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# **Preliminary Ecological Appraisal Including a Protected Species Assessment at Manor Farm, Church Road, Battisford, Suffolk. IP14 2HE.**

On behalf of:

**J E Knock and Partners**

**September 2022**

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## 0 SUMMARY

- 1.1.1 Skilled Ecology Consultancy Ltd. was commissioned by J E Knock and Partners to undertake a Preliminary Ecological Appraisal including a Protected Species Assessment at Manor Farm, Church Road, Battisford, Suffolk. IP14 2HE. The report is required for a proposed grain store and farm office/agricultural machinery store, including new vehicle access from Church Road.
- 1.1.2 The survey was conducted on 26<sup>th</sup> August 2022 by experienced ecologist Roger Spring BSc MCIEEM (licensed to survey for bats – level 2 and great crested newts- 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. Local herpetofauna records are also included in the report.
- 1.1.3 The site is relatively small (0.2ha) and includes a farm storage area (regularly disturbed by machinery) with open, light timber frame shed, surrounding disturbed ground with ruderal herbaceous plants (waste ground), small area of an existing arable field (recently harvested) very small area of fallow arable field and roadside hedgerow with dry ditch. No mature trees are proposed for impact, though a gap in the hedgerow will be required for new vehicle access.
- 1.1.4 The site is positioned in a rural location with Manor House, gardens, a moat and farmyard to the west, arable fields to the north, east and south (across Church Road). Several ponds and a moat are present nearby. A residential construction site with recent planning permission (DC/21/03639) is present at Manor Farm approximately 130m west of the site. For this application great crested newt surveys discovered evidence (positive eDNA tests) of great crested newts in the adjacent moat and in a pond 105m west (MHE Consulting, 2020). The risk of presence and impact to great crested newts was high and a Natural England District Level Licence will be applied for to fund off site mitigation.
- 1.1.5 No signs or evidence of any protected or priority species were recorded during the survey visit and risk of impact to such (other than great crested newts) was considered very low/negligible.
- 1.1.6 Further ecological surveys or mitigation were considered unnecessary. However, to minimise any residual risk of impact, precautionary measures detailed later in the report, should be followed. With the recommendations followed as described, development could proceed with a minimal risk of harm or impact to local ecological value or to protected, priority or rare species and notable habitats.
- 1.1.7 Biodiversity enhancement recommendations are also included in the report in accordance with national planning policy.

## **1 INTRODUCTION**

### **1.1 Background**

- 1.1.2 Skilled Ecology Consultancy Ltd. was commissioned by J E Knock and Partners to undertake a Preliminary Ecological Appraisal including a Protected Species Assessment at Manor Farm, Church Road, Battsford, Suffolk. IP14 2HE. The report is required for Proposed Grain Store and farm office/agricultural machinery store, including new vehicle access from Church Road.
- 1.1.3 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, 2021 (MHCLG, 2021).
- 1.1.4 This study and report complies with the Chartered Institute for Ecology and Environmental Management (CIEEM) 2017 Guidelines for Preliminary Ecological Appraisals.
- 1.1.5 CIEEM guidelines indicate that ecological surveying typically remains valid for between 12 and 18 months (CIEEM, 2019).

## **2 METHODOLOGY**

### **2.1 Desk Study**

- 2.1.1 A local herpetofauna record search was obtained through the Suffolk Biodiversity Information Services (SBIS) and is summarised below.
- 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, to assess the risk of ecology issues, relevant to planning, occurring on the site.

### **2.2 Study Limitations**

- 2.2.1 Botanical assessment was undertaken at a suitable time of year, though some early flowering species and annuals may not be visible or identifiable to species level.

### **2.3 Initial Site Survey**

*Habitats and Surroundings*

2.3.1 The site was visited on the 26<sup>th</sup> August 2022 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*.

#### *Reptiles & Amphibians*

2.3.2 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*

2.3.3 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 relatively small (0.2ha) and includes a farm storage area (regularly disturbed by machinery) with open, light timber frame shed, surrounding disturbed ground with ruderal herbaceous plants (waste ground), small area of an existing arable field (recently harvested) very small area of fallow arable field and roadside hedgerow with dry ditch. No mature trees are proposed for impact, though a gap in the hedgerow will be required for new vehicle access.

3.1.2 The site is positioned in a rural location with Manor House, gardens, a moat and farmyard to the west, arable fields to the north, east and south (across Church Road). Several ponds and a moat are present nearby. A residential construction site with recent planning permission is present at Manor Farm approximately 130m west of the site.

3.1.3 Ponds present within 250m included:

- Moat located approximately 5m west of site.
- Pond 1: Indicated approximately 50m west on Ordnance Survey Maps, though has not been present for many years and is currently an orchard.
- Pond 2: large duck pond in farmyard approximately 105m west.
- Pond 3: a large slurry pond approximately 150m north west.
- Pond 4: a very small, lined garden pond (dry).
- Pond 5: Tyelay Pond a medium sized pond approximately 200m south west.
- Pond 6: a very small dry pond – extension to Pond 5.

### 3.2 Nature Conservation Sites

- 3.2.1 The closest statutorily designated nature conservation site is Hascot Hill Pit Site of Special Scientific Interest (SSSI) designated for geological interest located approximately 1.4km south east (MAGIC, 2022).

### 3.3 Data Search

- 3.3.1 The following information is a summary of local herpetofauna records collated through the SBIS.

**Table 1: Summary of local bat records.**

Species	Approximate Location	Year
<i>Herpetofauna</i>		
Great crested newt (eDNA)	5m west of site (Manor Farm)	2020
Common toad	Battisford	2007
Grass snake	Combs	2017

### 3.4 Protected, Priority & Rare Species

#### *Vegetation & Habitats*

- 3.4.1 The site includes habitats such as a recently harvested arable field, a fallow arable field, waste ground and roadside hedgerow.
- 3.4.2 Plants found in waste ground included: false oat grass *Arrhenatherum elatius*, field bindweed *Convolvulus arvensis*, weld *Reseda luteola*, great plantain *Plantago major*, goosefoot *Chenopodium* sp., great burdock *Arctium lappa*, creeping thistle *Cirsium arvense*, nettle *Urtica dioica*, spear thistle *Cirsium vulgare*, hogweed *Heracleum sphondylium*, rosebay willowherb *Chamaenerion angustifolium*, bramble *Rubus fruticosus*, teasel *Dipsacus fullonum*, mugwort *Artemisia vulgaris*, ragwort *Jacobaea vulgaris*, knotgrass *Polygonum aviculare*, ox eye daisy *Leucanthemum vulgare*, bristly ox-tongue *Helminthotheca echioides*, sycamore *Acer pseudoplatanus* (sapling) and field maple *Acer campestre* (sapling).
- 3.4.3 Fallow arable field include; wheat *Triticum aestivum*, fathen *Chenopodium album*, oat *Avena sativa*, creeping thistle *Cirsium arvense*, barley *Hordeum vulgare*, scentless mayweed *Tripleurospermum inodorum*.



3.4.4 The roadside hedgerow included; ash *Fraxinus excelsior* (mature tree), field maple *Acer campestre*, elder *Sambucus nigra* and blackthorn *Prunus spinosa*.

3.4.5 No protected, priority or notable plants were found. No Schedule 9 invasive plant species. The boundary hedgerows are UK priority habitats, though did not meet criteria for Important Hedgerows under the Hedgerows Regulations 1997. A gap will be created in the hedgerow for new vehicle access. No mature trees will require impact.

#### *Bats*

3.4.6 No trees potentially suitable for roosting bats were present or proposed for impact.

3.4.7 The building present is an open, light timber frame shed negligible in suitability or potential for roosting bats. No signs or evidence of bats were found.

3.4.8 The site is largely low in suitability or potential for foraging bats, though the boundary hedgerow to the south and moat to the west will be utilised for foraging/commuting by bats.

#### *Other Protected & UK Priority Mammals*

3.4.9 The proposed construction zone is small in area and low in suitability for foraging or sheltering by other protected priority or rare mammals such as badgers *Meles meles* and hedgehogs *Erinaceus europaeus* etc. No signs or evidence of such were noted during the survey. It could not be discounted that the occasional hedgehog may cross the site.

3.4.10 A moat is present on the western boundary. No signs or evidence of water voles or otters were found associated with the moat or large pond in the farmyard (105m west of the site).

#### *Birds*

3.4.11 Birds observed or heard on or close to the site during the survey included; blackbird *Turdus merula*, wood pigeon *Columba palumbus*, goldfinch *Carduelis carduelis*, great tit *Parus major*, buzzard *Buteo buteo*, mallard *Anas platyrhynchos*, moorhen *Gallinula chloropus*, carrion crow *Corvus corone* and wren *Troglodytes troglodytes*.

3.4.12 No protected or UK priority birds were recorded. No red-listed Birds of Conservation Concern (BoCC) were recorded.

3.4.13 All birds recorded were green-listed BoCC, though it is likely that on occasions widespread UK priority birds such as starling etc. may visit the site.

3.4.14 No past or current nesting by birds was observed. The boundary hedgerow and theoretically the shed on site is potentially suitable for common and widespread nesting birds.

3.4.15 The BoCC ratings are summarised as follows:

- Red-listed - highest conservation concern;
- Amber-listed - moderate conservation concern;
- Green-listed - least conservation concern.

#### *Great Crested Newts & Other Amphibians*

3.4.16 The proposed construction zone is relatively small with patches of habitat negligible in suitability as terrestrial habitat for great crested newts (arable field, hardstanding, heavily disturbed areas, bare ground. It was also considered that the fallow arable field was low-negligible in suitability for great crested newts with open patches and no thick areas of vegetation. However, the hedgerow and areas close to the shed including old farm machinery and other stored items was considered potentially suitable as terrestrial habitat for great crested newts and other amphibians.

3.4.17 The moat and other nearby ponds were assessed for suitability for great crested newts by undertaking Habitat Suitability Index assessment. Furthermore, it is understood that three local ponds within 250m of the site identified in this report as Moat, Pond 2 and Pond 5 were subjected to eDNA testing for great crested newts in 2020 by MHE Consulting. Remaining ponds within 250m were either dry or unsuitable for great crested newts (slurry pond). The moat and Pond 2 tested positive for great crested newt DNA. Pond 5 tested negative for great crested newt DNA.

3.4.18 Amphibians were not recorded during the survey. The Moat recorded average suitability for great crested newts and Pond 2 recorded poor suitability for great crested newts. See Table 2 below.

**Table 2: Habitat Suitability Index score for the Moat and Pond 2 close to the site at Manor Farm.**

<b>Pond</b>	<b>Moat</b>	<b>Pond 2</b>
SI1 - Location	1	1
SI2 - Pond area	0.9	1
SI3 - Pond drying	0.9	0.9
SI4 - Water quality	0.33	0.33
SI4 - Shade	0.6	1
SI6 - Fowl	0.67	0.01
SI7 - Fish	0.67	0.67
SI8 - Ponds	1	1
SI9 - Terr'l habitat	1	0.67
SI10 - Macrophytes	0.3	0.4
<b>HSI</b>	<b>0.68</b>	<b>0.47</b>

HSI Pond suitability

<0.5 = poor

0.5 – 0.59 = below average

0.6 – 0.69 = average

0.7 – 0.79 = good

> 0.8 = excellent

#### *Reptiles*

- 3.4.19 Habitats proposed for impact were small and low in suitability or potential for reptiles of any species. Little safe basking, foraging or breeding habitat was found on the site or adjacent to the site. Due to the presence of a moat and ponds nearby it was considered theoretically possible the occasional grass snake may cross the site to forage in the waterbodies.
- 3.4.20 The survey was undertaken in suitable weather conditions for active/basking reptiles. Reptiles were not discovered during the survey visit.

#### *Invertebrates*

- 3.4.21 The site was considered low-negligible in suitability or potential for invertebrates of conservation concern with common and widespread habitat types present.
- 3.4.22 No notable invertebrates were observed during the survey visit.

#### *Other Protected, Priority or Rare Species*

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

## **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 are highly likely to use boundary habitats for foraging/commuting. The majority of this habitat will be retained unaffected by the proposed works. A small gap will need to be created in roadside hedgerow, though this was considered unlikely to cause a significant impact because the existing access gap in the hedgerow will be planted with a new hedgerow. See the Recommendation section of the report for details.

4.1.3 No trees suitable for roosting bat will be impacted. The shed was considered negligible in suitability for roosting bats.

4.1.4 The risk of significant impact or harm to bats, bat roosts or local bat conservation was considered negligible.

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

#### *Other Protected, Priority & Rare Mammals*

4.1.6 The site was considered negligible in suitability or potential for any other protected, priority or rare species. The risk of impact to such from the proposed development was considered negligible. This includes water voles, badgers, hedgehogs and other notable mammals.

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

#### *Birds*

4.1.8 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.

4.1.9 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.

4.1.10 It is possible that on occasions widespread protected and priority birds, such as starling and fieldfare etc. may visit the site for foraging. However, significant use of the site by such species was considered highly unlikely. No old or active bird nests were found. The site was considered largely negligible in suitability for nesting birds. However, the hedgerow and the shed were theoretically suitable for low numbers of common nesting birds.

4.1.11 Overall, it was considered that further bird surveys or mitigation were unnecessary. However, to prevent harm to actively nesting birds, recommendations, detailed later in the report, should be followed.

#### *Great Crested Newts & Other Amphibians*

4.1.12 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.

4.1.13 Great crested newts have been recorded in the adjacent Moat and nearby Pond 2. Patches of the site and proposed construction zone were potentially suitable as terrestrial habitat for great crested newts. For this reason, it was considered that the risk of harm was high and therefore mitigation is required.

4.1.14 The applicant will apply for a Natural England District Level Licence (DLL) to provide a conservation payment toward off site mitigation. By joining the DLL no on site mitigation is required. However, to minimise the risk of unnecessary impact, precautionary measures, detailed later in the report, should be followed.

#### *Reptiles*

4.1.15 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.

4.1.16 The site and immediate surroundings include habitats low-negligible in suitability for reptiles. No reptiles were observed during the survey visit. Therefore, the risk of significant impact or harm was considered negligible.

4.1.17 Further reptile surveys or mitigation were considered unnecessary. However, to minimise any residual risk of impact to the occasional grass snake, precautionary measures, detailed later in the report, should be followed.

#### *Plants & Invertebrates*

4.1.18 No rare, protected or priority species were present or proposed for impact. Further botanical surveys or mitigation for rare plants were considered unnecessary.

4.1.19 No Schedule 9 invasive plants were present or likely to be impacted. Hedgerow loss compensation is provided later in the report, to prevent net loss of a UK priority habitat type.

4.1.20 Regarding invertebrates, habitats proposed for impact were common, widespread and isolated from any habitat of high ecological value for invertebrates (such as woodland or species rich meadows etc.). The risk of presence of a significant assemblage of invertebrates of conservation concern was considered negligible.

4.1.21 Further invertebrate surveys or mitigation were considered unnecessary.

### *Other Protected & Priority species*

- 4.1.22 No signs or evidence of other protected, priority or rare species were observed on the site and it was considered that there was a very low risk of such species occurring on the site or being impacted by the proposed development.

## **4.2 Other Issues**

### *Designated Conservation Sites & Sensitive Habitats*

- 4.2.1 The site is small and the proposed development small scale. Furthermore, the site is a significant distance from designated nature conservation sites. The site is also not proposed for an increase in residential housing. Therefore, the risk of significant impact to designated nature conservation sites or ecologically sensitive habitats was considered negligible.
- 4.2.2 Therefore, mitigation for the protection of designated nature conservation sites or their interest features was considered unnecessary.

## **5 RECOMMENDATIONS**

### **5.1 Precautionary Measures & Compensation**

#### *Bats*

- 5.1.1 To minimise any residual risk of impact to bats, the following precautionary measures should be undertaken:
- Any new proposed external lighting should be minimised. Where external lighting is required, it should be warm white LED lamps with glass glazing, rather than plastic, as these produce the least amount of heat and UV light possible, minimising the attraction effects on insects and minimising disturbance to local bats;
  - Any external lighting proposed for the development should be aimed carefully, to minimise illumination of boundary habitats and avoid light spillage into the sky, or horizontally out from any buildings, by using hoods or directional lighting.
  - Hedgerow compensation as detailed below.

*Birds*

- 5.1.2 Any removal or reduction of hedgerow and the shed should be undertaken outside of the main bird nesting season (March to end of August). If this is not possible or practical, an ecologist should survey the site for active bird nests and provide advice accordingly;
- 5.1.3 If an active bird nest was found, it would require protection from impact or disturbance until the bird had finished nesting.

*Hedgehogs, Reptiles & Amphibians*

- 5.1.4 The risk of presence and potential for impact to hedgehogs, reptiles and amphibians was considered low. To minimise any residual risk of harm or impact, the below precautionary measures should be followed:

- Before works commence ground vegetation should be cut by hand using hand machinery. The cutting should be in two cuts the first being to a height of 15cm then a second cut to ground level to allow wildlife present time to escape. The roadside hedgerow should be reduced by hand. No plant machinery should be used;
- The site should be cleared of refuse and debris by hand using hand machinery. Where this is not practically possible (for heavy items etc.) then small machinery only should be used;
- No works should be undertaken within 5m of the adjacent Moat;
- During development, any construction materials should be stored on hardstanding or off the ground on pallets, to prevent wildlife from sheltering in the materials and being harmed by movement of the materials;
- Waste materials should be cleared off the site immediately upon demolition and during works to prevent attracting wildlife to shelter in the materials;
- Any excavations should be covered at night or have a roughly sawn plank placed in them to facilitate escape for any wildlife which may fall in;
- The site should be well drained and ground vegetation maintained short throughout the development, to prevent attracting wildlife into harm's way.



- In the unlikely event that a hedgehog, reptile or amphibian is found on the site, it should be allowed to disperse of its own accord. If rescuing is required, an ecologist should be contacted for advice.

### *Hedgerows*

- 5.1.5 To prevent net loss of a UK priority habitat the existing vehicle entrance gap will be closed and planted with a new hedgerow to compensate for the loss of hedgerow required for the new access. The new hedgerow will be planted in a double staggered row, preferably 5 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*), 5% guelder rose (*Viburnum opulus*).

## **5.2 Enhancements**

- 5.2.1 By undertaking the following recommended biodiversity enhancements, the site will be improved for local wildlife and provide a net-gain in accordance with national planning policy (NPPF, 2021).
- 5.2.2 The addition of bat boxes and bird boxes on the new building will increase the potential roosting and nesting sites for local bats and birds. Specifically, the following boxes should be used;
- 1 x Vivara pro sparrow terrace;
  - 1 x Kestral Bird Box;
  - 1 x Beaumaris Woodstone Bat Box;
- 5.2.3 The boxes will be mounted externally on walls. The new boxes will be installed high (just below the roofline) and should be free from obstruction and light sources. Typically bat boxes should ideally be positioned facing a southerly aspect, while the bird boxes will be facing a northerly direction or otherwise be out of direct sunlight.
- 5.2.4 Wildlife boxes can be purchased on-line through suppliers such as The Wildlife Shop and NHBS.
- 5.2.5 Any new soft landscaping should include only native and/or wildlife attracting species. Prioritising fruit producing varieties is recommended.

- 5.2.6 A new boundary hedgerow will be planted around the site. The new hedgerow will be planted in a double staggered row, preferably 5 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*), 5% guelder rose (*Viburnum opulus*).

## 6 CONCLUSION

- 6.1 At the time of survey, the proposed construction zone supported common and widespread habitats low-negligible in ecological value. No signs or evidence of protected, priority or rare species were identified. Great crested newts have been confirmed from the adjacent Moat and nearby Pond 2. To provide mitigation the applicant will apply to join Natural England District Level Licence (DLL) scheme to fund off site mitigation.
- 6.2 The risk of significant impact to any other protected or notable species was considered low-negligible.
- 6.3 Further ecological surveys were considered unnecessary. Recommendations for bats, birds, amphibians, reptiles and hedgehogs are provided, along with hedgerow compensation.
- 6.4 With recommendations followed as described, the development could proceed with a minimal risk of harm impact to protected, priority or rare species or notable habitats.
- 6.5 With the biodiversity enhancements followed as described, the proposed development would be enhanced for the benefit of local wildlife in accordance with national planning policy.

## 7 REFERENCES

- Bat Conservation Trust (2016) *Bat Surveys- Good Practise Guidelines, 3<sup>rd</sup> Edition*. Bat Conservation Trust, London.
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## 8 APPENDICES

### 8.1 Appendix 1: Figures

Figure 1 - Habitat map of the site.

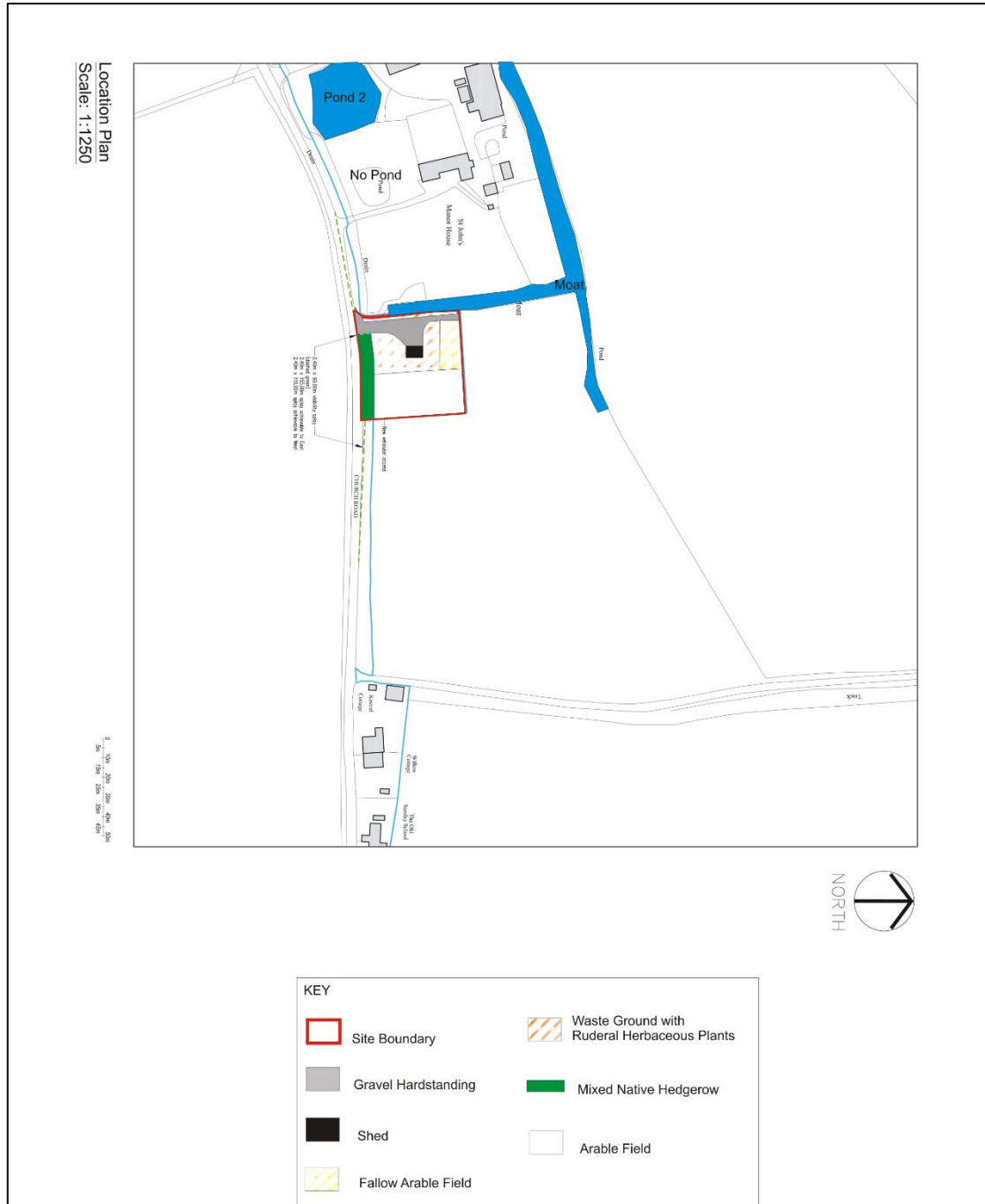
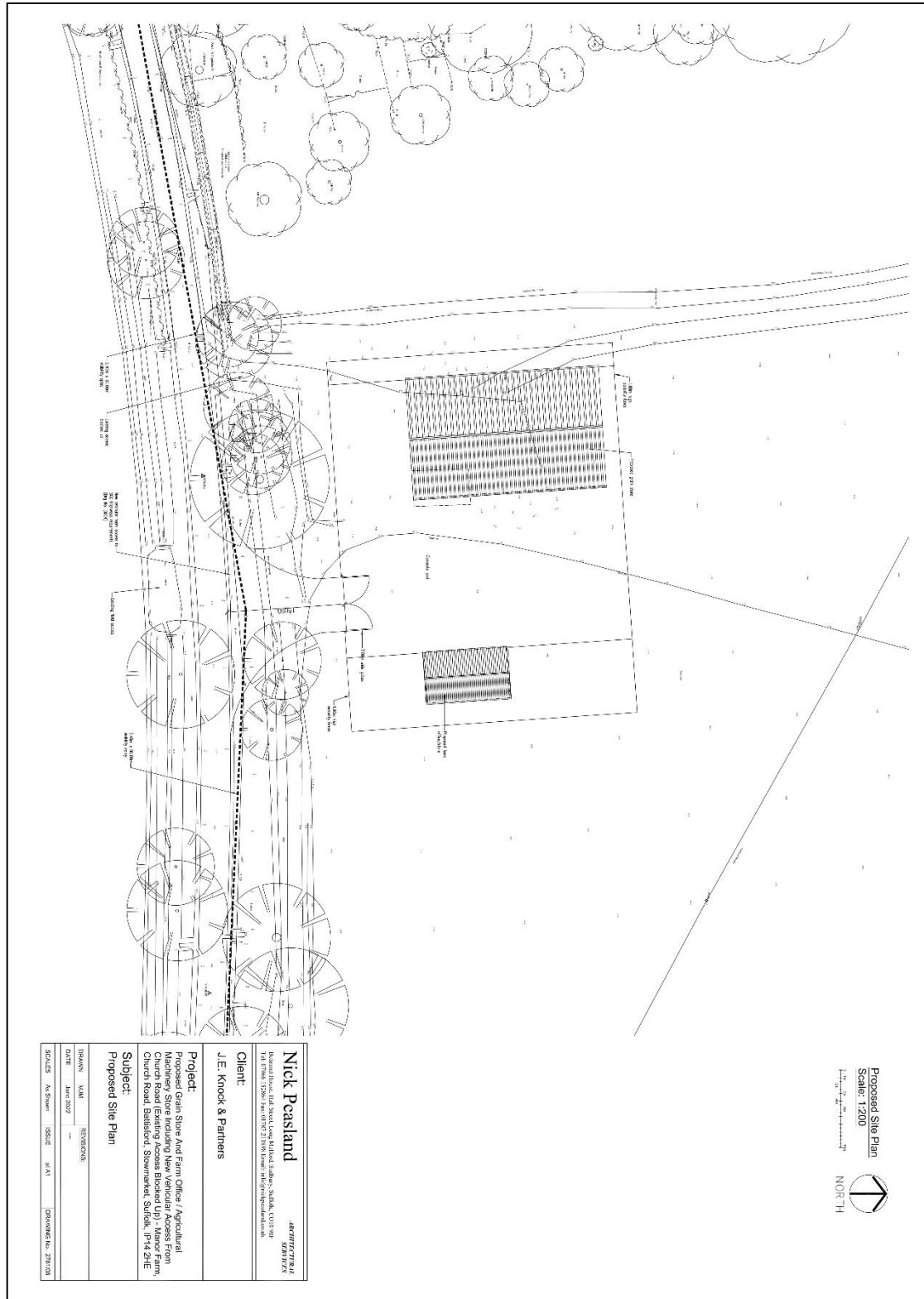


Figure 2 - Proposed development.



## 8.2 Appendix 2: Photographs

**Photograph 1: Mains site area looking from east to west across the site.**



Photograph by Roger Spring 2022

**Photograph 2: Main site area looking from north to south across the site.**



Photograph by Roger Spring 2022



**Photograph 3: Mains site area with farm materials and shed in background.**



Photograph by Roger Spring 2022

**Photograph 4: Entrance to the site.**



Photograph by Roger Spring 2022

**Photograph 5: Inside the shed on site**



Photograph by Roger Spring 2022

**Photograph 6: Section of hedgerow proposed for removal for new vehicle access.**



Photograph by Roger Spring 2022



**Photograph 7: Moat adjacent to the site.**



Photograph by Roger Spring 2022

**Photograph 8: Pond 2 approximately 105m west of the site.**



Photograph by Roger Spring 2022