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Preliminary Ecological Appraisal Including a Protected Species Assessment at Springwell Nursery, Walden Road, little Chesterford. Essex. CB10 1UE

On behalf of:

Springwell Nursery

August 2021

Skilled Ecology Consultancy Ltd.

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Contents

0	SUMMARY	3
1	INTRODUCTION	4
1.1	Background	4
2	METHODOLOGY	4
2.1	Desk Study	4
2.2	Study Limitations	4
2.3	Initial Site Surveys	5
3	RESULTS AND RISK.....	7
3.1	Site Description & Location.....	7
3.2	Nature Conservation Sites.....	7
3.3	Data Search	7
3.4	Protected, Priority & Rare Species	8
4	DISCUSSION OF RISK AND LEGISLATION.....	10
4.1	Protected & Priority Species	10
4.2	Other Issues	14
5	RECOMMENDATIONS	14
5.1	Impact Avoidance Precautionary Measures & Habitat Compensation	14
5.2	Enhancements.....	16
6	CONCLUSION	17
7	REFERENCES	17
8	APPENDICES	18
8.1	Appendix 1: Maps	18
8.2	Appendix 2: Photographs.....	19

Figures, Photographs & Tables

Table 1 - Summary of local biological records.....	8
Figure 1 – Map of site.	18
Figure 2 – Proposed development.	19
Photograph 1 – Site entrance at Springwell Nursery.....	19
Photograph 2 – Existing access road with hedgerows proposed for retention at Springwell Nursery.	
Photograph 3 – Northern end of the site (grass not included) at Springwell Nursery.....	20
Photograph 4 – Northern and central area of the site at Springwell Nursery.....	21
Photograph 5 – Greenhouses on the site centrally at Springwell Nursery.....	21
Photograph 6 – Main area of the site in the east at Springwell Nursery.	22
Photograph 7 – Main area of the site in the west at Springwell Nursery.	22
Photograph 8 – Mina site area in the north of the site at Springwell Nursery.	23

0 SUMMARY

- 0.1 Skilled Ecology Consultancy Ltd. was commissioned by Springwell Nursery to undertake a Preliminary Ecological Appraisal including a Protected Species Assessment at Springwell Nursery, Walden Road, Little Chesterford, Essex. CB10 1UE. The report is required for a planning application for a proposed residential development.
- 0.2 The survey was conducted on the 21st April 2021, by experienced ecologist Roger Spring BSc MCIEEM (licensed to survey for bats (level 2) and great crested newts *Triturus cristatus* (level 1)). The survey consisted of an inspection for preferred habitat types and signs and evidence of protected and priority species, such as for bats, great crested newts, reptiles, badgers *Meles meles* and nesting birds following Natural England (English Nature) Guidelines. A local biological record search was undertaken.
- 0.3 The site is approximately 0.76ha in area and was found to be an operational plant nursery with habitats including open modern commercial buildings and greenhouses, hardstanding (gravel and concrete), outdoor plant storage and growing areas and hedgerow sections on the southern and northern boundaries. A dry ditch is also present immediately beyond the southern boundary.
- 0.4 The site is located in a semi-rural location with housing and buildings west, south and east. Woodland and gardens are present north of the site.
- 0.5 The site is very low in ecological value with very formal, manmade and highly managed environments with negligible potential to support protected, priority or rare species. The hedgerows are the features of highest ecological value and these are proposed for retention.
- 0.6 No signs or evidence of protected, priority or rare species were identified during the survey visit. The hedgerows will be utilised by foraging and commuting bats and a moderate diversity of birds, as well as other notable species, possibly such as hedgehogs.
- 0.7 Overall, it was considered that with the proposal to retain the hedgerows, as well as provide new soft landscaping and increase of greenspace on the site meant the risk of significant negative impact or harm to notable species or general ecological value was considered negligible with a high likelihood of significant increase in ecological value. Further ecological surveys or mitigation were considered unnecessary.
- 0.8 However, recommendations are provided in the report, to minimise any residual risk of impact to protected, priority and rare species such as bats, birds, hedgehogs, amphibians and reptiles.
- 0.9 Biodiversity enhancements are also included in the report to create a net-gain in accordance with national planning policy.

1 INTRODUCTION

1.1 Background

- 1.1.1 Skilled Ecology Consultancy Ltd. was commissioned by Springwell Nursery to undertake a Preliminary Ecological Appraisal including a Protected Species Assessment at Springwell Nursery, Walden Road, Little Chesterford, Essex. CB10 1UE. The report is required for a planning application for a proposed residential development.
- 1.1.2 Wildlife such as nesting birds, bats, reptiles and great crested newts *Triturus cristatus* are protected by law. Protected and priority species and habitats, are also a material consideration for individual planning decisions under the National Planning Policy Framework, 2019 (NPPF) (MHCLG, 2019).
- 1.1.3 This study and report complies with the Chartered Institute for Ecology and Environmental Management (CIEEM) Guidelines for Preliminary Ecological Appraisals (Second Edition, 2017).
- 1.1.4 CIEEM guidelines indicate that ecological surveying typically remains valid for 18 months (CIEEM, 2019).

2 METHODOLOGY

2.1 Desk Study

- 2.1.1 A local bat record search was conducted on behalf of Skilled Ecology Consultancy Ltd. by Essex Wildlife Trust Biological Records Centre (EWTBRC, 2021).
- 2.1.2 A search of the Multi-Agency Geographical Information for the Countryside (MAGIC) was also conducted, to check for statutory nature conservation sites.
- 2.1.3 These results were then combined with the findings of the site survey, in order to assess the risk of ecology issues, relevant to planning, occurring on the site.

2.2 Study Limitations

- 2.2.1 No major study limitations were found.
- 2.2.2 Botanical assessment was undertaken at a suitable time of year, though some flowering species and annuals may not be present or identifiable to species level.

2.3 Initial Site Surveys

Habitats and Surroundings

2.3.1 The site was visited on the 21st April 2021 to survey for ecology issues. This included the following:

- Noting the suitability of habitats present on the site, with regard to protected, priority and rare species; including plants, amphibians, reptiles, mammals, nesting birds, invertebrates and protected, priority or red-listed Birds of Conservation Concern (BoCC);
- Assessing the habitats surrounding the site and in the local area;
- Direct survey for evidence of protected species as far as possible, e.g. for bats, reptiles, great crested newts, badgers *Meles meles*, and nesting birds;
- Checking for invasive species such as Japanese knotweed *Fallopia japonica* and giant hogweed *Heracleum mantegazzianum*.
- Hedgerows were inspected for Important Hedgerow status under the Hedgerows Regulations 1997. The hedgerows are not exempt from The Hedgerow Regulations 1997 ('the Regulations'), as defined by paragraph 3 of the Regulations: they are situated in or adjacent to land used for agriculture or the breeding or keeping of horses, ponies or donkeys; they have a continuous length of over 20m; and they are not exempt by virtue of being within the curtilage or marking the boundary of a dwelling-house. Further, they are all over 30 years old and therefore qualify for consideration of 'Importance', as defined by paragraph 4 of the Regulations. For the purpose of counting woody species contained in the hedges, 30m survey sections were sampled as outlined in paragraph 7, Schedule 1, Part II of the Regulations. Certain criteria relating to 'Archaeology and history' have not been assessed.

Bat Inspection

2.3.2 The assessment for bats was conducted by an experienced and licensed ecologist. Buildings and boundary trees were inspected for bat activity, suitability and potential for roosting following English Nature Bat Mitigation Guidelines (English Nature, 2004) and Bat Conservation Trust Best Practice Guidelines, therefore considerations were:

- the availability of access to roosts for bats;
- the presence and suitability of cracks, crevices, gaps around tiles, ivy growth and other places as roosts;

- signs of bat activity or presence, such as; the bats themselves, droppings, grease marks, scratch marks, urine spatter and prey remains.
- 2.3.3 Equipment available for use during the survey included a ladder, digital camera, high-powered torch, video endoscope, and binoculars.
- 2.3.4 The availability of access to roosts was assessed based upon the presence of holes large enough to allow entry to bats and lack of cobwebs and dirt.
- 2.3.5 The inside and outside of buildings and outside of trees were inspected for gaps, cavities, access points and crevices, and any signs of bats (droppings, staining, urine spatter), in accordance with Natural England (English Nature) guidelines (English Nature, 2004).
- 2.3.6 In addition to the above an adjacent building (not part of this proposed development) has been surveyed for bats (dusk emergence and dawn re-entry surveys) which helps to inform the risk of impact to local bat populations from this proposed development.

Reptiles & Amphibians

- 2.3.7 The site was inspected for potentially suitable terrestrial habitats for foraging, sheltering or dispersing amphibians and foraging, sheltering, breeding and basking habitat for reptiles. High quality terrestrial refuges searched for, included:
- Log piles & rockeries,
 - Thick leaf litter,
 - Compost & manure heaps,
 - Mammal burrows,
 - Deep ground cracks;
 - Refuse suitable for shelter;
 - Tussock grassland;
 - Hedgerows and any other potential habitats.

Badgers, Water Voles & Other Mammals

- 2.3.8 Signs and evidence of badgers, water voles and other protected, priority and rare mammal activity searched for included the following:
- Setts, holes and burrows;
 - Foraging holes and other diggings;

- Latrines, droppings, spraints and scats;
- Mammal hairs;
- Paw prints and other tracks;
- Feeding remains;
- Scratch marks, bedding material and other signs.

3 RESULTS AND RISK

3.1 Site Description & Location

- 3.1.1 The site is approximately 0.76ha in area and was found to be an operational plant nursery with habitats including open modern commercial buildings and greenhouses, hardstanding (gravel and concrete), outdoor plant storage and growing areas and hedgerow sections on the southern and northern boundaries. A dry ditch is also present immediately beyond the southern boundary
- 3.1.2 The site is located in a semi-rural location with housing and buildings west, south and east. Woodland and gardens are present north of the site.
- 3.1.3 No ponds with amphibian habitat connectivity were identified within 500m of the site. The two closest ponds were located approximately 100m west and 170m west but these were both on the far side of Walden Road (B184) considered a major obstacle to dispersing amphibians (Ordnance Survey Map, 2021).

3.2 Nature Conservation Sites

- 3.2.1 No statutorily designated nature conservation sites such as Sites of Special Scientific Interest (SSSI) were identified within 2km of the site (MAGIC, 2021). The closest non-statutorily designated nature conservation site is UFD 82 Special Road Verge 10m south of the site. The Special Road Verge is designated for its important chalk grassland flora (EWTBRC, 2021).
- 3.2.2 Other notable habitats locally include woodland and the River Cam approximately 300m and 500m west of the site, respectively.

3.3 Data Search

- 3.3.1 The following information is a summary of modern, local biological records collated through EWTBRC. (2021).

Table 1 - Summary of local biological records.

Species	Approximate Location	Year
Natterers (UK & EU protected)	Saffron Walden	2013
Common pipistrelle (UK & EU protected)	20m west of the site	2021
Brown long-eared (UK & EU protected)	20m west of the site	2021
Serotine (UK & EU protected)	Within 2km	2011
Barbastelle (UK & EU protected)	Chesterford Research Park	2014
Red Kite (UK protected)	Littlebury	2006
Otter (UK & UK protected)	River Cam	2006
Small heath butterfly (UK priority)	Within 2km	2007
Hedgehog (UK priority)	Littlebury	2006
Brown hare (UK priority)	Little Walden	2018

3.4 Protected, Priority & Rare Species

Vegetation & Habitats

- 3.4.1 Habitats included; hedgerow sections in the south and north, as well as scattered ruderal herbaceous plants within gravel areas.
- 3.4.2 Ruderal herbaceous plants observed included; nettle *Urtica dioica*, white dead-nettle *Lamium album*, garlic mustard *Alliaria petiolata*, cow parsley *Anthriscus sylvestris*, cleavers *Galium aparine*, field speedwell *Veronica persica*, groundsel *Senecio vulgaris*, sterile brome *Bromus sterilis*, daffodils *Narcissus* sp., dandelion *Taraxacum* sp., and lords and ladies *Arum maculatum*.
- 3.4.3 The southern boundary hedgerow (along access road) includes Leylandi cypress *Cupressus x leylandii* and lawson cypress *Chamaecyparis lawsoniana*.
- 3.4.4 Four short sections of native planted immature hedgerows are present on the northern boundary which include; hawthorn *Crataegus monogyna*, dogwood *Cornus sanguinea*, rose *Rosa* sp., and hazel *Corylus avellana*.
- 3.4.5 No protected, priority or notable plants were present and habitats were unlikely to support such species. The hedgerows were not UK priority habitats.

Bats

- 3.4.6 Buildings were all modern with light construction materials and open with lots of glass and clear plastic sheeting. All buildings were negligible in potential to support roosting bats. No signs or evidence of bats were observed associated with buildings.
- 3.4.7 No mature trees are proposed for impact as part of the development.
- 3.4.8 The existing access road in the south of the site has hedgerows on either side of the driveway and is likely to be used by foraging/commuting bats. The dusk emergence and dawn re-entry bat surveys of a barn immediately west of the site by Skilled Ecology Consultancy Ltd. 2021 found that low numbers of brown long-eared and common pipistrelle using the gardens to the west and were not observed flying east of the site into the nursery.

Other Protected or Priority Mammals

- 3.4.9 The site is very low in suitability or potential for other protected and priority mammals such as hedgehogs *Erinaceus europaeus*, brown hare *Lepus europaeus* and badgers *Meles meles*. It is possible that the site is visited by hedgehogs in low numbers. No hedgehogs were recorded during the dusk emergence and dawn re-entry surveys immediately west of the site (Skilled Ecology Consultancy Ltd. 2021).

Birds

- 3.4.10 Birds recorded (heard and observed) on site included; skylark *Alauda arvensis*, goldfinch *Carduelis carduelis*, magpie *Pica pica*, jackdaw *Coloeus monedula*, garden warbler *Sylvia borin*, buzzard *Buteo buteo*, collard dove *Streptopelia decaocto*, wood pigeon *Columba palumbus*, great tit *Parus major* and robin *Erithacus rubecula*.
- 3.4.11 Skylark are UK priority birds and red-listed Birds of Conservation Concern (BoCC). The skylark were heard from the site and were not observed on or particularly close to the site. All other species recorded are common and widespread species and green-listed Birds of Conservation Concern (BoCC).
- 3.4.12 It is likely that the site is visited by widespread UK priority species such as song thrush and starling etc.. It is also possible that the site is visited by widespread protected birds such as fieldfare. However, no evidence of past nesting by protected or priority birds was observed and this is considered highly unlikely.
- 3.4.13 The hedgerows are the features of highest ecological value for birds generally and these are proposed for retention.
- 3.4.14 The BoCC ratings are summarised as follows:
- Red-listed - highest conservation concern;
 - Amber-listed - moderate conservation concern;

- Green-listed - least conservation concern.

Reptiles

- 3.4.15 The site was considered negligible in suitability or potential for reptiles with negligible safe basking, foraging or breeding habitat present on or adjacent to the site.
- 3.4.16 The survey was undertaken in optimal weather for active reptiles. No reptiles were observed during the survey visit.

Great Crested Newts & Other Amphibians

- 3.4.17 The site was considered negligible in suitability as terrestrial habitat for great crested newts and other amphibians with hardstanding and buildings dominating the site. The hedgerows are the features of highest ecological value for amphibians, all of which are proposed for retention. No amphibians were observed during the survey.
- 3.4.18 No ponds with habitat connectivity were identified within 500m of the site. Two ponds are present beyond 100m from the site, though both are the far side of Walden Road, a significant dispersal obstacle for amphibians.

Invertebrates

- 3.4.19 The proposed development site was considered negligible in suitability or potential to support an assemblage of invertebrates of conservation concern. The features of highest ecological value of the site are the hedgerows which are proposed for retention.
- 3.4.20 No protected, priority or rare invertebrates were observed during the survey visit.

Other Protected, Priority or Rare Species

- 3.4.21 No signs or evidence of any other protected or priority species were observed on the site, nor were there any particularly suitable habitats present for such species.

4 DISCUSSION OF RISK AND LEGISLATION

4.1 Protected & Priority Species

Bats

- 4.1.1 Bats are protected under the Wildlife and Countryside Act 1981 as amended by the Countryside Rights of Way Act 2000 and under the Conservation of Habitats and Species Regulations 2017. Some bats are also UK priority species. A summary of the offences likely to be relevant to development are:

- Intentionally or deliberately kill, injure or take a bat;
- Intentionally or recklessly damage, destroy or obstruct access to any place that a bat uses for shelter or protection, whether bats are present or not;
- Damage or destroy a breeding site or resting place of any bat;
- Intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or protection;
- Deliberately disturb a bat anywhere.

4.1.2 Bats have been recorded locally including immediately adjacent to the site (EWTRC, 2021 & Skilled Ecology Consultancy Ltd., 2021). The bats observed during summer surveys in 2021 all flew west of the site into garden habitats and likely across the road toward woodland habitats and the River Cam approximately 500m west of the site.

4.1.3 No particularly rare bats such as barbastelle were recorded during 2021 summer surveys by Skilled Ecology Consultancy Ltd.

4.1.4 Habitats present on the site were negligible in suitability for foraging and roosting bats. No signs or evidence of bats were discovered.

4.1.5 Overall, it was considered that the risk of significant impact or harm to roosting or foraging bats was very low/negligible and further bat surveys or mitigation were considered unnecessary.

4.1.6 However, to minimise any residual risk of impact, precautionary measures and recommendations, detailed later in the report, should be followed.

Hedgehogs

4.1.7 No signs or evidence of hedgehogs were discovered during the survey visit and habitats within the construction zone were considered low in suitability for hedgehogs. It could not be discounted that the occasional hedgehog may cross the site, though significant foraging by many hedgehogs was considered unlikely.

4.1.8 Therefore, further surveys or mitigation for hedgehogs were considered unnecessary. However, to minimise any residual risk of impact, precautionary measures, detailed later in the report, should be followed.

Other Protected, Priority or Rare Mammals

4.1.9 Badgers and brown hares are likely to be present locally given the rural location. However, no signs or evidence of badgers or brown hare etc. were recorded during the survey visit and habitats were low in suitability for such species.

4.1.10 Therefore, the risk of significant impact or harm to such species was considered very low.

4.1.11 Therefore, further surveys or mitigation for any other protected or priority mammals were considered unnecessary.

Reptiles

4.1.12 Widespread reptile species including, grass snake, adder, slow worm and common lizard, are protected from intentional killing and injuring under the Wildlife and Countryside Act 1981. They are also UK priority species.

4.1.13 No reptiles have officially been recorded locally (EWRBRC, 2021). This combined with the negligible suitability of the site to support reptiles, meant the risk of presence and risk of impact was considered negligible.

4.1.14 Therefore, it was considered unnecessary to undertake further reptile surveys or provide mitigation.

Amphibians

4.1.15 Great crested newts are protected under the Wildlife and Countryside Act 1981 as amended by the Countryside Rights of Way Act 2000, and the Conservation of Habitats and Species Regulations 2017. Great crested newts are also UK priority species. A summary of the offences likely to be relevant to development are:

- Intentionally or deliberately capture or kill;
- Intentionally injure;
- Deliberately disturb, or intentionally or recklessly disturb in a place of shelter or protection;
- Damage or destroy a breeding site or resting place;
- Intentionally or recklessly damage, destroy or obstruct access to a place used for shelter or protection.

4.1.16 Great crested newts have not been officially recorded locally (EWTBRC, 2021). This combined with the low suitability of terrestrial habitats proposed for impact and the lack of nearby ponds with habitat connectivity to the site, meant the risk of presence or significant impact to great crested newts or a significant population of other amphibians was very low.

4.1.17 Therefore, further amphibian surveys or mitigation were considered unnecessary for the development to proceed. However, to minimise any residual risk of impact, precautionary measures detailed later in the report, should be followed.

Birds

4.1.18 Wild birds are protected under the Wildlife and Countryside Act 1981 and, with certain exceptions (e.g. pest species) in certain situations, it is an offence to intentionally:

- Kill or injure any wild bird;
- Take, damage or destroy the nest of any wild bird while it is in use or being built;
- Take or destroy the egg of any wild bird.

4.1.19 Some bird species (such as barn owls) are also specially protected under Schedule 1 of the Wildlife and Countryside Act 1981 and others are UK priority species.

4.1.20 It was considered likely that on occasions low numbers of widespread protected and priority birds may visit the site for foraging, though nesting by such species was considered highly unlikely.

4.1.21 Therefore, the risk of significant impact to protected and UK priority birds was considered very low.

4.1.22 Indeed, with the proposal for an increase in greenspace on site it is likely that bird populations locally will increase post development.

4.1.23 Overall, it was considered that the risk of significant impact to protected or priority was negligible and further surveys or mitigation were considered unnecessary.

4.1.24 However, to minimise any residual risk of impact to active nesting birds, precautionary measures, detailed later in the report, should be followed.

Plants & Habitats

4.1.25 The site supports habitats negligible in suitability or potential for protected, priority or rare botanical interest.

4.1.26 No UK priority habitats were present

4.1.27 Further botanical surveys or mitigation for notable plants or habitats were considered unnecessary.

4.1.28 No Schedule 9 invasive plants were identified.

Invertebrates

4.1.29 Habitats proposed for impact were unlikely to support an assemblage of rare invertebrates of conservation concern. The risk of presence or significant impact to such species was very low.

4.1.30 Further invertebrate surveys or mitigation were considered unnecessary.

Other Protected & Priority Species

4.1.31 No signs or evidence of other protected, priority or rare species were observed on the site. The risk of presence or impact to such species was very low. Further ecological surveys or mitigation for any other protected, priority or rare species was considered unnecessary.

4.2 Other Issues

Designated Conservation Sites & Sensitive Habitats

4.2.1 A Special Roadside Verge (along Walden Road) is present close to the site, though no impact is proposed or considered likely to this habitat.

4.2.2 The site and proposed development is positioned a significant distance from any other statutorily or non-statutorily designated nature conservation sites. The site also supports largely common and widespread habitats low in ecological value. Therefore, the risk of significant impact (direct or indirect) to any locally designated nature conservation site or wildlife within such sites was considered very low.

4.2.3 Consequently, further surveys or mitigation were deemed unnecessary for the protection of designated nature conservation sites.

5 RECOMMENDATIONS

5.1 Impact Avoidance Precautionary Measures & Habitat Compensation

Bats

5.1.1 The risk of significant impact to bats was considered very low. To minimise any residual risk of impact, the following precautionary measures should be undertaken:

- Retained hedgerows and retained trees outside of the site should be protected from impact during development following (BS 5837) (2012).
- Minimisation of external lighting on and around the site is essential to ensure the boundaries remain dark and suitable for foraging/commuting bats.

- Any necessary lighting should use warm white LED lamps with hoods to direct the light downward and prevent horizontal or vertical light spillage. Any external lighting should be on sensors with short timers and be sensitive to large moving objects only, to prevent passing bats from switching them on.
- Bollard lighting should be preferred to tower lighting along access roads/driveways.

Birds

- 5.1.2 To prevent harm to actively nesting birds, and shrub or tree reduction should commence outside of the main bird breeding season (March – end of August). If this is not possible it is recommended that an ecologist should inspect the site for active bird nests.
- 5.1.3 In the unlikely event that an active bird nest was found during construction, it would be necessary to protect the nest from harm or disturbance until the bird had finished nesting.

Hedgehogs & Amphibians

- 5.1.4 The risk of significant impact or harm to hedgehogs or amphibians was considered low. To minimise any residual risk of harm, the below construction related precautionary measures should be followed:
- The site should continue to be utilised and maintained until construction commences to prevent habitats improving for wildlife before groundworks commence;
 - Construction materials should be stored on hardstanding or on pallets to prevent wildlife from sheltering in the materials and being harmed by movement of the materials;
 - Any temporary excavations for the development should be covered at night or should have a roughly sawn plank placed in them to facilitate escape for any wildlife which may fall in;
 - No development/construction activities at night when hedgehogs and amphibians are mostly active;
 - In the unlikely event that hedgehogs or amphibians are observed on the site, activities in that area should cease and the animal should be allowed to disperse of its own accord or an ecologist should be contacted for advice;
 - To allow continued movement of hedgehogs between gardens and around the site following completion of the development, any new boundary fencing should have gaps cut in the base every 15m. The gaps should be at least 13cm in diameter.

5.2 Enhancements

- 5.2.1 National Planning policy recommends aiming for net gain in ecological value for each development (NPPF, 2019). Given the proposal is for development of a mainly built habitat (buildings and hardstanding) the proposal will certainly provide a net gain through new gardens and hedgerows which will provide a diversity of habitats not currently present.
- 5.2.2 In addition to new soft landscaping, it is recommended that the following bat, bird and bee boxes/bricks be integrated into the new buildings:
- 3 x Eco Intergarted bat box;
 - 3 x Bat Bricks by Bird Brick Houses
 - 3 x Vivara Pro WoodStone House Sparrow Nest box;
 - 3 x Starling Bricks by Bird Brick Houses;
 - 3 x Ibstock Swift Bird Brick;
 - 12 x Bee Bricks.
- 5.2.3 Bat, bird and bee boxes/bricks can be purchased on-line through suppliers such as The Wildlife Shop and NHBS. The boxes bricks are integrated features to be installed into the walls of the new buildings to create permanent features in the walls.
- 5.2.4 Bat and bird boxes will be installed high in new buildings, with the bird boxes and bee bricks positioned between north-west and north-east, and the bat boxes between south-west and south-east.
- 5.2.5 All new soft landscaping should include native and wildlife attracting planting with seeding grass areas with wildflower seed mixes such as EM1 from Emorsgate Seeds.
- 5.2.6 New native species hedgerow planting will be including within the soft landscaping design. The new native hedgerow will be planted in a double staggered row, with at least five whips per linear metre, with spiral tree guards and include: 60% Hawthorn *Crataegus monogyna*, 20% Field maple *Acer campestre*, 10% Hazel *Corylus Avellana*, 5% wild cherry *Prunus avium*, and 5% guelder rose *Viburnum opulus*.

6 CONCLUSION

- 6.1 The site is a built and highly managed environment low in ecological value with negligible potential to support protected, priority or rare species.
- 6.2 It was considered that the risk of significant impact or harm to protected, priority or rare species was negligible and further surveys or mitigation for such were considered unnecessary.
- 6.3 Recommendations are provided to minimise any residual risk of impact to notable wildlife such as bats, birds, amphibians and hedgehogs
- 6.4 By implementing the biodiversity enhancements provided the proposed development will be enhanced for the benefit of local wildlife to provide a net-gain in accordance with national planning policy.

7 REFERENCES

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8 APPENDICES

8.1 Appendix 1: Maps

Figure 1 – Map of site.

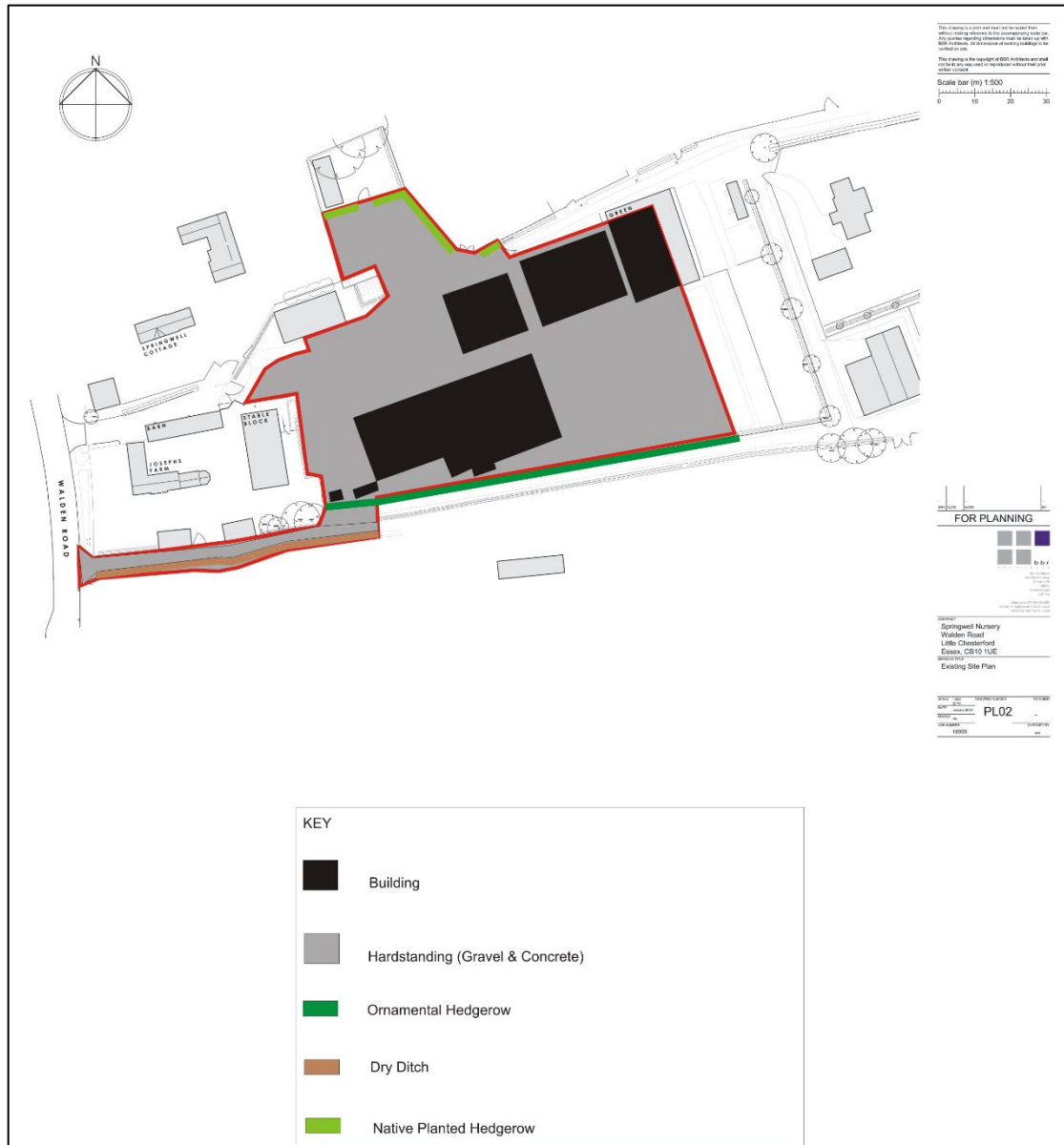


Figure 2 – Proposed development.



8.2 Appendix 2: Photographs

Photograph 1 – Site entrance at Springwell Nursery.



Photograph by Roger Spring 2021

Photograph 2 – Existing access road with hedgerows proposed for retention at Springwell Nursery.



Photograph by Roger Spring 2021

Photograph 3 – Northern end of the site (grass not included) at Springwell Nursery.



Photograph by Roger Spring 2021

Photograph 4 – Northern and central area of the site at Springwell Nursery.



Photograph by Roger Spring 2021

Photograph 5 – Greenhouses on the site centrally at Springwell Nursery.



Photograph by Roger Spring 2021

Photograph 6 – Main area of the site in the east at Springwell Nursery.



Photograph by Roger Spring 2021

Photograph 7 – Main area of the site in the west at Springwell Nursery.



Photograph by Roger Spring 2021

Photograph 8 – Mina site area in the north of the site at Springwell Nursery.



Photograph by Roger Spring 2021