected within the wider landscape and offers high-quality foraging habitat. The site is close to and connected to known roosts.



## 4 Ecological Constraints

- 4.1 It should be noted that this ecological appraisal provides baseline ecological data at the time of survey only and does not include flora or fauna which may be present at different times of the year.
- 4.2 An absence of species records from within a search radius does not provide confirmation that a species is absent from within the search area.
- 4.3 The site was considered fully surveyed during the site visit.

## 5 Survey Results

### 5.1 Habitat Overview

- 5.1.1 A summary of the habitats recorded during the site inspection are listed as follows:

**Table 2:** Recorded Habitats Within the Site Boundaries.

Habitat	UK HABS Codes	
	Primary	Secondary
Native Hedgerow	h2a	
Developed Land, Sealed Surface	u1b	
Built Linear Features	u1e	
Vegetated Garden		828
Introduced Shrubs		847

- 5.1.2 A list of all species recorded on the site during the survey can be found in appendix two

### 5.2 Vegetated Garden

- 5.2.1 The site is dominated by a vegetated garden with a moderate sward height due to it being currently unmanaged, which once facilitated the unoccupied bungalow



- 5.2.2 Flora species within the habitat recorded include Perennial Rye-Grass (*Lolium perenne*), Daisy (*Bellis perennis*), Dandelion (*Taraxacum officinale*), Bluebell (*Hyacinthoides non scripta*), Cleavers (*Galium aparine*), Red Clover (*Trifolium pratense*), Herb-Robert (*Geranium robertianum*) and Lesser Hawkbit (*Leontodon saxatilis*).

**Figure 2:** Garden



### **5.3 Native Hedgerow**

- 5.3.1 Native Hedgerow is present along the southern site boundary, recording signs of management due to the profile of the habitat.

- 5.3.2 Vegetation within the native hedgerow was recorded as Hawthorn (*Crataegus monogyna*), Holly (*Ilex aquifolium*), Garden Privet (*Ligustrum ovalifolium*) and Beech (*Fagus sylvatica*).

**Figure 3:** Hedgerow



### **5.4 Developed Land, Sealed Surface**

- 5.4.1 Hard standing areas are present within the site, currently composing the driveway and patio. The habitat currently offers no intrinsic ecological value in its current condition.

**Figure 4: Hard Standing**



## **5.5 Built Linear Features**

5.5.1 A single unoccupied Bungalow comprising of brick walls with soffit and fascia's present was recorded as being intact with no signs of damage evident. A single brick chimney with lead flashing is present to the east of the structure with no damage recorded. An exposed brick chimney breast extends down the full external eastern wall, all of which was recorded as intact.

5.5.2 All roman tiles present along the roofline were recorded as intact with no gaps or signs of damage recorded. The building was considered to be in good condition structurally.

**Figure 5: Bungalow**



5.5.3 A derelict unused barn building comprising red brick walls and clay tiled roof is situated in the northwest of the site. The building was recorded as being in poor state of repair, with direct access to the internals present on the eastern, northern and western elevation.

5.5.4 A large door frame with door missing was recorded on the northern elevation upper floor, potentially allowing access for bats.

- 5.5.5 The roof of the building was visible from the internals of the structure, revealing no felt lining or obstruction to the underneath of the clay tiles. This was deemed to provide optimal roosting potential for bats to utilise however, no field sign evidence synonymous with bats was recorded at the time of survey.

**Figure 6: Red Brick Barn**



- 5.5.6 It is understood that the red brick barn is due to be retained within the plans, suggesting no further bat surveys are required. If the scheme alters and requires the demolition of the barn, two activity surveys will be required to ascertain usage of bats.

## **5.6 Garden Shrubs**

- 5.6.1 Ornamental plantings were present within the garden setting, mainly creating the eastern boundary of the site. Further plantings were also recorded immediately south of the bungalow.
- 5.6.2 Vegetation included Guelder-Rose (*Viburnum opulus*), Holly, Butterfly Bush (*Buddleja davidii*) and Wild Cherry (*Prunus avium*).



**Figure 7: Ornamental Shrubs**



## 5.7 Desktop Survey Results

5.7.1 Two thousand, five hundred and seventy-eight records were returned from Greater Lincolnshire Nature Partnership for a 2 km radius from the central grid reference. The list of protected and notable species data records is available upon request. In summary, the following records were returned:

- Seven amphibian records were returned for the search radius, all for common frog (*Rana temporaria*), dated between 1976 and 2011.
- One Eurasian badger (*Meles meles*) record was returned for a 2Km radius. The specifics have been omitted intentionally from the report but not from analysis.
- Records for European Water vole (*Arvicola amphibious*), Otter (*Lutra lutra*) and teleost species records have been discounted from further analysis due to the absence of suitable habitat on the survey site or immediately adjacent.
- Eight reptile records were returned dated between 1976 to 2009, including grass snake (*Natrix helvetica*) and adder (*Vipera berus*).
- Seven western European hedgehog (*Erinaceus europaeus*) records dated 1976 to 2006 for field observations.
- Two bat records were returned comprising unconfirmed bat species, dated between 2011 and 2012 in Wroot.
- The remaining records applicable to the survey site are over seven hundred flowering plant records and two thousand bird records.
- A full list of biological records is available upon request.

5.7.2 Consultation with MAGIC returned no European Protected Species Mitigation Licences granted within a 2 km radius from grid.



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5.7.3 No records for great crested newt presence were recorded within a 2 km radius from grid via consultation with Natural England's eDNA pond surveys for District Level Licensing (England). The site is recorded as falling within an Amber-Risk Zone for GCN.

**5.8 Designated Sites**

5.8.1 Consultation with MAGIC map returned five Statutory Designated Sites within the 2 km search radius from grid.

5.8.2 Consultation with MAGIC map returned six Non-Statutory Designated Sites within the 2 km search radius from grid.

**Table 3:** Statutory Sites within the Search Radius

Site Name	Designation	Distance from Site
Hatfield Moor	Special Area of Conservation (SAC)	701 meters north
Thorne and Hatfield Moors	Special Protection Area (SPA)	701 meters north
Hatfield Moors	Site of Specific Scientific Interest (SSSI)	701 meters north
Humberland Peatlands	National Nature Reserve (NNR)	701 meters north
Hatfield Chase Ditches	Site of Specific Scientific Interest	1877 Meters east

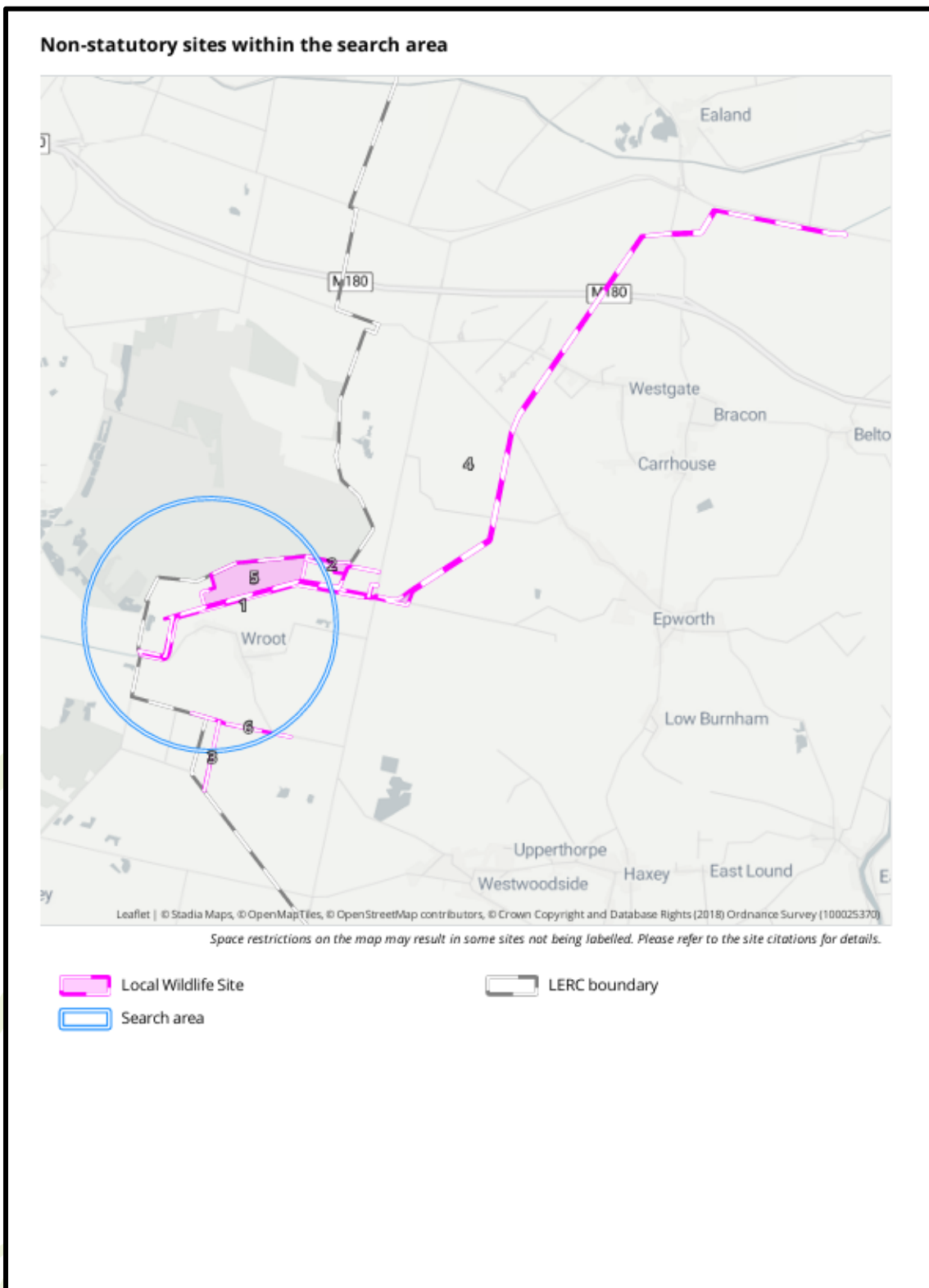


**Table 4:** Non-Statutory Sites within the Search Radius

Site Name	Figure Ref	Designation	Distance from Site
East Ring Drain	1	Local Wildlife Site (LWS)	218 meters north
Low Levels Wood	2	Local Wildlife Site (LWS)	1893 meters northeast
Mission Bank Drain North	3	Local Wildlife Site (LWS)	1549 meters south
River Torne	4	Local Wildlife Site (LWS)	220 meters north
Wroot Acres	5	Local Wildlife Site (LWS)	830 meters northeast
Wroot Grange Drain	6	Local Wildlife Site (LWS)	1410 meters south



**Figure 8:** Designated Sites Within the Search Radius



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**5.9 Priority Habitats and Priority Species**

- 5.9.1 No priority habitats were recorded within the redline site boundary.
- 5.9.2 Four priority habitats were recorded outside the redline site boundary but within the search radius as displayed in table 5 below.
- 5.9.3 Bluebell (*Hyacinthoides non-scripta*) protected species listed on Schedule 8 of the Wildlife and Countryside Act 1981 (as amended) were recorded within the application boundary. However, the species is only protected against selling, offering for sale, possessing or transporting for the purpose of sale (live or dead, part or derivative) (Section 13 2a); advertising (any of these) for buying or selling (Section 13 2b)
- 5.9.4 Zero non-native / invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were recorded within the site boundary.

**Table 5:** Priority Habitats outside the Site Boundary but within the Search Radius

Habitat	Description
Traditional Orchard	Closest compartment being 396 meters southeast of site
Deciduous Woodland	Closest compartment being 794 meters west of the site
Lowland Raised Bog	Closest compartment being 642 meters north of the site
Coastal and Floodplain Grazing Marsh	Closest compartment being 1184 meters southwest of the site

**5.10 Protected Species**

**5.10.1 Breeding Birds**

- 5.10.1.1 While no current evidence of breeding birds was recorded within the surveyed area, historic evidence of breeding birds using the site was recorded. Multiple nests were recorded within the red brick barn (B2), identified as swallow, pigeon and blackbird.



5.10.1.2 No trees are to be removed or managed as a part of the works on site.

5.10.1.3 Any recommendations regarding breeding birds are given within the conclusion of this report.

### **5.10.2 Bats**

5.10.2.1 The red brick barn building within the site was deemed as offering moderate potential to be used by bats for roosting, as assessed by Samuel Toon BSc (hons), Natural England Bat Licence 2018-35446-CLS-CLS. It is understood this building is to be retained. Furthermore, the bungalow, which is also present, was deemed to offer negligible potential and has therefore been scoped out of further assessment.

5.10.2.2 The site does not constitute as likely major foraging or commuting ground, based on the habitat composition.

5.10.2.3 A lighting scheme is considered necessary for the development if additional lighting is proposed via the scheme, with the aim of reducing light splay towards the northern site boundary. The purpose of this scheme is to ensure a reduction in impacts towards the local bat population via artificial light.

5.10.2.4 Recommendations regarding bats are given within the conclusion of this report.

### **5.10.3 Badger**

5.10.3.1 No presence of Eurasian badger was recorded within the site. No field-sign evidence suggesting the use of the site by Eurasian badger was recorded.

5.10.3.2 The site is deemed to offer no suitability for badgers.

5.10.3.3 Any recommendations regarding Eurasian badgers are given within the conclusion of this report.

### **5.10.4 European Hedgehog**

5.10.4.1 There is potential for hedgehogs to be present within the site. No field-sign evidence however was recorded.

5.10.4.2 The site is deemed to offer suitability for hedgehogs.

5.10.4.3 Any recommendations regarding European hedgehogs are given within the conclusion of this report.



### **5.10.5 Riparian/Aquatic Mammals**

- 5.10.5.1 No field sign evidence for aquatic mammals was recorded within the site.
- 5.10.5.2 No aquatic habitat deemed suitable for use by aquatic mammals was recorded within the curtilage of the site or in the immediate environment.
- 5.10.5.3 No terrestrial habitat deemed suitable for usage by aquatic mammals was recorded within the curtilage of the site or in the immediate environment.
- 5.10.5.4 Any recommendations regarding aquatic mammals are given within the conclusion of this report.

### **5.10.6 Amphibians**

- 5.10.6.1 The site is deemed to offer no suitability for aquatic life stages of amphibians. No presence of great crested newts was detected within the site during the survey. Furthermore, habitats within the site were deemed negligible for great crested newt.
- 5.10.6.2 Terrestrial habitats suitable for amphibians were recorded within the site with the present of grassland and hedgerows. Further terrestrial habitats for amphibians were detected outside the site, within a 500m radius from the central grid reference to the north.
- 5.10.6.3 No presence of common amphibians was recorded within the site during the survey.
- 5.10.6.4 Any further recommendations regarding common amphibians are given within the conclusion of this report

### **5.10.7 Reptiles**

- 5.10.7.1 No reptiles were recorded on site during the survey.
- 5.10.7.2 No aquatic habitat deemed suitable for use by reptiles was recorded within the curtilage of the site.
- 5.10.7.3 No terrestrial habitat deemed suitable for use by reptiles was recorded within the curtilage of the site.
- 5.10.7.4 Any further recommendations regarding reptiles are given within the conclusion of this report.



## **5.10.8 Other species**

- 5.10.8.1 The site supports habitats for barn owl due to the presence of an abandoned red brick barn. No field sign evidence was recorded during the survey. Further recommendations have been made herein.
- 5.10.8.2 The site does not support suitable habitats for any other protected or significant fauna. No impacts towards any of these species are anticipated.

## **6 Conclusions**

### **6.1 Designated Sites**

- 6.1.1 Five Statutory Designated Sites were recorded within the 2 km search radius.
- 6.1.2 Six Non-Statutory Designated Sites were recorded within the 2 km search radius.
- 6.1.3 The site is not recorded as being within any notable designated sites or impact zones.

### **6.2 Habitats and Vegetation**

- 6.2.1 No priority habitats were recorded within the redline boundary.
- 6.2.2 No trees which are on the Ancient Tree Inventory were recorded on site.
- 6.2.3 The protected and/or notable flora listed on Schedule 8 of the Wildlife and Countryside Act 1981 (as amended) that were recorded during the survey are as follows: bluebell
- 6.2.4 No non-native invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were recorded during the survey.

### **6.3 Recommendations for Further Surveys / Mitigation**

#### **6.3.1 Birds**

- 6.3.1.1 Multiple historical nests were recorded within the red brick barn, pertaining to pigeon (*Columba palumbus*), blackbird (*Turdus merula*) and swallow (*Hirundo rustica*). No nests were in use during the survey; however, the majority of the nests were recorded as intact and could support further use.



- 6.3.1.2 It is recommended that vegetation clearance works are undertaken outside the breeding bird season, which is typically recognised as March to September (inclusive).
- 6.3.1.3 Should these timings not be feasible then a walkover survey in advance of site clearance is recommended to ensure no breeding bird activity.
- 6.3.1.4 Should birds be recorded breeding then a suitable buffer should be erected as advised by a suitably qualified ecologist. The buffer should be retained until breeding has ceased and the young have fledged.

### **6.3.2 Bats**

- 6.3.2.1 No bats or field sign evidence synonymous with bats was recorded in situ.
- 6.3.2.2 Two buildings were located within the site. Suitable features were present that could provide suitability for roosting or serving as a place of rest/shelter on the red brick barn (B2). The bungalow was deemed to provide negligible roost suitability.
- 6.3.2.3 The features present on the red brick barn were deemed to provide moderate potential for supporting roosting bats. It is understood the building is to be retained. It is therefore considered appropriate that a suitable lighting scheme is necessary to incorporate the building to mitigate any impacts on potential roosting bats.
- 6.3.2.4 However, if the design for the scheme changes and requires the red brick barn to be demolished, in line with current guidelines and the buildings moderate potential assessment, two dusk activity surveys will be required to be conducted during the bat activity season (May to August inclusive). These must be conducted in suitable weather conditions and spaced a minimum of three weeks apart in line with Collins 2023.

### **6.3.3 European Hedgehog**

- 6.3.3.1 No field sign evidence was recorded within the site during the survey. However, due to the suitability of habitats within the site and the surrounding area, it is deemed necessary for a precautionary method statement to be adopted within the scheme to ensure European hedgehogs are not impacted.

### **6.3.4 Amphibians**

- 6.3.4.1 No field sign evidence was recorded within the site during the survey.



6.3.4.2 It is deemed that due to the surrounding habitats and possibility of ornamental ponds being present within the immediate environment and residential properties, a precautionary method statement is deemed necessary.

### **6.3.5 Badgers**

6.3.5.1 No further surveys are required in terms of formal mitigation for Badgers.

### **6.3.6 Reptiles**

6.3.6.1 No further recommendations are required in terms of formal mitigation for Reptiles.

### **6.3.7 Aquatic Mammals**

6.3.7.1 No further recommendations are deemed necessary for aquatic mammals.

### **6.3.8 Other Species**

6.3.8.1 No field sign evidence indicative of barn owl was recorded within the curtilage of the site, however, the barn was deemed to provide suitable refuge for nesting or perching.

6.3.8.2 It is deemed necessary that a crepuscular survey is conducted to ensure the red brick barn is not used by barn owl prior to works commencing.

### **6.3.9 Schedule 9 Species**

6.3.9.1 No schedule 9 species have been identified within the site during the survey. Therefore, no further action is needed in regard to invasive species. Should any schedule 9 species be identified, a suitable ecologist should be notified.

### **6.3.10 Biodiversity Enhancement**

6.3.10.1 In line with National planning Policy Framework (2023) the application should demonstrate biodiversity enhancements. Upon finalisation of plans, calculations can be compiled.

6.3.10.2 Due to the size of the site and location, applicable specific species enhancements could include:



- Bat and bird boxes integrated into the scheme design to enhance roosting provision over the wider site.

- 6.3.10.3 A planting scheme should be implemented within the scheme to create a greenspace within the site. Plantings should comprise native species of high biodiversity value.
- 6.3.10.4 Boundary features should be kept open and allow passage for small mammals such as hedgehog.
- 6.3.10.5 Upon completion of a finalised scheme design, the Biodiversity Net Gain assessment calculations can be completed.



**Appendix One: Species List**

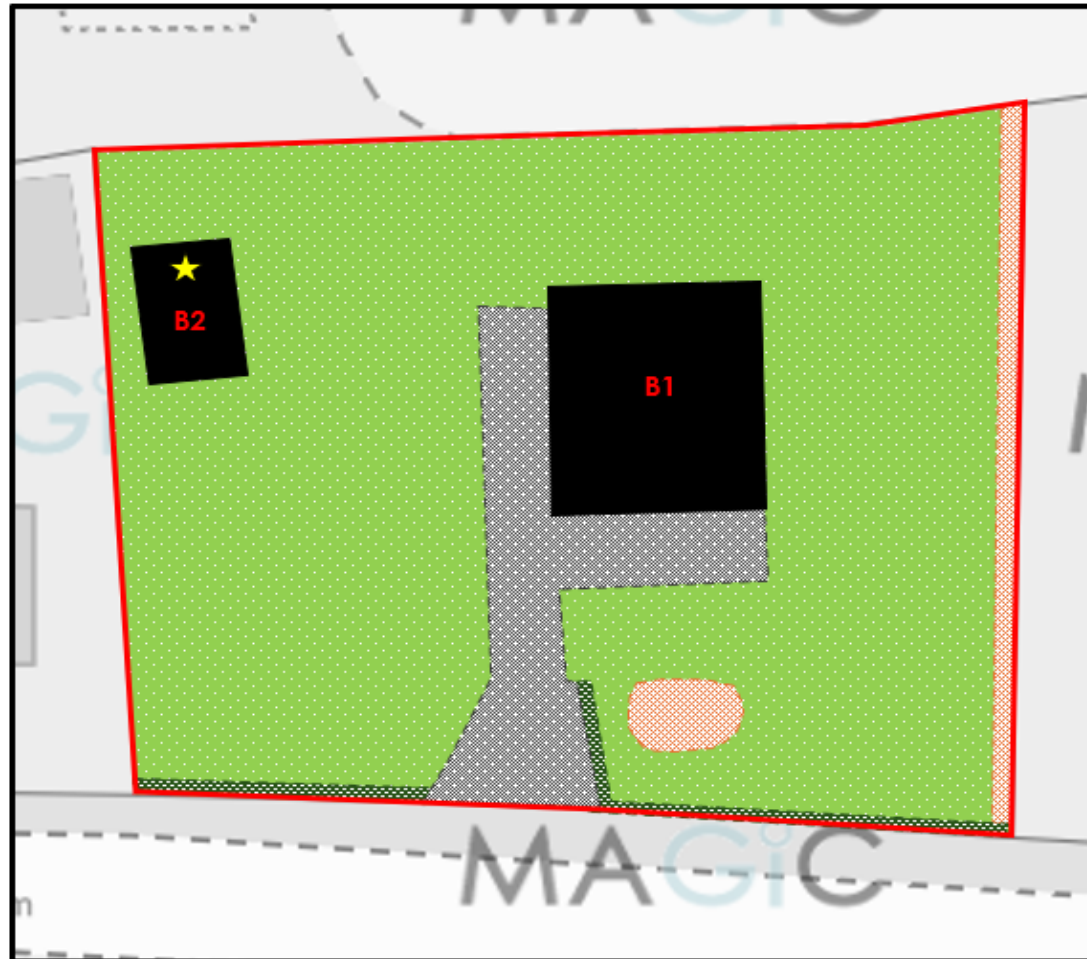
<b>Vernacular</b>	<b>Taxon</b>
<b>Flora</b>	
<b>Perennial Rye-Grass</b>	<i>Lolium Perenne</i>
<b>Daisy</b>	<i>Bellis Perennis</i>
<b>Dandelion</b>	<i>Taraxacum Officinale</i>
<b>Bluebell</b>	<i>Hyacinthoides Non Scripta</i>
<b>Cleavers</b>	<i>Galium Aparine</i>
<b>Red Clover</b>	<i>Trifolium Pratense</i>
<b>Herb-Robert</b>	<i>Geranium Robertianum</i>
<b>Lesser Hawkbit</b>	<i>Leontodon Saxatilis</i>
<b>Hawthorn</b>	<i>Crataegus Monogyna</i>
<b>Holly</b>	<i>Ilex Aquifolium</i>
<b>Garden Privet</b>	<i>Ligustrum Ovalifolium</i>
<b>Beech</b>	<i>Fagus Sylvatica</i>
<b>Guelder-Rose</b>	<i>Viburnum Opulus</i>
<b>Holly</b>	<i>Ilex Aquifolium</i>
<b>Butterfly Bush</b>	<i>Buddleja Davidii</i>
<b>Wild Cherry</b>	<i>Prunus Avium</i>
<b>Bluebell</b>	<i>Hyacinthoides non-Scripta</i>







# Preliminary Ecological Appraisal

Chester Farm Bungalow  
High Street  
Wroot  
Doncaster  
DN9 2BT

April 2024

## Appendix Two: Phase One Map



KEY	
	Site Boundary
	Building
	Hardstanding
	Vegetated Garden
	Introduced Shrub
	Ornamental Hedge
	Target Note – Building with Moderate Roost Suitability

## References

Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th (edn.) The Bat Conservation Trust, London.

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[http://jncc.defra.gov.uk/PDF/pub10\\_handbookforphase1habitatsurvey.pdf](http://jncc.defra.gov.uk/PDF/pub10_handbookforphase1habitatsurvey.pdf) (Accessed April 2024).

DEFRA (2023). GCN Risk Zones (South and East Yorkshire). Available online at: [<https://naturalengland-defra.opendata.arcgis.com/datasets/Defra::gcn-risk-zones-south-and-east-yorkshire>] (Accessed April 2024).

