Bloombridge Development Partners

ECOLOGYSOLUTIONS

Part of the ES Group

YEW TREE FARM,
HIGH STREET,
ASCOTT-UNDER-WYCHWOOD,
OXFORDSHIRE

Ecological Assessment

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ecology solutions for planners and developers

Executive Summary

Ecology Solutions were commissioned by Bloombridge Development Partners to undertake an Ecological Assessment of land and buildings at Ascott-Under-Wychwood, Oxfordshire, situated within the Cotswold Area of Outstanding National Beauty. Proposals are for a small-scale residential development and associated landscaping, to include a community/memorial garden, to replace a dilapidated barn and hardstanding at Yew Tree Farm, at the end of the High Street.

There are no statutory designated sites within, or in close proximity to the application site. The nearest statutory designated site to the application site is Wychwood Site of Special Scientific Interest (SSSI) which is located approximately 2.5km southeast of the application site. No non-statutory sites (where designated on account of their biodiversity value) are located within 2km of the application site. Due to the small scale of the proposals and the separation of any designated sites from the application site it is not considered that the development would have any direct or indirect significant adverse impacts on any designated sites.

The vast majority of the application site is of no intrinsic ecological value, comprising areas of built form and hardstanding. Moreover, the small areas of grassland, ruderal vegetation and scattered scrub are considered to be of negligible ecological value given their small extent and limited species range. No specific mitigation would be required for the loss of these habitats. Where habitats of relatively higher value are present (hedgerows and trees), these are to be largely retained as part of the development proposals, with new small scale landscaping to deliver an enhancement over the existing situation.

Day time bat surveys were undertaken following best practice guidelines. The building and mature trees within the application site were assessed for their potential to support bats. Following detailed internal inspections, all buildings and trees onsite were deemed completely unsuitable to support bats.

Opportunities for other protected species are limited to low quality nesting and foraging habitat for birds, as well as some limited habitat of suitability to support common reptiles.

In light of the above, and to ensure ecological enhancements are delivered as part of the development proposals, a range of mitigation and enhancement efforts have been recommended by Ecology Solutions, including:

I. **Habitat** - Bolster planting of existing hedge and new boundary planting to comprise native species-rich hedgerow, orchard trees, shrub and meadow grassland planting adjacent to retained trees to provide improved opportunities for common reptiles and invertebrates which may be present in the local area.

II. **Bats** – New tree planting and enhancement of hedgerow network to promote bat dispersal routes, implementation of a sensitive lighting scheme, strategic installation of 8 bat roosting features on new buildings (4) and suitable trees (4) throughout the site.

III. **Birds** – Enhancement of existing tree/hedgerows ensuring a net gain in foraging and nesting habitat, strategic installation of seven nesting features within new buildings (3) and suitable trees (4) throughout the site. Any scrub or tree removal should ideally occur outside of the nesting season (i.e. between September to February), however, if any were to occur during the nesting season, a suitably qualified ecologist should be appointed to carry out nesting bird checks within an appropriate timeframe beforehand.

IV. **Reptiles** – Any clearance of suitable reptile habitat is to be undertaken in accordance with a sensitive methodology, outlined in this document.

In conclusion, the majority of the application site is not considered to be of any significant intrinsic value from an ecology and nature conservation perspective. The implementation of mitigation measures as recommended in this report will ensure there are no adverse effects on any designated sites or protected species as a result of development at the application site. Indeed, subject to the implementation of the measures detailed within this report, the proposals will achieve measurable net gains for biodiversity within the site.

Moreover, it is considered the proposed development would offer enhancements for biodiversity over the existing situation, and would therefore fully accord with current legislation and policy pertinent to ecology and nature conservation.

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1. INTRODUCTION

1.1. Background & Proposals

1.1.1. Ecology Solutions were re-commissioned by Bloombridge Development Partners in November 2020 to undertake an Ecological Assessment of Land at Ascott-Under-Wychwood, Oxfordshire. The study area (hereafter referred to as 'the application site') is marked on Plan ECO1.

1.1.2. The application site falls within a wider area of land that was subject to survey work by Ecology Solutions in 2018 in support of a larger planning application. Whilst those larger proposals (planning ref: 19/02811/FUL) were not bought forward, the scheme was deemed acceptable by West Oxfordshire District Council in ecological terms.

1.1.3. Moreover, part of the wider land holding has since been granted planning consent for two residential dwellings (planning ref: 20/01592/OUT). This approved scheme was again supported by ecological assessment work undertaken by Ecology Solutions.

1.1.4. The current proposals also seek small-scale residential development alongside associated landscaping. Indeed, the proposals, including opportunities for ecological mitigation and enhancement, are comparable in ecological terms to the previous proposals and the now consented scheme which lies adjacent to the application site.

1.2. Application Site Characteristics

1.2.1. The application site is located to the east side of the village of Ascott-Under-Wychwood, Oxfordshire, at the end of the High Street. The application site is bordered by agricultural land to the north, east and south, with a hardstanding track forming the site's western boundary.

1.2.2. The application site itself comprises a concrete agricultural yard and large agricultural barn. Small areas of semi-natural habitat in the form of hedgerows, ruderal vegetation and tree-belts/groups are present towards the boundaries of the application site.

1.3. Ecological Assessment

1.3.1. This document assesses the ecological interest of the application site as a whole. The importance of the habitats present is evaluated with regard to current guidance published by the Chartered Institute of Ecology and Environmental Management (CIEEM)[1].

1.3.2. The report also sets out the existing baseline conditions for the application site, setting these in the correct planning policy and legal framework and assessing the need for any further survey work. It also highlights any potential impacts from the proposed development. Appropriate mitigation is identified that will offset any negative impacts and, where possible, provide

[1] *CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Chartered Institute of Ecology and Environmental Management, Winchester.*

suggestions for ecological enhancement of the site, in accordance with national and local planning policy.

2. SURVEY METHODOLOGY

2.1. The methodology utilised for the survey work can be split into three areas, namely desk study, habitat survey and faunal survey. These are discussed in more detail below.

2.2. Desk Study

2.2.1. In order to compile background information on the application site and the surrounding area, Ecology Solutions contacted the Thames Valley Environmental Records Centre (TVERC).

2.2.2. Information has been received from TVERC and is referenced throughout this report, where relevant.

2.2.3. Further information on designated sites from a wider search area was obtained from the online Multi-Agency Geographic Information for the Countryside (MAGIC)[2] database. This information is reproduced where appropriate on Plan ECO1 and at Appendix 2.

2.3. Habitat Survey Methodology

2.3.1. A habitat survey was carried out in July 2018 to ascertain the general ecological value of the application site, and to identify the main habitats and associated plant species. Walkover surveys were also been completed in March 2020 (as part of the Dutch Barn application) and January 2021 to assess whether there had been any changes to the baseline since the completion of previous survey work.

2.3.2. The application site was surveyed based around extended Phase 1 survey methodology[3], as recommended by Natural England (NE), whereby the habitat types present are identified and mapped, together with an assessment of the species composition of each habitat. This technique provides an inventory of the basic habitat types present and allows identification of areas of greater potential which require further survey. Any such areas identified can then be examined in more detail.

2.3.3. Using the above method, the application site was classified into areas of similar botanical community types, with a representative species list compiled for each habitat identified.

2.3.4. All the species that occur in each habitat would not necessarily be detectable during survey work carried out at any given time of the year, since different species are apparent at different seasons. Nonetheless, given the extremely limited extent of semi-natural habitats, that repeat visits have been undertaken and that the timing of the surveys included for the optimal period for the habitats present, it is considered an accurate and robust assessment has been made of the botanical interest.

[2] http://www.magic.gov.uk
[3] Joint Nature Conservation Committee (2010). *Handbook for Phase 1 Habitat Survey – a Technique for Environmental Audit*. England Field Unit, Nature Conservancy Council, reprinted JNCC, Peterborough.

2.4. **Faunal Survey**

2.4.1. Obvious faunal activity, such as birds or mammals observed visually or by call during the course of the surveys, was recorded. Specific attention was paid to any potential use of the application site by protected species, species of principal importance (priority species), or other notable species.

2.4.2. In addition, specific surveys were undertaken for bats and Badgers *Meles meles*.

2.4.3. Experienced ecologists undertook the faunal surveys with regard to established best practice and guidance. Details of the methodologies employed are given below.

Bats

2.4.4. Field surveys were undertaken with regard to best practice guidelines issued by NE (2004[4]), the Joint Nature Conservation Committee (JNCC) (2004[5]) and the Bat Conservation Trust (2016[6]).

2.4.5. A detailed internal and external inspection survey was undertaken to search for any evidence of use by roosting bats within buildings. All accessible voids within buildings were surveyed, with evidence of bats, such as droppings, feeding remains or individual bats, searched for. Furthermore, the external survey sought to identify any potential access points or features which could be utilised by bats.

2.4.6. The probability of a building being used by bats as a summer roost site increases if it:

- is largely undisturbed;
- dates from pre 20th century;
- has a large roof void with unobstructed flying spaces;
- has access points for bats (though not too draughty);
- has wooden cladding or hanging tiles; and
- is in a rural setting and close to woodland or water.

2.4.7. Conversely, the probability decreases if a building is of a modern or pre-fabricated design/construction, is in an urban setting, has small or cluttered roof voids, has few gaps at the eaves, or is a heavily disturbed premises.

2.4.8. The main requirements for a winter/hibernation roost site is that it maintains a stable (cool) temperature and humidity. Sites commonly utilised by bats as winter roosts include cavities/holes in trees, underground sites, and parts of buildings. Whilst different species may show a preference for one of these types of roost site, none are solely dependent on a single type.

[4] Mitchell-Jones, A. J. (2004). *Bat Mitigation Guidelines*. English Nature, Peterborough.
[5] Mitchell-Jones, A.J. & McLeish, A.P. (Eds.) (2004). *Bat Workers' Manual*. 3rd edition. Joint Nature Conservation Committee, Peterborough.
[6] Collins, J. (Eds.) (2016). *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (3rd Edition). Bat Conservation Trust, London.

2.4.9. All trees within or immediately adjacent to the application site were assessed for their potential to support roosting bats in July 2018, March 2020 and January 2021. Features typically favoured by bats were searched for, including:

- Obvious holes, e.g. rot holes and old Woodpecker holes;
- Dark staining on the tree, below the hole;
- Tiny scratch marks around a hole from bat claws;
- Cavities, splits and or loose bark from broken or fallen branches, lightning strikes etc; and
- Very dense covering of mature Ivy over trunk.

Badgers

2.4.10. Specific surveys for Badgers were carried out in July 2018 and January 2021.

2.4.11. The surveys comprised two main elements. Firstly, searching thoroughly for evidence of Badger setts. For any setts encountered standard survey practice would record the location of each sett entrance, even if the entrance appeared disused. The following specific information was recorded where appropriate:

i) The number and location of well used or very active entrances; these are clear of any debris or vegetation and are obviously in regular use and may, or may not, have been excavated recently.

ii) The number and location of inactive entrances; these are not in regular use and have debris such as leaves and twigs in the entrance, or have plants growing in or around the edge of the entrance.

iii) The number of disused entrances; these have not been in use for some time, are partly or completely blocked and cannot be used without considerable clearance. If the entrance has been disused for some time all that may be visible is a depression in the ground where the hole used to be together with the remains of the spoil heap.

2.4.12. Secondly, any evidence of Badger activity such as well worn paths, run-throughs, snagged hair, footprints, latrines and foraging signs was recorded so as to build up a picture of the use of the application site by this species.

3. ECOLOGICAL FEATURES

3.1. A habitat survey was undertaken within the application site in July 2018, with update walkovers completed in March 2020 and January 2021.

3.2. The following main habitat/vegetation types were identified within the application site:

- Buildings and hardstanding;
- Scrub and ruderal vegetation;
- Hedgerows;
- Tree belts;
- Species-poor rough grassland; and
- Arable.

3.3. The location of these habitats is shown on Plan ECO2.

Buildings and Hardstanding

3.4. The majority of the application site comprises a concrete agricultural yard and an associated agricultural barn (**B1**).

3.5. Building **B1** comprises an agricultural barn with breezeblock walls to a height of approximately 2m with wood panel walls above. The building is supported by a metal frame, with some wooden crossbeams present. The roof of the structure comprises corrugated sheet asbestos with plastic sheet skylights throughout. Alongside the main barn structure, this building supports several adjoining breezeblock extensions, all of which are single storey. **B1** is open along much of its northern, eastern and western aspect and is currently utilised for the storage of hay.

3.6. Several wooden bird boxes, in varying condition, were secured to the walls of the building in 2018, between 1m and 2m from the ground. Only one of these was remaining in 2021.

3.7. The building is of no intrinsic ecological value. Consideration is given to the potential value of these buildings to faunal species below (see Wildlife Use of the Application Site).

3.8. Areas of hardstanding are present in the form of the sealed hardstanding yard, alongside small areas of compacted aggregate. Given the absence of any significant vegetation growth within these areas, this habitat type is considered to be of negligible ecological value.

Scrub and Ruderal

3.9. Areas of species-poor scrub are present towards the margins of the application site, primarily along the north-eastern site boundary. They have established between mounds of tyres and old farm waste which is piled in the east of the site.

3.10. Areas of scrub were dominated by Bramble *Rubus fructicosus*, with Hawthorn *Crataegus monogyna* and Blackthorn *Prunus spinose* occasionally recorded alongside vegetation of a ruderal nature such as Hogweed *Heracleum*

sphondylium, Lesser Burdock *Arctium minus*, Teasel *Dipsacus fullonum* and Common Nettle *Urtica dioica*.

3.11. Small areas of ruderal vegetation are also present elsewhere on site, and again comprise only a limited range of common species. This vegetation has colonised the remains of muck heaps situated on hardstanding. Species recorded here included for Common Nettle, Hedge Mustard *Sisymbrium officinale*, Broad-leaved Dock *Rumex Obtusifolius*, Lesser Burdock, Scentless Mayweed *Tripleurospermum inodorum*, Pineapple Weed *Matricaria discoidea*, Woody Nightshade Solanum dulcamara, Hogweed, Silverweed *Argentina anserine*, Amphibious Bistort *Persicaria amphibia*, Creeping Thistle *Cirsium arvense*, Hemlock *Conium maculatum*, Perforate St John's-wort *Hypericum perforatum*, Mugwort *Artemisia vulgaris*, Oilseed Rape *Brassica napus*, Ragwort *Jacobaea vulgaris* and Hedge Woundwort *Stachys sylvatica*. Scattered grasses were also present within areas of ruderal, and included for occasional Couch Grass *Elymus repens*, Red Fescue *Festuca rubra*, Bent *Agrostis* sp., Yorkshire Fog *Holcus lanatus*, Perennial Rye *Lolium perenne* and Cock's-foot *Dactylis glomerta*.

Hedgerows

3.12. Small lengths of two hedgerows are present within the application site and are described below. Both hedgerows run alongside an existing track which continues off-site. Neither hedgerow would qualify as species-rich under the Hedgerow Regulations 1997.

3.13. **H1** is a scrubby feature which runs alongside a hardstanding track through the centre of the site. There is a gap of approximately 10m in the hedge where an existing access track passes through. The hedge lacks structure and varies in height, being <1m for much of its length.

3.14. Towards the north of the site the hedge is dominated by Hawthorn and English Elm *Ulmus minor var. vulgaris*, with occasional Ash *Fraxinus excelsior*, Dog Rose *Rosa canina* and Elder (rare). Further south, the hedge becomes increasingly scrubby in nature with Bramble becoming dominant, albeit with Hawthorn and Field Maple *Acer campestre* rarely recorded. Ground flora associated with the hedge included for Hedge Woundwort, Cleavers *Galium aparine* and Lords and Ladies *Arum maculatum*.

3.15. Hedgerow **H1** merges into a semi-mature tree-belt (**T1**) towards the site's northern boundary (see below).

3.16. **H2** runs parallel to **H1** on the other side of the track. It supports a similar botanical community with infected Elm, Hawthorn and Elder frequent, Ash and Dog-rose occasional and Bramble also apparent. It appears the hedge has been historically laid. Ground flora associated with the hedge was comparable to **H1**.

Tree Belts/Individual Trees

3.17. Two tree-belts lie, at least in part, within the application site.

3.18. **T1** comprises a belt of semi-mature trees, the southern edge of which runs adjacent to a hardstanding track and adjoins **H1**. Norway Maple *Acer platanoides*, English Elm and Ash were present.

3.19. **T2** comprises a small, isolated tree group, with hybrid Black Poplar *Populus nigra* and Norway Maple recorded. As noted above, the land surrounding these trees has largely been used for waste storage (piles of tyres).

Species-poor Rough Grassland

3.20. A small area of species-poor rough grassland is present in the south of the site (**F1**), with this comprising the margins of a larger agricultural field.

3.21. The sward is species-poor with False Oat Grass *Arrhenatherum elatius* dominating and Cock's-foot, and Couch Grass also apparent. Hogweed, Creeping Thistle, Ribwort Plantain *Plantago lanceolata*, Dove's-foot Crane's-bill *Geranium molle*, Creeping Buttercup *Ranunculus repens*, Dandelion *Taraxacum*, Broad-leaved Dock, Meadow Buttercup *Ranunculus acris*, Common Nettle and Yarrow *Achillea millefolium* were also recorded. Smaller areas of rough grassland are disbursed elsewhere along the margins of hardstanding on site and are of comparable composition.

3.22. A thin strip of arable ground is also present within the site boundary, to the west of **H2**.

3.23. **Background information.** The TVERC returned no records of notable plant species from within the application site.

3.24. The TVERC returned a number of notable plant species within the 2km designated search area. The closest record, Dwarf Gorse *Ulex gallii* was reported over 0.5km to the south-west of the application site. Bluebell *Hyacinthoides non-scripta*, a plant protected under Section 13.2 of Schedule 8 of the Wildlife & Countryside Act 1981 was reported 0.7km north-east of the site. Other notable species recorded include Rye Brome *Bromus secalinus*, Lesser Spearwort *Ranunculus flammula*, Tormentil *Potentilla erecta*, Hoary Plantain *Plantago media*, Downy Woundwort *Stachys germanica*, Corn Mint *Mentha arvensis*, Sainfoin *Onobrychis viviifolia*, Common Vetch *Vicia sativa subsp. sativa*, Wood-sorrel *Oxalis acetosella,* Dwarf Spurge *Euphoriba exigua,* Field Pepperwort *Lepidium campestre*, Crosswort *Cruciata laevipes*, Harebell *Campanula rotundifolia*, Chicory *Chchorium intybus*, Field Scabious *Knautia arvensis* and Sanicle *Sanicula europaea*.

4. WILDLIFE USE OF THE APPLICATION SITE

4.1. General observations were made during the surveys of any faunal use of the application site, with specific attention paid to the potential presence of protected species. Specific surveys were undertaken with regard to bats and Badgers.

Bats

4.2. Building **B1** within the site is not suitable to support roosting bats on account of it being constructed from prefabricated materials (which rapidly heat and cool), having a light and draughty interior, and an absence of any voids.

4.3. Moreover, detailed internal inspections undertaken by Ecology Solutions in July 2018 and January 2021 found no evidence of bats within any of the buildings (such as droppings, feeding remains, staining or scratch marks). As such it is not considered the buildings within the application site are of any value to bats.

4.4. None of the semi-mature and mature trees present to the boundary of the application site were identified to support features of potential value to roosting bats. In any event, with the exception of two small specimens, it is noted that these trees are to be retained as part of the development proposals.

4.5. Given the small extent of the application site, and that it comprises an agricultural yard with very little in the way of semi-natural habitats, the site is not considered to provide any significant foraging or commuting opportunities for bat populations in the local area.

4.6. Regardless, the habitats of relatively higher value within the site (hedgerow and trees) are to be retained as part of the development proposals.

4.7. Given the unsuitable nature of the habitats on site, no further surveys were considered necessary at the application site.

4.8. **Background Information.** The TVERC returned no records of any bat species within the 2km search area.

Badgers

4.9. Specific surveys for Badgers were undertaken in July 2018 and January 2021. No evidence of use by Badgers was recorded within the application site.

4.10. Given the absence of any evidence of Badgers within the site, and the sub-optimal nature of the on-site habitats to provide opportunities to this faunal group, no further consideration is given to this faunal group as part of this desk study exercise.

4.11. **Background Information.** The TVERC returned no records of Badgers within the application site.

4.12. The TVERC returned a number of local Badger records within the 2km search area, the closest of which being a record of a Badger latrine located 0.6km to the south-east of the application site. A sett was recorded in 2014, 1.8km to the north-east of the application site.

Birds

4.13. The tree, hedge and to some extent the scrub habitats, present on site are considered likely to provide a modest range of opportunities for common bird species, albeit the small size of the site negates the potential for the site to be of any significant value to local populations.

4.14. As noted previously, several wooden bird boxes were installed on **B1,** at heights of between 1 to 2m. None of these bird boxes were found to be in active use at the time of surveying in July 2018. As of January 2021, only one of these bird boxes remained.

4.15. The only bird species recorded during the Phase 1 survey in July 2018 was Wood Pigeon *Colombus palumbus*. Additionally, Great Tit *Parus major*, Blue Tit *Cyanus cystitis*, Blackbird *Turdus merula*, Dunnock *Prunella modularis* and Goldfinch *Carduelis carduelis* were noted in January 2021.

4.16. **Background Information.** The TVERC returned no records on protected or notable birds from within the application site.

4.17. The TVERC returned a number of protected and notable bird records from within the 2km search area, the closest of which being Swift *Apus apus*, recorded 0.6km to the west of the application site. Other notable species within the search area include Wigeon *Anas penelope*, Little Egret *Egretta garzetta*, Grey Partridge *Perdix perdix*, Red Kite *Milvus milvus*, Osprey *Pandion haliaetus*, Kestrel *Falco tinnunculus*, Hobby *Flaco Subbuteo*, Golden Plover *Pluvialis apricaria*, Lapwing *Vanellus vanellus*, Snipe *Gallinago gallinago*, Curlew *Numenius arquata*, Woodcock *Scolopax rusticolo*, Stock Dove *Columba oenas*, Cuckoo *Cuculus oenas*, Barn Owl *Tyto alba*, Kingfisher *Alcedo atthis*, Grasshopper Warbler *Locustella naevia*, Willow Warbler *Phylloscopus trochilus*, Skylark *Alauda arvensis*, Meadow Pipit *Anthus pratensis*, Yellow Wagail *Motacilla flava*, Dunnock *Prunella modularis*, Marsh tit *Poecile palustris*, Tree Sparrow *Passer montanus,* Linnet *Linaria cannabina*, Yellowhammer *Emberiza citrinella*, Reed Bunting *Emberiza schoeniclus* and Corn Bunting *Emberiza calandra.*

Great Crested Newt

4.18. Great Crested Newts (GCN) are known to travel up to 500 metres – without barriers that inhibit dispersal – to a breeding pond. However, it is widely accepted that they most commonly utilise suitable terrestrial habitat within a much closer distance, and activity is usually concentrated within 100m of breeding ponds, with key habitat being located within 50m[7]. Indeed, Research Report 576 produced by English Nature concludes that "Captures on fences (and by other methods) at distances between 100m and 200-250m from breeding ponds tended to be so low as to raise serious doubts about the efficacy of this as an approach".

4.19. There are no ponds within the site, and as such no potential breeding opportunities for GCN. A study of OS mapping and aerial photography identified a small number of waterbodies within the wider area, albeit with all of these located more than 300m from the application site at their closest point.

[7] English Nature (2001) *Great Crested Newt Mitigation Guidelines*. Version: August 2001

4.20. Given the distance of the application site from any off-site ponds, and the absence of any significant areas of semi-natural habitat within the site, it is not considered the application site would provide any opportunities to GCN in their terrestrial form.

4.21. In reaching this conclusion, due regard has also been given to NE's *Great Crested Newt Rapid Risk Assessment* tool. This tool allows for an initial assessment as to whether impacts on an area of land of a certain size and at a certain distance are likely to result in impacts on GCN. Applying this tool to the development proposals confirms the scheme is '*highly unlikely*' to result in adverse impacts on GCN. It is noted that this position was agreed in respect of the successful Dutch Barn proposals (20/01592/OUT).

4.22. **Background Information.** The TVERC returned no records of GCN either within the application site or within the search area.

Reptiles

4.23. The habitats within the application site are largely unsuitable to support reptiles, with potentially suitable habitat limited to small areas of ruderal vegetation and the patch of rough grassland at the margins of the site.

4.24. Given the small size of the site and the presence of significantly improved opportunities for reptiles in the wider area, the application site is not considered to be of any significant value to reptile populations, and as such no further survey effort would be required.

4.25. On a precautionary basis, it is recommended that clearance of semi-natural habitats is undertaken in a sensitive manner. Consideration is given to an appropriate methodology in Section 5 of this Ecological Assessment.

4.26. **Background Information.** The TVERC returned no records of reptiles either within the application site, or within the search area.

Other Species

4.27. Given the small size of the site and the extremely limited nature of the habitats present, it is not considered the site has the potential to support populations of any other protected or notable species such as Otter *Lutrinae*, Water Vole *Arvicola amphibius* or Dormice *Muscardinus avellanarius*.

4.28. Where semi-natural habitats are present, these are considered likely to support a range of common small-mammal species, alongside an assemblage of common invertebrate species.

4.29. **Background Information.** The TVERC returned no records of other notable species from within the application site.

4.30. Within the greater search area, one historic record of Large Black Slug *Arion ater* was returned 1.5km to the south-west of the site. Two records of the beetle species' *Cleopomiarus graminis and Phytoecia cylindrical* were returned within the wider search area.

5. ECOLOGICAL EVALUATION

5.1. The Principles of Ecological Evaluation

5.1.1. The latest guidelines for ecological evaluation produced by CIEEM propose an approach that involves professional judgement, but makes use of available guidance and information, such as the distribution and status of the species or features within the locality of the project.

5.1.2. The methods and standards for site evaluation within the British Isles have remained those defined by Ratcliffe[8]. These are broadly used across the United Kingdom to rank sites so priorities for nature conservation can be attained. For example, current sites of SSSI designation maintain a system of data analysis that is roughly tested against Ratcliffe's criteria.

5.1.3. In general terms, these criteria are size, diversity, naturalness, rarity and fragility, while additional secondary criteria of typicalness, potential value, intrinsic appeal, recorded history and the position within the ecological/geographical units are also incorporated into the ranking procedure.

5.1.4. Any assessment should not judge sites in isolation from others, since several habitats may combine to make it worthy of importance to nature conservation.

5.1.5. Further, relying on the national criteria would undoubtedly distort the local variation in assessment and therefore additional factors need to be taken into account, e.g. a woodland type with a comparatively poor species diversity, common in the south of England, may be of importance at its northern limits, say in the border country.

5.1.6. In addition, habitats of local importance are often highlighted within a local Biodiversity Action Plan (BAP). The local BAP currently lists a number of *Conservation Target Areas* which in turn support a wide range or habitats and/or species of Principal Importance.

5.1.7. Levels of importance can be determined within a defined geographical context from the immediate site or locality through to the international level.

5.1.8. The legislative and planning policy context are also important considerations and have been given due regard throughout this assessment.

5.2. Habitat Evaluation

Designated Sites

5.2.1. **Statutory Sites:** There are no statutory designated sites of nature conservation value within or immediately adjacent to the site. The nearest statutory designated site to the application site is Wychwood SSSI which is located approximately 2.5km south-east of the application site at its closest point. This SSSI is designated on account of its ancient woodland,

[8] Ratcliffe, D A (1977). *A Nature Conservation Review: the Selection of Study areas of Biological National Importance to Nature Conservation in Britain*. Two Volumes. Cambridge University Press, Cambridge.

calcareous grassland and lakes. Alongside supporting a range of notable plants, these habitats support notable faunal populations, most notably an important variety of invertebrates. A component of Wychwood SSSI is further designated as Wychwood National Nature Reserve (NNR), again on account if its woodland habitats.

5.2.2. The next closest designated site, Bould Wood SSSI, is located in excess of 4.8km from the application sit at its closest point.

5.2.3. There are no European/internationally designated sites (such as Special Protection Areas, Special Areas of Conservation or Ramsar sites) within a 10km radius of the application site.

5.2.4. Given the small scale of the development proposals, the absence of any significant semi-natural habitat (i.e. that could form any supporting habitat to those species recorded within aforementioned designated sites) and the vast distance between the application site and any designated sites, it is not considered the development proposals have the potential to result in any significant adverse impacts, either alone or in combination with other plans and proposals. It is noted that this conclusion has also been reached in relation to comparable schemes which have been consented in Ascott-under-Wychwood (for example in the London Lane appeal, 15 December 2017 (APP/D3125/W/17/3179654) and the Dutch Barn scheme (20/01592/OUT).

5.2.5. It is further noted that the application site lies outside any SSSI Impact Risk Zone for which small scale residential development is deemed likely to have potential adverse impacts on a SSSI.

5.2.6. **Non-statutory Sites**: There are no non-statutory designations of conservation value within the site itself, and moreover no non-statutory designated sites were returned within the search area.

5.2.7. As such, it is not considered the development proposals would have any direct or indirect significant adverse impacts on any non-statutory sites. Nonetheless it is recommended that works during the construction and operational phases of any development in areas adjacent to the site follow standard engineering protocols.

5.2.8. It is further noted that the application site does not lie within any Conservation Target Areas (CTAs), with the closest CTA, the Wychwood and Lower Evenlode CTA located 750m south of the application site at its closest point.

Habitats

5.2.9. The vast majority of the application site is of no intrinsic ecological value, comprising areas of built form and hardstanding. Moreover, areas of rough, grassland, ruderal vegetation and scattered scrub are considered of extremely limited ecological value given their small extent and that they support only limited ranges of common and widespread plant species. No specific mitigation would be required for the loss of these habitats.

5.2.10. The small tree groups and short sections of hedgerow within the site are considered of some ecological value, albeit only in the context of the site.

5.2.11. Where habitats of relatively higher value are present they are to be largely retained as part of the development proposals, with losses limited to <12m of **H1,** as well as two trees to facilitate access. These minor losses will be more than mitigated through the completion of new native hedge planting within the site, such that there will be a significant net gain in hedgerow overall. Approximately 190m of native hedgerow will be planted as part of the proposals.

5.2.12. New sensitive landscaping elsewhere as part of the development proposals provide opportunities for ecological enhancements to be realised relative to the existing situation. Opportunities in this regard will include for a new community garden.

5.2.13. We have recommended the following ecological enhancements to our client, and it has been accepted that these recommendations can be included within the development proposals:

- Bolster planting of existing hedge and new boundary planting to comprise native species – thus providing a significant net gain in hedges on site and moreover enhancing connectivity for faunal species.
- New native tree and meadow planting within an area of informal open space (memorial garden).
- Shrub planting adjacent to retained trees to create a gradation of habitat structure at this location, and provide improved opportunities for small reptiles.
- Small areas of meadow grassland (for example through sowing of a species rich grass mix such as Emorsgate Seed Mixture EM2: Standard General Purpose Meadow Mixture) – more than mitigating for losses to species poor habitats.

5.2.14. In summary, the delivery of a suitable landscaping scheme for the site, as summarised above, will ensure modest but nonetheless valuable ecological enhancements for the habitats within the application site.

5.2.15. As was deemed appropriate for a previous planning application at the site (planning ref: 19/02811/FUL), as well as the Dutch Barn scheme (20/01592/OUT), it is proposed for a detailed landscaping scheme to be secured by way of a planning Condition.

5.3. Faunal Evaluation

Bats

5.3.1. **Legislation.** All bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as Amended) and included on Schedule 2 of the Conservation of Habitats and Species Regulations 2010 (as Amended) ("the Habitats Regulations"). These include provisions making it an offence to:

- Deliberately kill, injure or take (capture) bats;
- Deliberately disturb bats in such a way as to be likely to significantly affect:-
  (i) the ability of any significant group of bats to survive, breed or rear or nurture their young; or to hibernate; or
  (ii) to affect significantly the local distribution or abundance of the species concerned;
- Damage or destroy any breeding or resting place used by bats;
- Intentionally or recklessly obstruct access to any place used by bats for shelter or protection (even if bats are not in residence).

5.3.2. The words 'deliberately' and 'intentionally' include actions where a court can infer the defendant knew 'the action taken would almost inevitably result in an offence, even if that was not the primary purpose of the act.'

5.3.3. The offence of damaging (making it worse for the bat) or destroying a breeding site or resting place is an absolute offence. Such actions do not have to be deliberate for an offence to be committed.

5.3.4. In accordance with the Habitats Regulations the licensing authority (NE) must apply the three derogation tests as part of the process of considering a licence application. These tests are that:

1. the activity to be licensed must be for imperative reasons of overriding public interest or for public health and safety;
2. there must be no satisfactory alternative; and
3. the favourable conservation status of the species concerned must be maintained.

5.3.5. Licences can usually only be granted if the development is in receipt of full planning permission (and relevant Conditions, if any, discharged).

5.3.6. **Application Site Evaluation.** Neither the building nor trees within the site provide potential roosting opportunities for bats.

5.3.7. Moreover, the vast majority of the application site is of negligible value for foraging bats, comprising areas of built form and hardstanding. Where semi-natural habitats are present, these are limited in extent and structure and are resultantly of very limited value for bats in the context of the wider area.

5.3.8. Notwithstanding the above, the development proposals will retain those features of relatively higher value for bats within the site, these being the tree groups and hedgerow.

5.3.9. **Mitigation and Enhancements.** The retention and enhancement of the tree and hedgerow habitats which form the boundaries of the site will ensure continued opportunities for any individual bats which may utilise the site.

5.3.10. It is recommended that a sensitive lighting scheme be delivered for the site. A suitable lighting regime should utilise LED lighting (ideally warm white lighting with a low UV content). Lighting should be designed to avoid light spill linear features (such as the tree groups and hedgerow), with direction features utilised where required to ensure light levels of 1 lux or less are achieved along these features.

5.3.11. As an enhancement, it is recommended that four bat boxes be integrated on new buildings within the site. In addition, a further four free hanging bat boxes will be installed on retained trees. Examples of suitable bat boxes (integrate and free hanging) are provided at Appendix 3. These models are known to be attractive to a number of smaller bat species, including several of those recorded within the wider area as part of the desk study exercise. Bat boxes should be installed at a minimum height of 12ft (ideally between 15 to 20ft) and facing a southeasterly to southwesterly orientation to maximise their uptake.

5.3.12. The provision of new roosting opportunities within the site (which allows for a net gain relative to the previous proposals) will realise a modest yet significant enhancement over the existing situation and provide new roosting opportunities for species such as the Soprano Pipistrelle *Pipistrellus pygmaeus* bat, a species listed on the UK BAP.

Birds

5.3.13. **Legislation.** Section 1 of the Wildlife and Countryside Act 1981 (as Amended) is concerned with the protection of wild birds, whilst Schedule 1 lists species protected by special penalties. All species of birds receive general protection whilst nesting.

5.3.14. **Application Site Evaluation.** The tree, hedge and, to some extent, the scrub habitats present on site are considered likely to provide a modest range of opportunities for common bird species, albeit the small size of the site negates the potential for the site to be of any significant value to local populations.

5.3.15. It is further noted that a small number of wooden bird boxes are present on or within **B1,** although none were in use at the time of survey. These will be lost to the development proposals.

5.3.16. **Mitigation and Enhancements.** The development proposals will retain the vast majority of habitats of relatively higher value (trees and hedgerow). Indeed, the landscaping proposals for the site will deliver new areas of hedge and shrub planting within the site, ensuring a net gain in foraging and nesting habitat for this faunal group.

5.3.17. Should any minor vegetation clearance be required (i.e. of scattered scrub), it is recommended these works be undertaken outside of the main nesting bird season (March to the end August) or otherwise be preceded by a nesting bird check undertaken by a suitably qualified ecologist.

5.3.18. As a further enhancement for nesting birds, it is proposed that 4 new nesting boxes be installed on suitable retained trees within the application site. Using nest boxes of varying designs would maximise the species attracted to the site and, where possible, these could be tailored to provide opportunities for Red Listed/Priority Species known from the local area (see Appendix 4 for suitable examples). Bird boxes would ideally be installed at minimum heights of 12ft above the ground.

5.3.19. In addition, it is proposed for three Barn Swallow nest boxes to be installed within the new garage/parking units on site – providing new nesting opportunities for this species. Suitable nest box designs in this regard are detailed at Appendix 4.

5.3.20. The provision of new bird boxes, or replacement bird boxes, would more than mitigate for the removal of the low-quality existing features and realise an enhancement over the existing situation. These new nest boxes would benefit a wide range of birds, not least the UK BAP species of House Sparrow.

Reptiles

5.3.21. **Legislation**. All six British reptile species receive a degree of legislative protection that varies depending on their conservation importance.

5.3.22. Rare, endangered or declining species receive 'full protection' under the Wildlife and Countryside Act 1981 as well as protection under The Conservation of Habitats and Species Regulations 2010, which transposed into UK law the European Community Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora, more commonly known as the Habitats Directive. Species that are fully protected include Smooth Snake *Coronella austriaca* and Sand Lizard *Lacerta agilis*. These receive the following protection from:

- killing, injuring, taking;
- possession or control (of live or dead animals, their parts or derivatives);
- damage to, destruction of, obstruction of access to any structure or place used for shelter or protection;
- disturbance of any animal occupying such a structure or place; and
- selling, offering for sale, possession or transport for purposes of sale (live or dead animal, part or derivative).

5.3.23. Due to their abundance in Britain, Common Lizard *Zootoca vivipara*, Slow-worm *Anguis fragilis*, Grass Snake *Natrix natirx* and Adder *Vipera berus* are only 'partially protected' under the Wildlife and Countryside Act 1981 (as amended) and as such only receive protection from:

- deliberate killing and injuring;
- being sold or other forms of trading.

5.3.24. **Application Site Evaluation.** Suitable habitat for reptiles within the site is limited to a small area of grass, alongside marginal ruderal vegetation.

5.3.25. Given the very small amount of suitable reptile habitat on site, and that much larger areas of reptile habitat are present off-site, it is not considered the application site is of any significant value for reptile populations which may be present in the local area.

5.3.26. **Mitigation and Enhancements.** On a precautionary basis in the event reptiles are present, it is proposed for any clearance of suitable habitat to be undertaken in accordance with a sensitive methodology. An appropriate methodology in this regard is set out below.

5.3.27. Any cutting of suitable reptile habitat should be undertaken in suitable weather conditions (>10C and dry) within the reptile active season (typically late March to October). Cutting should be undertaken in a directional, stepwise manner which encourages reptiles to disperse from the work area of their own accord. An initial cut should seek to reduce the sward height to no less than 10cm, thereby removing suitable cover for reptiles whilst avoiding potential injury. A second cut should then proceed 24 hours later (providing ample time for reptiles to disperse), with this cut reducing the sward to ground level. A subsequent soil strip could then be undertaken, if required.

5.3.28. Post-development, new areas of meadow grassland would be created, not least within the memorial garden area, ensuring comparable and indeed improved opportunities for common reptiles should they be present in the local area.

Invertebrates

5.3.29. **Application Site Evaluation.** Given the habitats present it is likely an assemblage of common invertebrate species would be present within the site.

5.3.30. **Mitigation and Enhancements.** Whilst no specific mitigation is required, the recommendations made above, such as the creation of species-rich grasslands, provide enhanced opportunities for a range of invertebrate species.

6. PLANNING POLICY CONTEXT

6.1. The planning policy framework that relates to nature conservation in Ascott-under-Wychwood, West Oxfordshire, is issued at two main administrative levels: nationally through the National Planning Policy framework (NPPF); and locally through the saved policies of the West Oxfordshire Local Plan. The proposed development will be judged in relation to the policies contained within these documents.

6.2. National Policy

National Planning Policy Framework (February 2019)

6.3. Guidance on national policy for biodiversity and geological conservation is provided by the NPPF, published in March 2012, revised on 24 July 2018 and updated on 19 February 2019. It is noted that the NPPF continues to refer to further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system provided by Circular 06/05 (DEFRA/ODPM, 2005) accompanying the now defunct Planning Policy Statement 9 (PPS9).

6.4. The key element of the NPPF is there should be "a presumption in favour of sustainable development" (paragraphs 10 to 11). It is important to note this presumption "*does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site*" (paragraph 177). 'Habitats site' has the same meaning as the term 'European site' as used in the Habitats Regulations 2017.

6.5. Hence the direction of Government policy is clear; that is, the presumption in favour of sustainable development is to apply in circumstances where there is potential for an effect on a European site, if it has been shown there will be no adverse effect on that designated site as a result of the development in prospect.

6.6. A number of policies in the NPPF are comparable to those in PPS9, including reference to minimisation of impacts to biodiversity, and provision of net gains to biodiversity where possible (paragraph 170).

6.7. The NPPF also considers the strategic approach local authorities should adopt with regard to the protection, maintenance and enhancement of green infrastructure, priority habitats and ecological networks, and the recovery of priority species.

6.8. Paragraphs 174 to 176 of the NPPF comprise a number of principles that local authorities should apply, including encouraging opportunities to incorporate biodiversity in and around developments; provision for refusal of planning applications if significant harm cannot be avoided, mitigated or compensated for; applying the protection given to European sites to potential SPAs, possible SACs, listed or proposed Ramsar sites and sites identified (or required) as compensatory measures for adverse effects on European sites; and the provision for the refusal for developments resulting in the loss or deterioration of 'irreplaceable' habitats – unless there are 'wholly exceptional reasons' (for

instance, infrastructure projects where the public benefit would clearly outweigh the loss or deterioration of habitat) and a suitable compensation strategy exists.

6.9. National policy therefore implicitly recognises the importance of biodiversity and that, with sensitive planning and design, development and conservation of the natural heritage can co-exist, and benefits can, in certain circumstances, be obtained.

6.10. **Local Policy**

West Oxfordshire Local Plan 2031 (2018)

6.11. The West Oxfordshire Local Plan 2031 is a planning framework document which has been produced with the aim of ensuring new development has a positive impact on the environment. This document considers the long term vision and objectives for West Oxfordshire, contains the policies for delivering these objectives, and outlines how they will be implemented in a cohesive manner.

6.12. This document contains five policies of relevance to ecology and biodiversity conservation, these being policies Environment and Heritage 2 (**EH2**), **EH3**, **EH4**, **EH7** and **EH8**.

6.13. **Policy EH2** relates primarily to landscape character. However, it identifies the need for new developments to conserve Oxfordshire's natural environment, with specific reference made to its biodiversity.

6.14. Policy **EH3** relates to biodiversity and geodiversity. It refers to the protection afforded to statutory and non-statutory designated sites as well as the protection of protected species and habitats. The policy also states that developments should be designed to conserve and achieve a net gain in biodiversity interest, secure ecological networks at a landscape scale especially within CTA's. The policy identifies that in some situations (i.e. for major developments), applications may need to be supported by a Biodiversity Impacts Assessment Calculator (BIAC).

6.15. Policy **EH4** relates to the public realm and Green Infrastructure within new developments, and identifies requirements for Green Infrastructure design and extent. New developments should contribute to the overall Green Infrastructure of the local area.

6.16. Policy **EH7** primarily concerns flood risk but identifies the importance of natural sustainable drainage systems (SuDS) in new settlements.

6.17. Policy **EH8** relates to environmental protection including impacts on air quality, artificial lighting, noise, water resources and waste.

Biodiversity and Planning in Oxfordshire (2014)

6.18. The Biodiversity and Planning in Oxfordshire document provides additional guidance in relation to local biodiversity and has been produced to assist those involved in planning. The document provides further detail and context to the adopted local plan, covering subject areas including statutory and non-statutory sites, priority habitats, protected and notable species and other features of biodiversity importance.

6.19. **Discussion**

6.19.1. Recommendations have been put forward in this report that would fully safeguard the existing ecological interest of the application site, and wherever possible, measures to enhance ecological and biodiversity value have been set out. Based on surveys undertaken and assessment, the presence and potential presence of protected species has been given due regard and measures to enhance the application site for such species have been put forward.

6.19.2. Through adoption of these measures, it is considered the development proposals would readily achieve a Biodiversity Net Gain within the site, as is clearly desired in national and local policy, as well as through the emerging Environment Bill.

6.19.3. In conclusion, implementation of the measures set out in this report enable the proposals to fully accord with planning policy for ecology and nature conservation at all administrative levels.

7. SUMMARY AND CONCLUSIONS

7.1. Ecology Solutions were commissioned by Bloombridge Development Partners to undertake an Ecological Assessment of Land at Ascott-Under-Wychwood, Oxfordshire.

7.2. Proposals are for a small scale residential development alongside associated landscaping (see Appendix 1).

7.3. There are no statutory designated sites of nature conservation value within or immediately adjacent to the site. The nearest statutory designated site to the application site is Wychwood SSSI which is located approximately 2.5km south-east of the application site at its closest point. The next closest designated site, Bould Wood SSSI, is located in excess of 4.8km from the application sit at its closest point.

7.4. Given the distance between the application site and any statutory designated sites (particularly in relation to the European designated sites), there is no evidence to suggest the development proposals would be likely to result in any likely significant effects on these sites, either considered alone or in combination with any other plans or projects. It is therefore considered that the proposed development would not be likely to result in any significant impacts upon statutory designated sites. This conclusion is underscored by the London Lane appeal, December 2017 as well as the Dutch Barn consent (20/01592/OUT).

7.5. There are no non-statutory designations of conservation value within the site itself and moreover no non-statutory designated sites were returned within the search area. As such, no potential adverse impacts are predicted.

7.6. The Wychwood and Lower Evenlode Conservation Target Area, measures 4765ha and is located 750m south of the application site. The CTA is noted for its biodiversity, including habitats of ancient woodland, parkland, priority grassland, heathland and species rich hedgerows. Opportunities for habitat creation within the site will be complementary to the objectives for this nearby CTA.

7.7. Due to the separation of any non-statutory sites from the application site it is not considered the development proposals would have any direct or indirect significant adverse impacts on this non-statutory site. Nonetheless it is recommended that works during the construction and operational phases of any development in areas adjacent to the site follow standard engineering protocols and best practice.

7.8. It is therefore considered that the proposed development would not be likely to result in any adverse impacts on non-statutory designated sites. This conclusion is consistent with the London Lane appeal and the Dutch Barn consent.

7.9. The vast majority of the application site is of no intrinsic ecological value, comprising areas of built form and hardstanding. Moreover, areas of rough, grassland, ruderal vegetation and scattered scrub are considered of negligible ecological value given their small extent, that they have colonised within areas of farm waste, and that they support only limited ranges of common and

widespread plant species. No specific mitigation would be required for the loss of these habitats.

7.10. Where habitats of relatively higher value are present, these are to be largely retained as part of the development proposals, with small scale landscaping to deliver an enhancement in biodiversity terms over the existing situation.

7.11. Given its small size and the predominance of built form, the application site is not considered to have the potential to provide any significant opportunities for protected or notable faunal species.

7.12. In any event, the development proposals will retain those habitats of relatively greater value within the site (hedge and trees) and adopt a precautionary working methodology where habitat clearance is to occur. Moreover, the provision of new landscaping, alongside the provision of new bat and bird boxes will ensure a modest yet valuable biodiversity enhancement over the existing situation, as is consistent with planning policy and the emerging Environment Bill.

Conclusions

7.13. In conclusion, the majority of the application site is not considered to be of any significant intrinsic value from an ecology and nature conservation perspective. The implementation of mitigation measures as recommended in this report will ensure there are no adverse effects on any designated sites or protected species as a result of development at the application site.

7.14. It is considered the proposed development would offer enhancements for biodiversity over the existing situation, and would therefore fully accord with current legislation and policy pertinent to ecology and nature conservation.

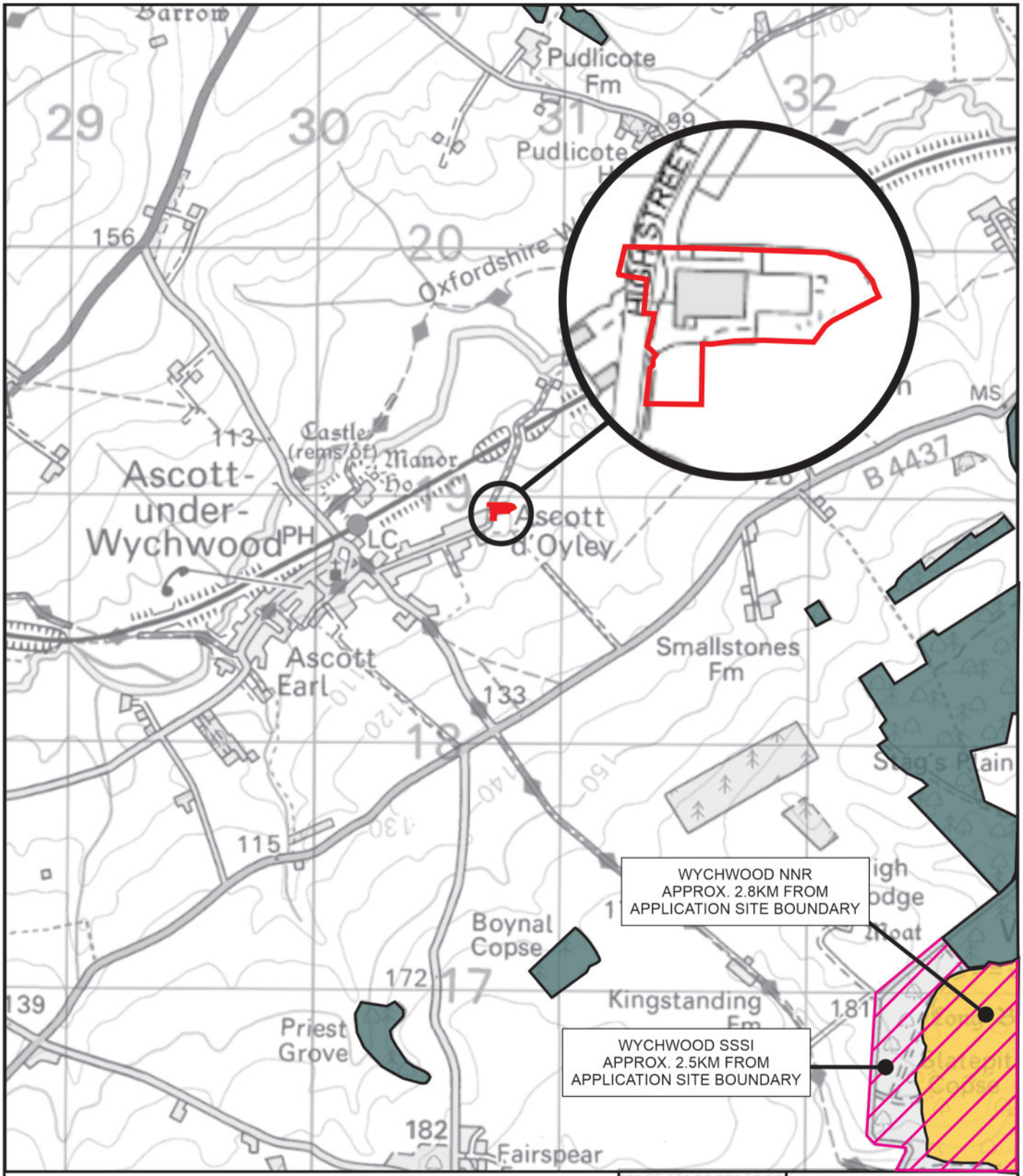
PLANS & APPENDICES

PLANS

PLAN ECO1

Application Site Location

& Ecological Designations



KEY:

- APPLICATION SITE
- ANCIENT WOODLAND
- SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)
- NATIONAL NATURE RESERVE (NNR)

N

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7952: YEW TREE FARM
ASCOTT-UNDER-WHYCHWOOD

PLAN ECO1:
APPLICATION SITE LOCATION &
ECOLOGICAL DESIGNATIONS

January 2021

Based upon the Ordnance Survey map with permission of the Controller of Her Majesty's Stationery Office, © Crown Copyright. Ecology Solutions Ltd, Farncombe House, Farncombe Estate, Broadway, WR12 7LJ. AL 100044628

PLAN ECO2

Ecological Features

KEY:

- APPLICATION SITE BOUNDARY
- SPECIES POOR ROUGH GRASSLAND
- RUDERAL
- SCRUB
- DIRT TRACK
- BUILDING
- ARABLE FIELD
- TREE/TREELINE
- HEDGEROW
- HARDSTANDING
- TYRE PILE

N

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7952: YEW TREE FARM, ASCOTT-UNDER-WYCHWOOD

ECO2: ECOLOGICAL FEATURES

APPENDICES

APPENDIX 1

Illustrative Masterplan

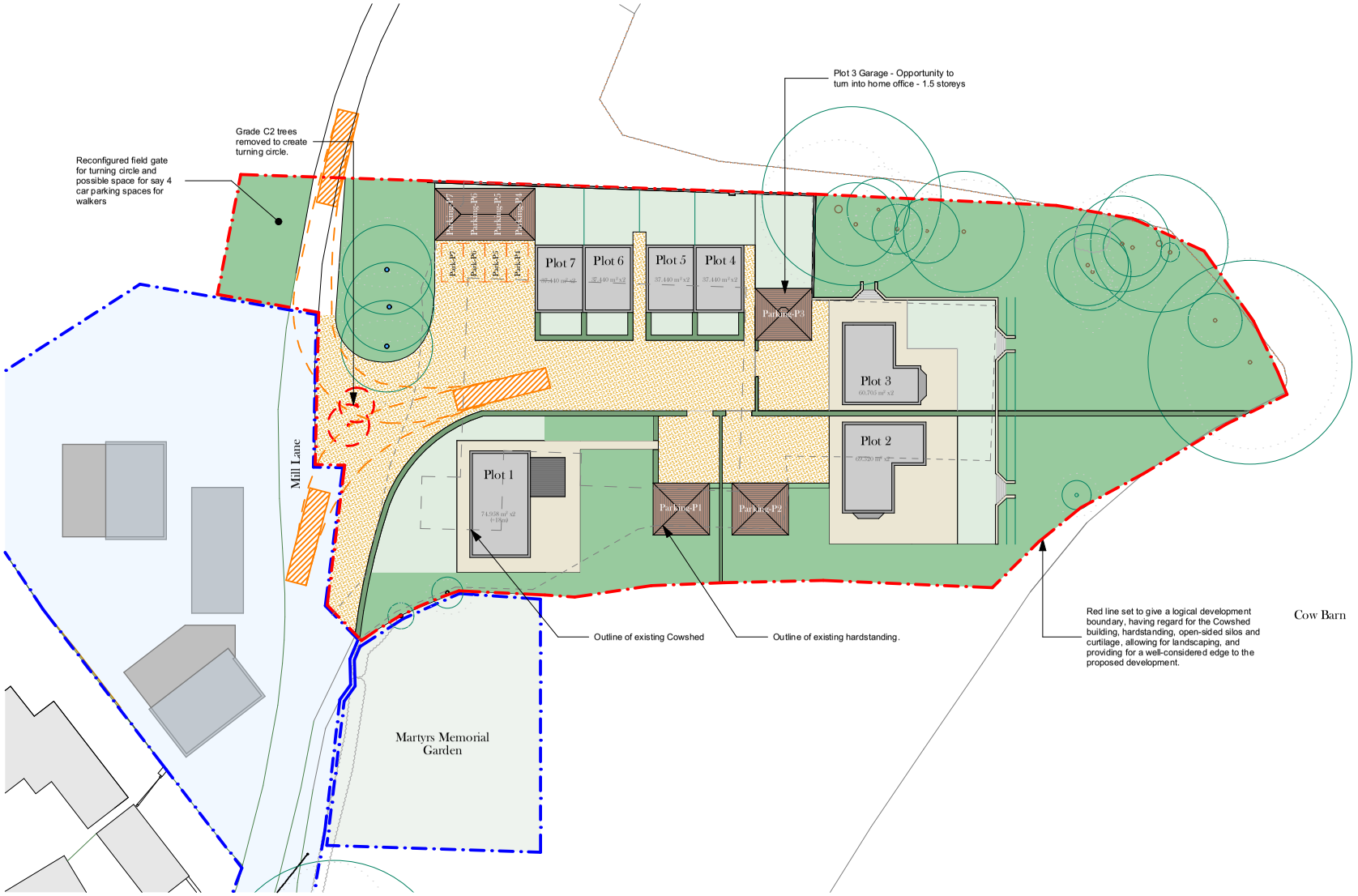


Table of Areas

Before	
Footprint	776m²
Hardstanding	1574m²
After	
Plots footprints	434m²
Plots GIA	728m²
Plots & Garage/Carports Footprint	620m²
Hardstanding	1012m²

NOTES - Total GIA of Plots = 728m²

- Terrace of plot 4, 5, 6, & 7 centred to avoid overlooking plot 1.
- Parking and garage/car ports to the west of the terrace set back.

Issue: A
Project: Ascott-u-Wychwood
Project Nº: 012
Drawing Name: Illustrative Proposed Site Plan
Drawing Nº: 02.2
Date: 09 February 2021
Scale: 1:500 @ A3

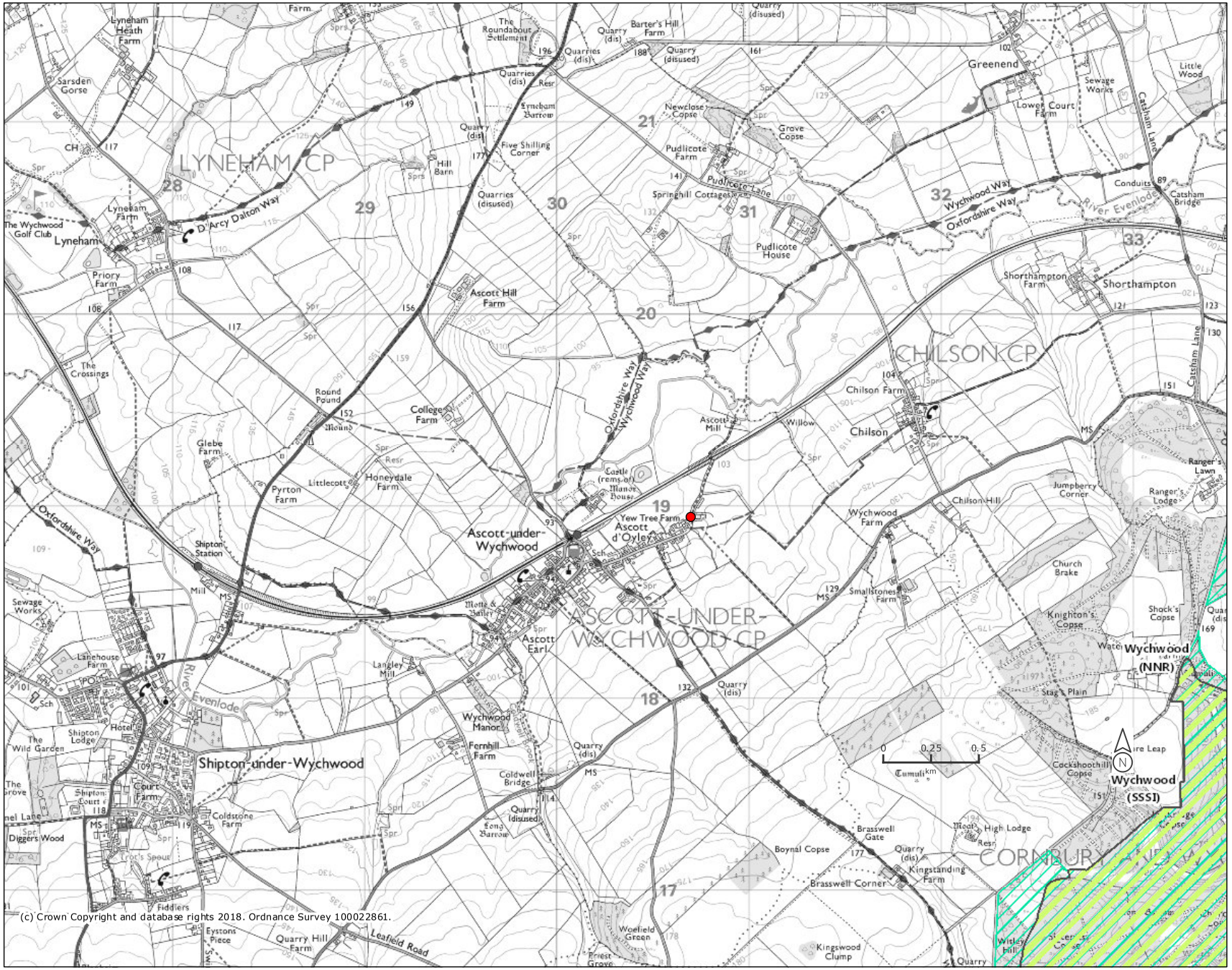
Mangnalls ARCHITECTURE
Address: 40 Lynn Close, Oxford, OX3 0JH
Email: Edward@Mangnalls.co.uk
Tel: 07732 230595
Web: Mangnalls.co.uk

APPENDIX 2

Information Received From MAGIC

MAGIC

Magic Map



Legend

- Local Nature Reserves (England)
- National Nature Reserves (England)
- Ramsar Sites (England)
- Sites of Special Scientific Interest (England)
- Special Areas of Conservation (England)
- Special Protection Areas (England)

Projection = OSGB36
xmin = 426300
ymin = 217100
xmax = 434300
ymax = 221100

Map produced by MAGIC on 21 September, 2018.

APPENDIX 3

Suitable Bat Roosting Features

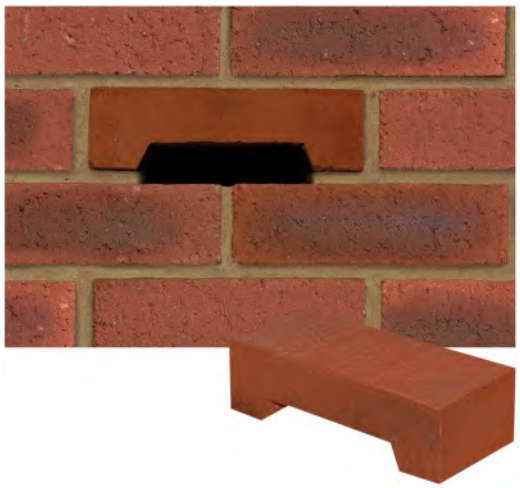
Bat Boxes

Ibstock Bat Box A

A discrete, easy to install single bat brick that allows bats to create a natural home habitat within the cavity of the building

Height: 215mm
Width: 65mm

Please note that this box is designed to be installed flush with a wall.



Enclosed Bat Box B

This bat box is designed specifically for the pipistrelle bats, providing a discrete roosting feature which is available in all brick types.

Bats are contained within the bat box itself, within which several roosting zones are provided.

This feature is maintenance free and ideal for new build & conservation work

Height: 290mm
Width: 215mm

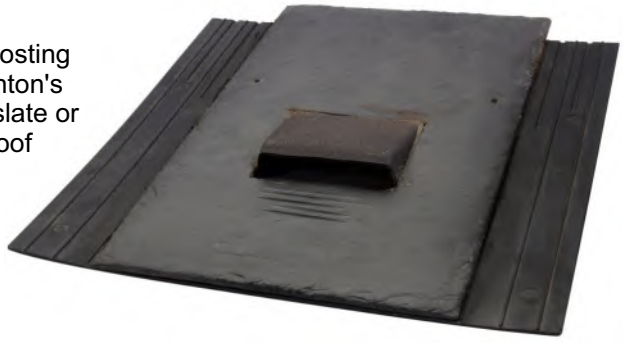
Please note that this box is designed to be installed flush with a wall.

Habibat Bat Access Slate

The Bat Access Slate consists of a standard sized slate, with a capped vent which allows access to roof felt (for roosting Pipistrelles) or roof space (for Serotine, Leisler's, Daubenton's and Barbastelle Bats). We can supply either a standard slate or custom slate that is coloured and sanded to match your roof exactly.

Height: 215mm
Width: 65mm
Depth: 80mm

Habibat Bat Access Slates are made to order and you may need to provide a slate to the manufacturer for customisation. Slates are shipped direct from the manufacturer and will incur a shipping cost of £30-40 (ex VAT) for between one and ten slates. Delivery time is expected to be 2 - 3 weeks.



Images and text adapted from manufacturer's websites:

www.ibstock.com/eco-products
www.habibat.co.uk

Bat Boxes

Schwegler bat boxes are made from 'woodcrete' and have the highest rates of occupation of all types of box.
The 75% wood sawdust, clay and concrete mixture is ideal, being durable whilst allowing natural respiration and temperature stability. These boxes are rot and predator proof and extremely long lasting.
Boxes can be hung from a branch near the tree trunk or fixed using 'tree-friendly' aluminum nails.

1FF Bat Box

The rectangular shape makes the 1FF suitable for attaching to the sides of buildings or in sites such as bridges, though it may also be used on trees. It has a narrow crevice-like internal space to attract Pipistrelle and Noctule bats.

Woodcrete (75% wood sawdust, concrete and clay mixture)
Width: 27cm
Height: 43cm
Weight: 8.3kg

2F Bat Box

A standard bat box, attractive to the smaller British bat species. Simple design with a narrow entrance slit on the front.

Woodcrete construction, 16cm diameter, height 33cm.

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APPENDIX 4

Suitable Bird Nesting Features

Bird Boxes

Schwegler bird boxes have the highest rates of occupation of all types of box.
They are designed to mimic natural nest sites and provide a stable environment with the right thermal properties for chick rearing and winter roosting.
Boxes are made from 'Woodcrete'. This 75% wood sawdust, clay and concrete mixture is breathable and very durable making these bird boxes extremely long lasting.

1B Bird Box

This is the most popular box for garden birds and appeals to a wide range of species. The box can be hung from a branch or nailed to the trunk of a tree with a 'tree-friendly' aluminium nail.

Available in four colours and three entrance hole sizes. 26mm for small tits, 32mm standard size and oval, for redstarts.

2H Bird Box

This box is attractive to robins, pied wagtails, spotted flycatcher, wrens and **black redstarts**.

Best sited on the walls of buildings with the entrance on one side.

Schwegler boxes have the highest occupation rates of all box types. They are carefully designed to mimic natural nest sites and provide a stable environment for chick rearing and winter roosting. They can be expected to last 25 years or more without maintenance.

2M Bird Box

A free-hanging box offering greater protection from predators.

Supplied complete with hanger which loops and fastens around a branch.

With standard general-purpose 32mm diameter entrance hole.

Schwegler boxes have the highest occupation rates of all box types. They are carefully designed to mimic natural nest sites and provide a stable environment for chick rearing and winter roosting. They can be expected to last 25 years or more without maintenance.

ecology solutions ltd

9A/9B House Martin Nests

These woodcrete nests are durable and ready for immediate use when birds return each summer. Easily fixed under the eaves on the outside walls of buildings, at least 2 metres from the ground. The backing board may be painted to match the building.

Model 9A is a double unit with two nests mounted side by side on a backing board, as shown.
Model 9B is similar to the 9A but with one single nest.

No 18 Swift Box

This nest box is suitable for fixing high under the eaves or under the guttering of a building.

Woodcrete on board backing.
Interior dimensions 14 x 34 x 15 cm.
Exterior dimensions 19 x 50 x 22 cm

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