

T4 ECOLOGY LTD

ECOLOGY CONSULTANCY SERVICES, MALDON, ESSEX



Mr C. Loon
Springfields Planning & Development Ltd.
15, Springfields
Gt. Dunmow
Essex
CM6 1BP

MH1508

22nd November 2022

Dear Chris,

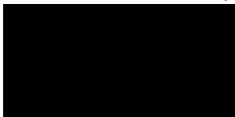
Re: Preliminary Ecological Appraisal (PEA) Report (SES), Land off Cornells Lane, Widdington, Essex.

Further to my letter dated 20th September 2022 (Ref: MH1508-copy enclosed), thank you for providing a copy of the latest proposal drawing (Proposed Site Layout Ref: P5004 – 10 Rev. D) in respect of the above site.

I can confirm that the revision to the proposed layout Rev. D (Plot 4 becoming a three-bedroom bungalow with no external layout changes) would not result in any changes to the findings and conclusions of my previous letter.

I trust that the above is of assistance, but should you have any queries, or you require further assistance, please do not hesitate to contact me.

Yours Sincerely,



Peter Harris BSc (hons) MCIEEM FRGS
Director & Principal Consultant

Enclosures: Letter ref: MH1508 20th September 2022

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MH1508

20th September 2022

Dear Chris

Re: Preliminary Ecological Appraisal (PEA) Report (SES), Land off Cornells Lane, Widdington, Essex.

Further to your client's recent instructions in respect of the above site, a visit was undertaken on the 24th August 2022. With the permission of your client, prior to undertaking the site visit, a desk review of Southern Ecological Solutions (SES) PEA report June 2021 Rev D (previously prepared in respect of the above site) was also undertaken. This 2021 report is referred to from hereon as PEA 2021. In addition to the PEA 2021, the desk review also included proposal drawings referred to below.

The purpose of the site visit was to identify whether the environmental conditions on site had materially altered from those described within the PEA 2021, and to advise re: any further actions accordingly.

Peter Harris is a full member of the Chartered Institute of Ecology & Environmental Management (CIEEM) and a Fellow of The Royal Geographical Society (FRGS). The surveyor is licensed by Natural England for surveying great crested newts. The surveyor is an ecologist with over 14 years of experience, and has been involved in a wide range of projects from single dwelling developments to large strategic urban renewal schemes subject to full Environmental Impact Assessment (EIA).

Proposed Development

Proposals are for the construction of 4x residential dwellings. The following plans have been reviewed:

- Proposed Site Layout Ref: P5004 –10 Rev. C
- Soft & Hard Landscaping Details Ref: 5004 –17 Rev. B

The proposal plans reviewed have been subject to minor revisions from those considered within the PEA 2021. From comparison, revisions appear to be very minor, related to parking layout and layout of Plot 1.

Survey Details & Method

The site visit was undertaken on the 24th August 2022 by Pete Harris MCIEEM FRGS. Weather conditions were dry, with 80% cloud cover and ambient air temperature of 21°C.

Habitats on site were recorded in accordance with the general principles and methods provided in the Handbook for Phase 1 Habitat Survey, JNCC 1993. The survey methodology involves undertaking a site visit to gain an understanding of the site ecology and surrounding characteristics. During the site visit the recording and mapping of habitat types and ecological features present on site is undertaken, including the identification of the main species present. The potential for presence of protected species is assessed as part of the overall methodology, and further advice/surveys recommended as considered appropriate based on the evidence obtained.

The survey works were undertaken in accordance with Guidelines for Preliminary Ecological Appraisal produced by the Chartered Institute of Ecology and Environmental Management (CIEEM) in December 2017.

Methods are also in accordance to the general principles contained within British Standards Institute (BSI) BS42020 –Biodiversity-Code of Practice for Planning & Development.

Results/ Recommendations

The site visit undertaken in August 2022 identified that as clearly illustrated in the photographs provided in Enclosure 1, the site remains a species poor semi-improved grassland. The main body of the site appears to be subject to regular ongoing management (as has the adjoining paddock to the north), with a short sward of grass. Additionally, the hedgerows/ and tree lines described within the PEA 2021 remain in place.

Following the site visit, it is not considered that conditions on site have materially altered in the intervening period since the PEA 2021 was prepared. Therefore, it is reasonable to conclude that the baseline ecological conditions described within Section 3.0 of the PEA 2021 are unchanged. Consequently, given the absence of material change and identical nature of the current proposals reviewed, it is also considered that the Preliminary Prediction of Impacts, Recommendations and Mitigation Measures identified within Section 4.0 of PEA 2021 also remain relevant and applicable.

It is therefore concluded that the site has not materially altered. Consequently, it is advised that the recommendations and due diligence/precautionary actions and guidance contained within Section 4.0 of the PEA 2021 be fully adhered to and implemented.

It is also noted that the latest proposal includes the provision of ecological enhancements as illustrated upon the latest proposal plans previously referenced. These enhancements comprise 0.29 ha of ecology area situated to the north of the site which comprises the planting of 50 trees, provision of a pond and wild grass areas. Additionally, the proposal will provide in the region of 500 linear metres of new native hedgerow planting, installation of bird and bat boxes and hedgerow access points (permeable boundaries) in order to achieve a significant level of net gain. It is advised that such initiatives be implemented in full and where necessary/applicable, appropriately worded conditions should be placed upon any consent granted in order to ensure appropriate measures are followed.

I trust that the above is of assistance, but should you have any queries, or you require further assistance, please do not hesitate to contact me.

Yours Sincerely,



Peter Harris BSc (hons) MCIEEM FRGS
Director & Principal Consultant

Enclosures:

Enclosure 1: Photographs

Enclosure 1 –Photographs



View looking south across proposed ecology area towards site



View looking north east across site.



View across site looking south east



Short mown vegetation on site