

Applefields
Wrawby
Brigg
DN20 8GD

Preliminary Ecological Appraisal (PEA) Survey Report	
For:	Keigar Homes
Site:	Applefields, Wrawby, Brigg, DN20 8GD
Report Date:	18th June 2025
Report Reference:	SQ-3337

Lead Ecologist:

Samuel Toon BSc (Hons),

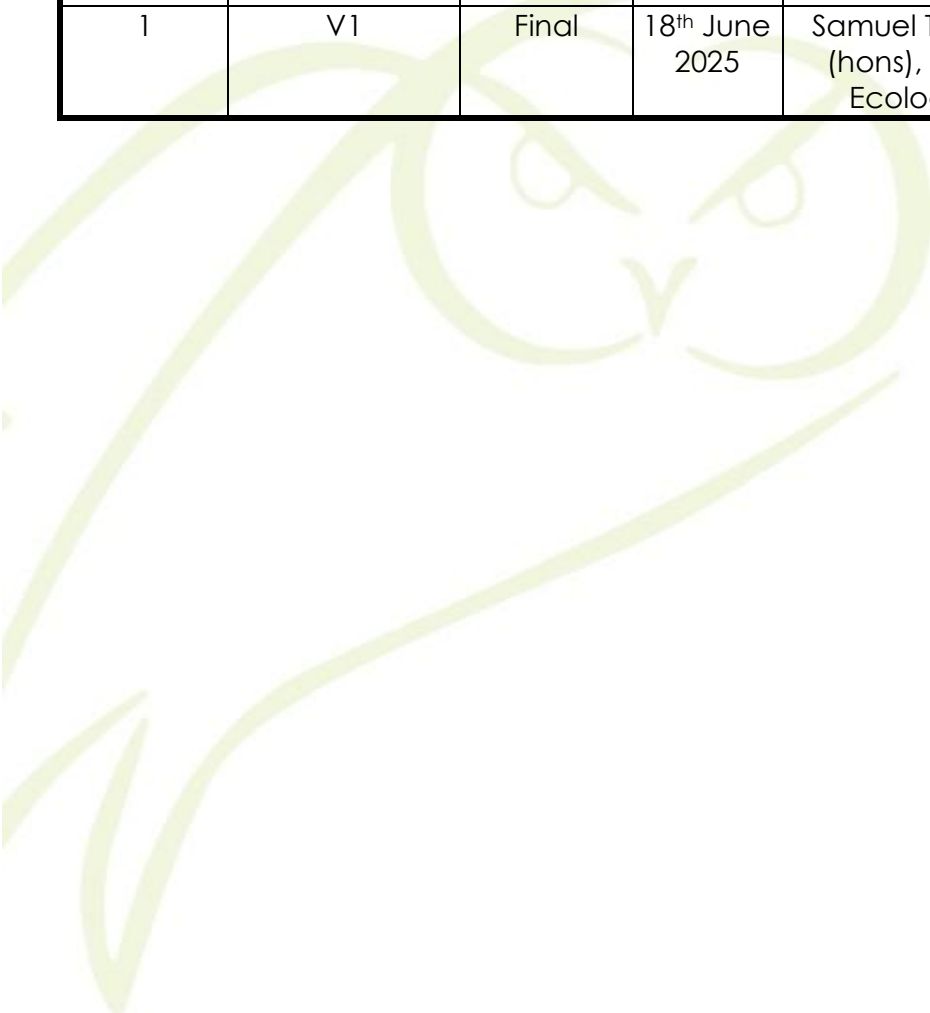
- *Natural England Bat Licence: 2018-35446-CLS-CLS*
- *Natural England Great Crested Newt License 2019-41851- CLS-CLS*



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Client:	Keigar Homes
Site Name:	Applefields, Wrawby, Brigg, DN20 8GD
Grid Reference:	TA 01655 08750
Report:	Preliminary Ecological Appraisal
Date of Survey:	30th May 2025
Surveying Ecologists:	Samuel Toon BSc (hons)

Issue:	Revision:	Stage:	Date:	Prepared by:	Approved by:
-	N/A	Draft for Review	17 th June 2025	Samuel Toon BSc (hons), Estrada Ecology Ltd	Natasha Estrada MRes, MCIEEM, Estrada Ecology Ltd
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The contents of this report have been produced with consideration of the 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 surveyed site, covering 1.34 hectares, exhibits a prominent habitat of other neutral grassland characterised by sections of good species diversity. The grassland, which has not been actively managed, features a tall sward height across the site, indicating unmanaged conditions. In addition to the primary grassland habitat, two secondary habitats have been identified within the site boundaries. The first secondary habitat, bare ground, is located in the northern part of the site. This area, previously used for agricultural purposes, was observed to be fallow during the survey period, with no crops planted and only a bare substrate visible. Here, small sections of perennial ryegrass were starting to sprout, marking an early stage of vegetative regrowth.

The further secondary habitat encompasses a hedgerow with trees, centrally dividing the southern and northern parcels of the site. This hedgerow is further accompanied by a dry ditch on its northern side. The ditch is deemed to be seasonal, intended to alleviate flooding on the land. Within this hedgerow, mature trees displaying dense ivy coverage were observed, suggesting a potential need for management or further recommendations to address this condition. The presence of these habitats within the site boundary contributes to the site's ecological diversity.

Findings

Suitable habitats for breeding birds were recorded within the site. The grassland provided a tall sward height which was deemed suitable for supporting ground nesting birds. Furthermore, the hedgerows and the trees within the site offered further suitability for passerine species. Recommendations in respect of breeding birds are given in the conclusion of this report.

The site was deemed to hold potential suitability for European Hedgehog (*Erinaceus europaeus*) habitats, specifically for foraging, commuting and nesting behaviors. Recommendations in regard to European hedgehogs are given in the conclusion of this report.

Trees are present on site with a low suitability for bat roosts, recorded as dense ivy cover wrapped around several trees within the hedgerow. Recommendations regarding these habitats are given in the conclusion of this report.

The site was deemed to hold suitability for European Badger (*Meles meles*) habitats. No field sign evidence was recorded within the site, however, due to the open nature of the site and the suitability, it is deemed likely that badger presence could occur. Recommendations in

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regard to European Badgers are given in the conclusion of this report.

The site was deemed to hold suitability for reptile habitats. A drainage ditch was recorded to the south of the site which contained water and passed beyond the site boundary to the west. Furthermore, suitable terrestrial habitats were recorded within the site and immediately outside the site to the west. No field sign evidence was recorded within the site. Recommendations in regard to reptiles are given in the conclusion of this report.

The site was deemed to hold suitability for amphibian habitats. The drainage ditch to the south and the attenuation basin that has been created within Phase 1 of this development, were both present within the immediate vicinity, offering suitability for amphibians. It is, however, deemed unlikely that great crested newt would be present, due to the relative age of the attenuation basin and the lack of suitable vegetation within the ditch. Furthermore, the ditch was recorded to cease within 100 meters to the west when surveyed, limiting connectivity. Recommendations in regard to amphibians are given in the conclusion of this report.

The site was deemed to hold limited suitability for riparian mammals. A ditch was recorded offsite to the south which recorded multiple potential burrows at both water level and at differing elevations along the bank gradient. The survey was conducted following heavy rainfall which could have potentially removed field sign evidence of aquatic/riparian species within the section. Recommendations in regard to riparian mammals are given in the conclusion of this report.

A Construction Environment Management Plan (CEMP) is recommended to mitigate potential impacts of runoff pollutants of the site during works.

No species listed on Schedule 8 of the Wildlife and Countryside Act 1981 were recorded within the site. No species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were recorded within the site.

The site was recorded to lack significant floral diversity and is unlikely to support important assemblages of invertebrates.

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2. Protected Species Legislation

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Appendices and References

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 Applefields, Wrawby, Brigg, DN20 8GD.

1.2 The site consists of

- Modified grassland
- Bare ground
- Hedgerow with trees

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

1.4 Report Objectives

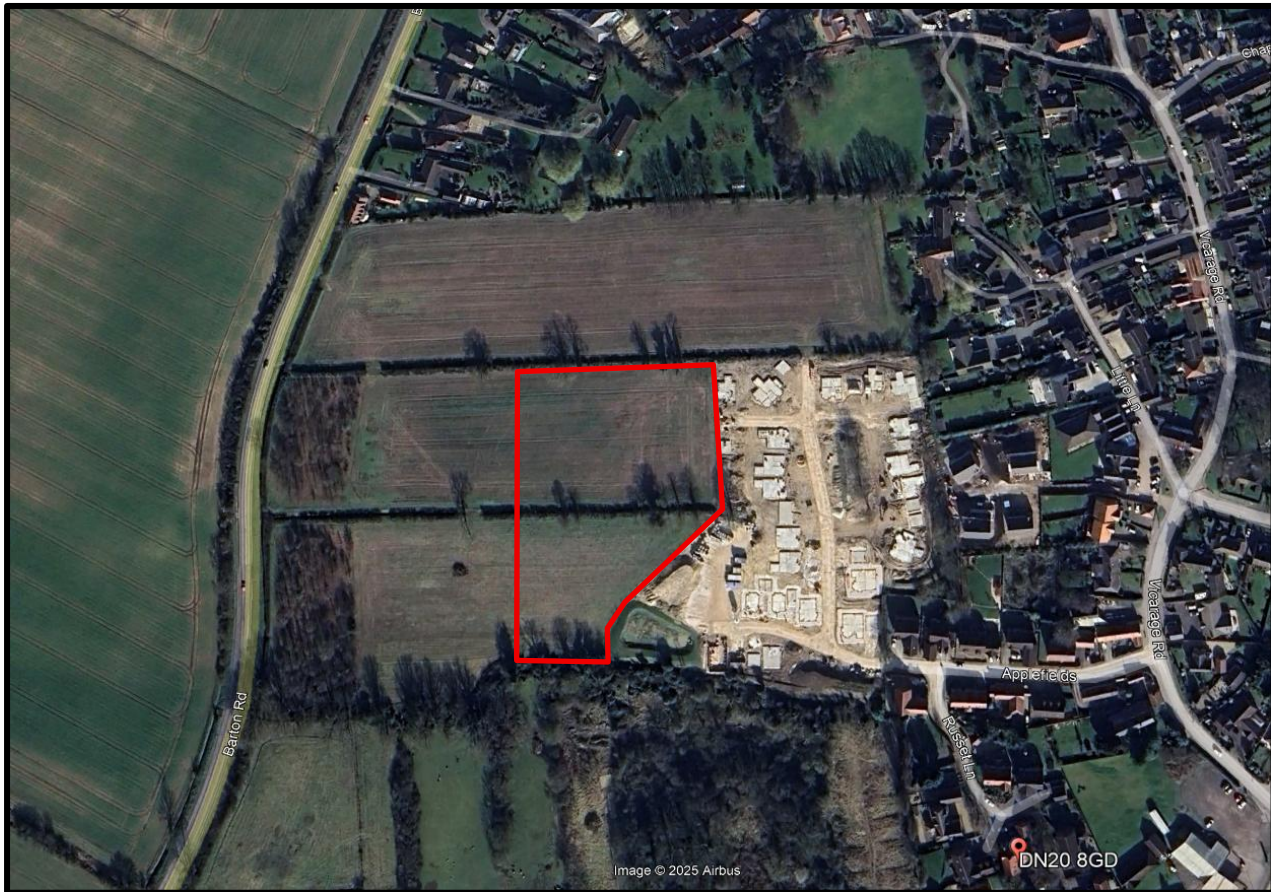
- Present the findings of the ecological survey.
- Assess the potential of existing on-site habitats to support protected or notable species.
- Evaluate any likely ecological impacts on protected and notable species or habitats because of the proposed development.
- Provide recommendations for any further species-specific survey and mitigation measures that may be required; and
- Provide habitat enhancement recommendations in line with the National Planning Policy Framework (NPPF, 2024).

1.5 Site Location and Wider Area

1.5.1 The surrounding site is comprised of residential and commercial use, with extensive open vegetated land present which includes agricultural land, waterbodies and pockets of woodland.

1.5.2 The survey site's central OS grid reference is TA 01655 08750.

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, 2024), 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

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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.

2.4.3 Development proposals submitted after 12th February 2024, with some exceptions, will be expected to achieve a minimum of 10% net gain in site biodiversity value under The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024.

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 **Bats** (all native species) and their breeding sites or resting places (roosts) are fully protected under The Conservation of Habitats and Species Regulations 2010 (as amended). Bats are also protected under the Wildlife and Countryside Act 1981 (as amended) through their inclusion in Schedule 5. Under the Act, they are protected from: intentional or reckless disturbance (at any level); obstruction of access to any place of shelter, breeding, or rest; selling, bartering or exchange of these species, or parts of.

2.6.3 **Reptiles** (all native species) are protected under the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally kill, injure and trade these animals.

2.6.4 **Amphibians** (all native species) are protected by the Wildlife and Countryside Act 1981 (as amended). The sale, barter, exchange, transportation for sale, and advertising to sell or to buy are an offence.

2.6.5 **Eurasian 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.

2.6.6 **Eurasian 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.

2.6.7 **European Water voles** are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 and are 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), MAGIC (www.magic.defra.gov.uk), aerial photographs from Google Earth (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 (GCN) was analysed for any records within a 1km 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 senior ecologist; Samuel Toon 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 (2024).

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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
Bats	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).
Great Newts <i>crystatus</i>	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.
Reptiles	Rough grassland, log and rubble piles, compost heaps.	Sloughed skins; eggs, individuals.
Birds	Trees, scrub, hedgerow, field margins, grassland.	Nests; droppings below nest sites (especially in buildings of trees); tree holes.
Badgers	Found in most rural and many urban habitats.	Excavations and tracks: sett entrances, latrines, hairs, well-worn paths; prints; snuffle holes.
Otter	Water bodies / water courses.	Holt entrances; prints; latrine / spraint sites; anal jelly / smears.
Water Vole	Water bodies / water courses.	Burrow entrances; prints; latrine areas; faeces; feeding stations.
BAP invertebrates	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 and Weather Conditions

3.3.1 The survey was conducted on the morning of 30th May 2025.

3.3.2 Weather conditions at the time of the site visit were cloudy and wet with a light breeze and temperatures of 12°C.

3.4 Personnel

3.4.1 The survey was undertaken by experienced senior ecologist Samuel Toon BSc (hons) (Natural England Bat License 2018-35446-CLS-CLS, Natural England Great Crested Newt License 2019-41851-CLS-CLS); a licensed ecologist with over nine years of ecological surveying including phase one habitat surveys.

3.5 Preliminary Roost Assessment

3.5.1 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 the current best practice guidance (Collins, 2023).

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

3.5.3 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 are presented below:

- **Negligible:** No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
- **Low:** A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and / or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats.
- **Moderate:** A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions, and surrounding habitat but unlikely to support a roost of high conservation status.
- **High:** A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions, and surrounding habitat. These structures have the potential to support high conservation status roosts (e.g., maternity, or classic cool / stable hibernation site).

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 Field Survey Results

5.1.1 Habitat Overview

5.1.1.1 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
Other Neutral Grassland	g3c	-
Bare Ground	c	510
Hedgerow With Trees	h2a	50, 11,

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

5.1.2 Other Neutral Grassland

5.1.2.1 The site is dominated by other neutral grassland with good species diversity present throughout. Sward height was predominantly tall throughout displaying an unmanaged grassland. In relation to the UK Habs classification, the habitat was assessed and achieved the following criteria:

Table 3: Classification of Other Neutral Grassland.

UK Habs Definition – Other Neutral Grassland g3c	
Criteria	Pass/Fail
>20% cover of broadleaved herbs and sedges	PASS
>8 species per meter square (including forbs, grasses, sedges and rushes, excluding bryophytes)	PASS
≥1 grass species that is not generally sown for intensive agricultural production (i.e., rye grasses, timothy, cock's foot, meadow fescue) is at least abundant	PASS
Cover of rye-grasses and white clover, where present, is <30%	PASS

5.1.2.2 Species recorded within this habitat include soft brome (*Bromus hordeaceus*), common fiddleneck (*Amsinckia micrantha*), perennial rye grass (*Lolium perenne*), dame's violet (*Hesperis matronalis*), common comfrey (*Symphytum officinale*), field forget me not (*Myosotis arvensis*), creeping buttercup (*Ranunculus repens*), common bent (*Agrostis capillars*), crested dog's tail (*Cynosurus cristatus*), rosebay willowherb (*Chamerion angustifolium*) and black medick

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(*Medicago lupulina*).

5.1.2.3 Under current works proposals, this habitat will be impacted. Recommendations regarding this habitat and any species within it are given in the conclusion of this report.

Figure 2: Other Neutral Grassland



5.1.3 Bare Ground

5.1.3.1 The northern parcel of the site was observed as having historically been utilised for agricultural purposes but was not in use during the survey. No crop had been planted and demonstrated a bare substrate throughout, with small sections of perennial ryegrass starting to sprout.

5.1.3.2 This habitat was deemed to yield limited ecological value, with potential suitability for brown hare recorded as the main constraint within the habitat parcel.

5.1.4 Hedgerow With Trees

5.1.4.1 A single native hedgerow with trees was recorded to dissect the southern and northern parcels centrally. A ditch was also present to the north of the hedgerow but was recorded dry at the time of the survey.

5.1.4.2 The ditch was deemed to be seasonal (contain water for less than 4 months of the year) and present to alleviate flooding of the land. As such, the ditch is not considered to be its own habitat and will not be included within the biodiversity net gain assessment, in line with the user guide definition:

Artificially created linear water-conveyancing features which are:

- less than 5 meters wide; and
- are likely to retain water for more than 4 months of the year.

5.1.4.3 Trees were also present within the hedgerow, with mature trees present. Several trees recorded dense ivy coverage, suggesting the need for further recommendations.

5.1.4.4 Species recorded within this habitat include hawthorn (*Crataegus monogyna*), European ash (*Fraxinus excelsior*), wild cherry (*Prunus avium*), apple (*Malus sp.*) and sycamore

(*Acer pseudoplatanus*).

Figure 3: Hedgerow with Trees



5.2 Desktop Survey Results

5.2.1 Greater Lincolnshire Nature Partnership returned records from 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:

Table 4: Records found within the search radius.

Species	Number of Records	Notes
Bats	33	Brown long-eared bat, common pipistrelle, unspecified myotis species
Badgers	4	Purposefully omitted but subject to full analysis
Amphibians	18	Including common frog, common toad, and smooth newt
Reptiles	3	All grass snake
Aquatic Mammals	14	Including water vole and otter
Other (Brown Hare)	12	N/A

5.2.2 Consultation with Magic Maps returned no European Protected Species Mitigation Licenses granted within a 2 km radius from grid.

5.2.3 No records for great crested newt presence were recorded within a 1km radius from grid via consultation with Natural England's eDNA pond surveys for District Level Licensing (England).

5.3 Designated Sites

5.3.1 Consultation with Magic Maps returned no Statutory Designated Sites within the 2 km search radius from grid.

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5.5.5.3 Aquatic habitat deemed suitable for use by aquatic mammals was recorded within the immediate environment, but not within the curtilage of the site.

5.5.5.4 Terrestrial habitat deemed suitable for usage by aquatic mammals was recorded within the immediate environment, but not within the curtilage of the site.

5.5.5.5 Recommendations regarding aquatic mammals are given within the conclusion of this report.

5.5.6 Amphibians

5.5.6.1 The site is deemed to offer possible suitability for amphibians. No presence of great crested newts was detected within the site during the survey.

5.5.6.2 Terrestrial habitats suitable for amphibians were detected within the site. Both aquatic and terrestrial habitats suitable for amphibians were detected outside the site, within a 500m radius from the central grid reference.

5.5.6.3 The ditch which provides the watercourse habitats, along with the attenuation basin were determined to be unsuitable for great crested newt, due to the potential presence of predators within the immediate vicinity.

5.5.6.4 Furthermore, the basin which has been created in line with phase 1 of a previous application, is a recent addition to the landscape, suggesting it to be unlikely for immediate habitation considering site works are still a major presence within the wider setting, adding to disturbance factors.

5.5.6.5 Recommendations regarding amphibians are given within the conclusion of this report.

5.5.7 Reptiles

5.5.7.1 The site holds potential for reptiles to be found. A ditch is present immediately outside the southern boundary which provides limited connective opportunities. Google Earth confirms a baseline map which shows the extent of the ditch expanding to the west, however, ground survey confirmed the ditch terminated within 100 meters to the west.

5.5.7.2 No aquatic habitat deemed suitable for use by reptiles was recorded within the curtilage of the site, however, suitable aquatic habitats were recorded immediately outside the southern boundary.

5.5.7.3 Suitable terrestrial habitat for use by reptiles was recorded within the curtilage of the site and immediately outside the southern and western boundaries of the site.

5.5.7.4 Recommendations regarding reptiles are given within the conclusion of this report.

5.5.8 Other species

5.5.8.1 The site, particularly in the northern section was deemed to provide suitable habitats for brown hare. Precautionary methods are recommended in line with site works.

5.5.8.2 The site was concluded to not provide further does not support suitable habitat for any

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other protected or significant fauna, such as: barn owl, dormouse, or white-clawed crayfish. No impacts towards these species are anticipated.

6 Conclusions

6.1 Designated Sites

6.1.1 No Statutory Designated Sites were recorded within the 2 km search radius.

6.1.2 Two Non-Statutory Designated Sites were recorded within the 2 km search radius.

6.1.3 The site is recorded as being within one impact zone, namely, Wrawby Moor SSSI. Following consultation with Natural England, the proposed development does not appear to infringe on the predetermined risk activities which could be detrimental to the SSSI. As such, no further consultation or assessment is deemed necessary at this juncture.

6.2 Habitats and Vegetation

6.2.1 No priority habitats were recorded within the red line boundary.

6.2.2 No trees which are on the Ancient Tree Inventory were recorded on site.

6.2.3 No protected or notable flora listed on Schedule 8 of the Wildlife and Countryside Act 1981 (as amended) was recorded during the survey.

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 Suitable habitats are recorded within the site in which passerine and ground nesting birds could utilise. If vegetation is to be removed within the breeding bird season (typically March to September inclusive), a pre-works check is required prior to removal to ensure nests are not impacted. If this is not feasible, a pre-works check may be required prior to the onset of works.

6.3.1.2 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 were recorded in situ. In addition, field signs of bats were not recorded on the site.

6.3.2.2 Trees were located within the site. Several trees recorded features that could provide suitability for roosting or serving as a place of rest. The features were limited to ivy cover which extended up the main trunk.

6.3.2.3 Due to the residual possibility of bats being present, it is deemed necessary that supervision by a licensed ecologist is necessary to facilitate the works. A formal method statement must be written and adhered to, prior to work commencing.

6.3.2.4 It is further concluded that a suitable lighting scheme is required to be incorporated within the scheme to mitigate impacts from artificial lighting on the local bat population.

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. 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 great crested newts are not impacted.

6.3.5 Badgers

6.3.5.1 No field sign evidence was recorded within the site during the survey. However, due to the suitability of habitats both within the site and within the immediate vicinity, it is deemed necessary for a precautionary method statement to be adopted within the scheme to ensure badgers are not impacted.

6.3.6 Reptiles

6.3.6.1 Suitable habitats are recorded within the site and surrounding environment which have the potential for supporting reptile assemblages. It is therefore deemed necessary for a presence/likely absence survey to be conducted. This details the deployment of artificial refugia and seven routine checks for reptiles. The checks must be spaced at weekly intervals in suitable weather conditions between April and October (inclusive).

6.3.7 Aquatic Mammals

6.3.7.1 Suitable habitats are recorded within the site and surrounding environment which have the potential for supporting aquatic/riparian mammals. Furthermore, potential field signs for aquatic mammal were recorded within the potential zone of influence.

6.3.7.2 It is therefore deemed necessary for a phase two survey, comprising of motion sensory camera traps, to be deployed over a minimum period of 14 nights, to ascertain field evidence of any use. The information collected will further inform any potential mitigation or design strategy required.

6.3.8 Other Species – Brown Hare

6.3.8.1 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.

6.3.9 Construction Environmental Management Plan (CEMP)

6.3.9.1 Due to the presence of sensitive receptors within close proximity of the site, a **CEMP** is deemed necessary. Any impacts during the demolition and construction phases of the proposed project on sensitive receptors should be mitigated for via the implementation of a CEMP.

7 Biodiversity Enhancement

7.1 In line with the National Planning Policy Framework (2024) the application should demonstrate biodiversity enhancements. Upon finalisation of plans, calculations can be compiled.

7.2 Due to the size of the site and location, applicable specific habitat enhancements could include:

- Bat and bird boxes integrated into the scheme design to enhance roosting provision over the wider site.
- A planting scheme should be implemented within the scheme to create a green space within the site. Plantings should comprise native species of high biodiversity value.
- Boundary features should be kept open and allow passage for small mammals such as hedgehog.

7.3 Upon completion of a finalised scheme design the Biodiversity Net Gain assessment calculations can be completed.

Appendix One: Phase One Habitat Map



Appendix Two: Species list (on site)

Vernacular	Taxon
Flora	
Apple	<i>Malus sp.</i>
Black Medick	<i>Medicago lupulina</i>
Common Bent	<i>Agrostis capillaris</i>
Common Comfrey	<i>Symphytum officinale</i>
Common Fiddleneck	<i>Amsinckia micrantha</i>
Creeping Buttercup	<i>Ranunculus repens</i>
Crested Dog'S Tail	<i>Cynosurus cristatus</i>
Dame's Violet	<i>Hesperis matronalis</i>
European Ash	<i>Fraxinus excelsior</i>
Field Forget Me Not	<i>Myostis arvensis</i>
Hawthorn	<i>Crataegus monogyna</i>
Perennial Rye Grass	<i>Lolium perenne</i>
Rosebay Willowherb	<i>Chamerion angustifolium</i>
Soft Brome	<i>Bromus hordeaceus</i>
Sycamore	<i>Acer pseudoplatanus</i>
Wild Cherry	<i>Prunus avium</i>

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