
Healey Court Farm

Preliminary Ecology Appraisal

January 2023

Client: BBA Architects &
Planners
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Non-Technical Summary

Site Location	Healey Court Farm, Grove Lane, Hinton, South Gloucestershire, SN14 8HF (central grid reference: ST 73257 76680).
Scope of Works	Preliminary Ecology Appraisal comprising a Habitat Survey and Preliminary Bat Roost Assessment, supplemented with a desk study. Surveys undertaken on 31 st January 2023.
Survey Methods	The Habitat Survey was undertaken with reference to UKHab Classification (2020) and CIEEM (2018) and the Preliminary Bat Roost Assessment was undertaken with reference to BCT (2016).
Personnel	Kate Hayward MCIEEM.
Site Description and Suitability Assessment	<p>The site lies in a rural location on the southern edge of the village of Hinton, approximately 1km to the south of the M4 motorway and 2km east of the village of Pucklechurch.</p> <p>Court Farm comprises a farmhouse, the storage barn, a stable, hard-standing, amenity lawn, ornamental planting, hedges and trees. It is approximately 0.17 hectares in size.</p> <p>There are no statutory designations within 2km of the site, and no statutory designations for bats within 4km. The site does not lie within a Bat Consultation Zone and the SSSI Impact Risk Zone in which the site lies, does not affect residential proposals.</p> <p>With consideration to protected/notable species:</p> <ul style="list-style-type: none"> • The storage barn is assessed as <i>Moderate</i> suitability to roosting bats. One mature tree is assessed as <i>Low</i> suitability to roosting bats. The site supports low-quality habitats for foraging and commuting bats. • The storage barn contains old birds' nests. • The wider site has low suitability to common and widespread species of reptiles, amphibians and small mammals.
The Proposal	The site is the subject of a planning proposal for the conversion of the storage barn to living accommodation. The mature tree, located adjacent to the east elevation of the storage barn, may require removal due to its condition.
Recommendations	<p>Two bat surveys of the storage barn and one bat survey of the mature tree is recommended.</p> <p>Nesting bird checks of the storage barn and the tree will be required if conversion works/felling commences during the nesting bird season.</p> <p>Replacement habitat, including trees and nesting bird boxes, have been recommended.</p>



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1. Introduction

1.1 Background

- 1.1.1 In January 2023, Seasons Ecology was instructed by BBA Architects & Planners, on behalf of the client, to undertake a Preliminary Ecology Appraisal of Healey Court Farm, Grove Lane, Hinton, South Gloucestershire, SN14 8HF (central grid reference: ST 73257 76680). The site is the subject of a planning proposal for the conversion of a storage barn to a two-bedroom annex.
- 1.1.2 The Preliminary Ecology Appraisal consisted of a Habitat Survey and Preliminary Bat Roost Assessment. The survey was supplemented with a desk study.

1.2 Scope and Objectives of Survey

- 1.2.1 The survey was undertaken to identify and record the habitats on site and to assess the potential of the site to support protected/notable species. The purpose of the survey is to make known any ecological constraints or considerations that may be relevant to the proposal.
- 1.2.2 This report is based on the findings of a survey undertaken on 31st January 2023.
- 1.2.3 The report is supported by the following:
- Annex 1: Summary of Legislation and Planning Policy.
 - Annex 2: Habitat Plan.
 - Annex 3: Site Photographs.

1.3 Personnel

- 1.3.1 The survey and reporting were undertaken by Principal Ecologist, Kate Hayward. Kate is a full member of the Chartered Institute of Ecology and Environmental Management (MCIEEM) and has over 20 years' experience as a professional consultant advising on development projects and protected species and habitats, including acting as the named ecologist on European Protected Species licences.

2. Legislation and Planning Policy

- 2.1.1 This report has been compiled with reference to relevant legislation and national planning policies, which protect wildlife. Annex 1 provides a brief summary of this legislation and policy.

3. Desk Study

3.1 Method

3.1.1 A web-based desk study was undertaken in January 2023 prior to the survey to provide local information that may be relevant to the proposal. The following online resources were consulted:

- The Multi-Agency Geographic Information for the Countryside (MAGIC) website¹, to obtain information on:
 - Statutory designations within 2km of the site and within 4km for designations with bats as a primary feature.
 - Sites of Special Scientific Interest (SSSI) Impact Risk Zones and Bat Consultation Zones relevant to the site.
 - Habitats on or adjacent to the site listed on the Priority Habitats Inventory.
 - European Protected Species licences issued within 2km.
 - Other species information that may be relevant to the proposal.
- Google Maps², to view aerial photographs, maps and mapnik data, to assess the ecological context of the site.

3.2 Results

Statutory Designations

3.2.1 There are no statutory designations within 2km of the site or within 4km with bats as a primary feature. The nearest is Wapley Bushes Local Nature Reserve (LNR) located 4km to the north.

SSSI Impact Risk Zones and Bat Consultation Zones

3.2.2 The site itself is not covered by any statutory designations, but it does lie within the Impact Risk Zone for St Catherine's Valley SSSI located 4.8km to the south-east. This Impact Risk Zone requires consultation with Natural England on all planning applications relating to aviation and livestock and poultry units. Therefore, consultation is unlikely to be required.

Priority Habitats Inventory

3.2.3 There are no Priority Habitats listed on the Priority Habitats Inventory located on or adjacent to the site. The nearest Priority Habitats listed are Lowland Calcareous Grassland located approximately 700m to the east, and Deciduous Woodland located approximately 800m to the east.

3.2.4 A large area of Wood-Pasture and Parkland Priority Habitat is located approximately 1km to the south-east.

¹ <http://www.magic.gov.uk/MagicMap.aspx>

² <http://acme.com/planimeter/>

European Protected Species Licences

- 3.2.5 There is one European Protected Species Licence issued within 2km of the site. This is for a location approximately 1km to the south-east for the species common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *P. pygmaeus*, brown long-eared *Plecotus auritus* and serotine *Eptesicus serotinus*.
- 3.2.6 There is one great crested newt *Triturus cristatus* licence return for a location approximately 1.4km to the south-east.

Other Species Information

- 3.2.7 There are no Natural England great crested newt pond surveys (2017-2019) that have been conducted within 2km of the site. The nearest location is 3.5km to the east, which recorded absence of this species.
- 3.2.8 The site lies within a Countryside Stewardship Targeting Area for the Priority Species, lapwing *Vanellus vanellus*, and near to a Countryside Stewardship Targeting Area for the Priority Species, corn bunting *Emberiza calandra*, located approximately 700m to the south at its nearest point.

Ecological Context

- 3.2.9 The site lies in a rural location on the southern edge of the village of Hinton, approximately 1km to the south of the M4 motorway and 2km east of the village of Pucklechurch. The site is immediately surrounded by arable and pasture fields to the north, east and west, and a residential property to the south. Beyond these immediate surroundings in all directions are further arable and pasture fields connected and divided by native hedgerows with mature trees and occasional small patches of woodland. A narrow band of trees, approximately 90m in length, lies adjacent and parallel to the north boundary of the site.
- 3.2.10 There is one pond evident within 500m of the site, located approximately 300m to the north, beyond the village of Hinton. Two further ponds are located approximately 565m to the west and 545m to the south.
- 3.2.11 The River Boyd flows approximately 1km to the west of the site.

4. Survey

4.1 Method

Habitat Survey

- 4.1.1 A systematic walkover of the site was undertaken on 31st January 2023. Notes were taken on the habitats present, and their suitability to support protected and notable species. Any incidental evidence of protected and notable species was noted. The survey was carried out with reference to UKHab Classification (2020)³, CIEEM 2018⁴ and BS 42020:2013 *Biodiversity – Code of Practice for Planning and Development* (BSI 2013).

Preliminary Bat Roost Assessment

- 4.1.2 The storage barn was assessed for its suitability to roosting bats. This assessment considers the presence of potential roosting features on the building, such as cracks in walls, gaps under tiles and gaps at the roofline and the internal conditions. Features on the trees within the wider site, such as fissures, rot holes, hollow branches and ivy cover, were noted. The building and trees are then assessed as *Negligible, Low, Moderate or High* suitability based on the presence of suitable features. The assessment was undertaken with reference to BCT (2016)⁵.
- 4.1.3 The storage barn was inspected internally for evidence of roosting bats. Evidence of bats includes droppings, staining, scratch marks, feeding remains and actual bats.

Constraints to Survey

- 4.1.4 The survey is not able to record flora or fauna that may appear on the site at other times of the year and were therefore not evident at the time of the survey.

4.2 Site Description

- 4.2.1 The site is accessed off Grove Lane via a track leading to Healey Court Farm and a residential property to the south. Healey Court Farm comprises a farmhouse, the storage barn, a stable, hard-standing parking area, amenity lawn, ornamental planting, hedges and trees. It is approximately 0.17 hectares in size.
- 4.2.2 Habitats are mapped on the habitat plan at Annex 2. Site photographs are provided at Annex 3. Habitat descriptions are provided below and the results of the Preliminary Bat Roost Assessment are provided at Section 4.4.

³ The UK Habitat Classification Version 1.1 (UKHab) (2020). Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J.

⁴ CIEEM (2018) *Guidelines for Preliminary Ecological Appraisal*. Chartered Institute of Ecology and Environmental Management, Winchester.

⁵ Bat Surveys for Professional Ecologists: Good Practice Guidelines (BCT, 2016). Collins. Third Edition.

4.3 Habitat Descriptions

Buildings

- 4.3.1 There are three buildings on site, the farmhouse, storage barn and stable. The farmhouse is a two-storey, rubblestone built house with a cross-gabled, Roman clay-tiled roof. Approximately 5m to the south-east is the storage barn, also constructed of rubblestone with a hip, Roman clay-tiled roof. Approximately 4m to the south-east of the storage barn is a stable, constructed of wooden-clad walls with a corrugated asbestos roof.

Developed Land, Sealed Surface

- 4.3.2 To the south of the farmhouse and storage barn is hard-standing used for parking. There are temporary log piles stored on the hard-standing in front of the barn. A small, paved patio is located to the north of the farmhouse, adjacent to the west site boundary.

Modified Grassland

- 4.3.3 To the north of the farmhouse and storage barn is well-managed amenity lawn, which was cut short at the time of the survey.

Ornamental Planting, Hedges and Trees

- 4.3.4 Surrounding the farmhouse and along the north elevation of the storage barn are borders containing ornamental planting. Between the farmhouse and storage barn is a short section of box *Buxus sempervirens* hedge. The south boundary of the site, beyond hard-standing, is a line of ornamental trees with fence. The north and east boundaries, enclosing the amenity lawn, are delineated by a beech *Fagus sylvatica* hedge.
- 4.3.5 There is one tree within the amenity lawn, a fruit tree, which is located approximately 5m to the north of the storage barn. A mature horse chestnut *Aesculus hippocastanum* is located directly adjacent to the east elevation of the storage barn (Target Note 1, Annex 2). The tree supports a dilapidated owl box.
- 4.3.6 A narrow band of trees, approximately 90m in length, lies adjacent and parallel to the beech hedge forming the north boundary of the site.

4.4 Preliminary Bat Roost Assessment

Storage Barn

- 4.4.1 The storage barn has a footprint of approximately 72 square metres. It is a single-storey building constructed of rubblestone walls with a hipped, Roman clay-tiled roof. There are two double wooden doors and three window openings, each blocked with planks of wood and breezeblocks, on the south elevation. There is one glassed window on the west elevation.
- 4.4.2 There are a very low number of small gaps under roof tiles on the south-facing pitch of the roof. The north-facing pitch of the roof has three missing, slipped or broken tiles and both the east and west hipped ends have gaps under tiles (Target Note 2, Annex 2). There is one large gap under a ridge tile on the north side, two broken or slipped ridge tiles at the east end of the roof and three gaps under ridge tiles on the south side (Target Note 3, Annex 2). The walls on all elevations have cracks and holes in the stonework and there are gaps around a wooden beam over the window on the west elevation (Target Note 4, Annex 2).
- 4.4.3 Internally, the storage barn is open to the roof. It is cluttered with stored materials and logs and the roof area has horizontal wooden beams spanning the space. There is a modern breathable membrane visible, partially covered with wooden boards.

- 4.4.4 Access points into the storage barn are visible from inside where daylight is entering, including via gaps between wooden boarding in the window openings and gaps at the roofline. The internal area of the storage barn is draughty as a result of these access points.
- 4.4.5 The internal walls have a number of cracks, there are gaps around wooden beams and gaps behind wooden panels partially covering the roofing membrane.
- 4.4.6 There was no evidence of roosting bats found internally, although the storage barn is frequently used and disturbed. The external gaps under tiles, missing or slipped tiles, gaps under ridge tiles, holes and cracks in stonework, accesses into the barn, and internal features, including cracks in stonework, gaps around beams and behind wooden panels, offer suitable day roosts for low to moderate numbers of roosting bats and the internal area with horizontal wooden beams, offers suitability as a night roost.
- 4.4.7 This storage barn is assessed as *Moderate* suitability to roosting bats owing to the external and internal features identified and the ecological context of the barn.
- 4.4.8 The storage barn has been used in the past by nesting birds with two old birds' nests located inside.

Trees

- 4.4.9 The mature horse chestnut (Target Note 1) located directly adjacent to the east end of the storage barn has *Low* suitability to roosting bats owing to peeling bark and split limbs.

5. Evaluation

- 5.1.1 The site consists of three buildings, hard-standing, amenity lawn, ornamental planting, hedges and trees. The site is small in size (approximately 0.17 hectares) and supports a low diversity of habitats, which are heavily managed and disturbed. The site lacks naturalness, permanence and fragility, provided only by the mature horse-chestnut located adjacent to the storage barn. The site lies in a rural location with generally good connectivity to suitable habitats within the wider area.
- 5.1.2 The site has value within the immediate zone of influence and is assessed as ecologically valuable at a Site Level.

5.2 Statutory and Non-Statutory Designations

- 5.2.1 There are no statutory designations within 2km of the site, and no statutory designations for bats within 4km. The site does not lie within a Bat Consultation Zone and the SSSI Impact Risk Zone in which the site lies, does not affect residential proposals.

5.3 Habitats

- 5.3.1 The site supports a low diversity of habitats. One mature tree is located adjacent to the storage barn.
- 5.3.2 There are no Priority Habitats on or adjacent to the site.

5.4 Suitability to Protected and Notable Species

Roosting Bats

- 5.4.1 The storage barn is assessed as *Moderate* suitability to roosting bats due to the external and internal features identified. These are suitable to crevice-dwelling species, including pipistrelle species, for which there are local records. The storage barn also offers suitability as a night roost.
- 5.4.2 The storage barn offers negligible suitability as a hibernation site for roosting bats. There are no cavity walls, the internal area is draughty and cracks in the stonework do not appear deep enough to offer sufficient shelter during the winter months.
- 5.4.3 The mature horse-chestnut offers *Low* suitability to roosting bats.

Foraging and Commuting Bats

- 5.4.4 The site supports a small area of habitats, which offer generally low-quality foraging and commuting for bats.

Nesting Birds

- 5.4.5 The storage barn and mature tree, as well as the wider hedges on site, offer suitable nesting habitat for birds. Two old birds' nests are located inside the barn. An owl box is attached to the mature horse-chestnut, but it is in poor condition with no base and therefore unsuitable for nesting.
- 5.4.6 The site lies within a Countryside Stewardship Targeting Area for the Priority Species, lapwing, and is located near to a Countryside Stewardship Targeting Area for the Priority Species, corn bunting. The site offers no suitable habitats for these species.

Reptiles and Amphibians

- 5.4.8 The site offers a very small area of refuge habitats, provided by the ornamental planting and hedges, which are suitable to very low numbers of common and widespread species of reptiles and amphibians, such as such as common *frog Rana temporaria*, common toad *Bufo bufo* and slow worm *Anguis fragilis*.
- 5.4.9 With consideration to great crested newt, there is one record for a location approximately 1.4km to the south-east. There is one pond evident within 500m of the site, located approximately 300m to the north beyond the village of Hinton.
- 5.4.10 Based on the very low number of ponds within 500m, located beyond the village, and small area of low suitability habitats on site, it is considered that there is negligible likelihood of great crested newt utilising the site.

Small Mammals

- 5.4.11 The site provides small areas of refuge for common and widespread species of small mammals, namely the ornamental hedges on site. There are no suitable habitats on site to dormouse *Muscardinus avellanarius*.

Invertebrates

- 5.4.12 The site is suitable to support a low diversity and abundance of invertebrates.

6. Recommendations

6.1.1 The site is the subject of a planning proposal for the conversion of the storage barn to living accommodation. The mature horse-chestnut adjacent to the east elevation of the storage barn may require removal due to its condition.

6.1.2 With consideration to the proposal, the following is recommended:

6.2 Further Surveys

Roosting Bats

6.2.1 It is recommended that two bat surveys are undertaken of the storage barn and one bat survey is undertaken of the horse-chestnut tree. The bat surveys should be undertaken between May and August. Should roosting bats be recorded in the storage barn or the tree, then an additional bat survey will be required to assess the status of any roosts found, and the numbers and species of bats.

Nesting Birds

6.2.2 It is recommended that conversion of the storage barn commences outside of the nesting bird season, which generally occurs from March to August. If this season cannot be avoided, then a pre-works nesting bird check should be carried out by an experienced Ecological Clerk of Works.

6.2.3 A pre-works check of the horse-chestnut for nesting birds is recommended should removal be undertaken during the nesting bird season.

6.3 Replacement Habitats

6.3.1 It is recommended that at least one tree is planted elsewhere on site to replace the loss of the horse-chestnut tree.

6.3.2 Swallow nests should be provided elsewhere on site to replace nesting habitat to be lost within the storage barn. Under the eaves on the north and east elevations of the farmhouse offer suitable locations.

6.4 Bat Mitigation Strategy

6.4.1 The storage barn offers suitability to day-roosting, crevice-dwelling species of bat and has suitability as a night roost. The proposal to convert the storage barn to living accommodation would allow retention of day and night-roosting features for bats, with provision of gaps under roof tiles, gaps under ridge tiles, and an enclosed section of roof space to provide further day-roosting opportunities and a night roost for bats (subject to the results of the bat surveys).

6.4.2 Should roosting bat be recorded, a European Protected Species Licence would be required to allow conversion of the storage barn. It is considered that the above features would ensure the maintenance of favourable conservation status of any populations of bats recorded using the barn.

7. Annexes

Annex 1: Legislation and Planning Policy

A summary of relevant legislation and national policy is provided below. For each individual case, it is advised to consult the relevant documents in full and obtain legal advice, where appropriate.

There are several UK legislation tools, which are listed below. European legislation has not been included as it is incorporated in UK legislation by domestic provisions.

Conservation of Habitats and Species Regulations 2019 (as amended) (EU Exit)

In 1992, the Habitats Directive (Council Directive 92/43/EEC)⁶ came into force. This provides for the creation of a network of protected wildlife sites across the European Union, known as 'Natura 2000'. This network consists of designated sites, including Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas (SPAs) designated under the Birds Directive (Council Directive 79/409/EEC)⁷. These sites form part of a series of measures aimed at conserving important and threatened habitats and species.

The Conservation of Habitats and Species Regulations 2019 commonly known as 'the Habitat Regulations' transpose the Habitats Directive into national law and set out the provisions for the protection and management of species and habitats of European importance, including Natura 2000 sites. The Regulations have been amended in England in relation to candidate SACs and SPAs. These are sites submitted by the Government for consideration as part of the Natura 2000 network, and are also now defined as European Sites. All European Sites are of national importance and have been notified as SSSIs.

Wildlife and Countryside Act 1981, as Amended in Quinquennial Review and by the Countryside and Rights of Way Act 2000⁸

The Wildlife and Countryside Act 1981⁹ provides the foundation for much of the statutory wildlife protection in the UK. Part I deals with the protection of plants, birds and other animals and Part II deals with the designation of SSSIs.

The following broad areas are covered by the Act:

Nature Conservation - Protecting those sites which are National Nature Reserves (NNR) and SSSIs.

Wildlife - Listing endangered or rare species in need of protection and creating offences for killing, disturbing or injuring such species. The disturbance of any nesting bird during the breeding season is also noted as an offence.

The Act also makes it an offence to cause to grow in the wild certain plant species or to release certain fauna into the wild. The Act is enforced by local authorities.

⁶ European Commission (1992). Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora. European Commission, Brussels.

⁷ European Commission (1979). Council Directive 79/409/EEC on the conservation of wild birds, European Commission, Brussels.

⁸ Secretary of State, 2000. The Countryside and Rights of Way Act. Her Majesty's Stationery Office.

⁹ Secretary of State, 1981. Wildlife and Countryside Act. Her Majesty's Stationery Office.

Countryside and Rights of Way Act, 2000

The Countryside and Rights of Way Act 2000 provides a new statutory right of access to the countryside and improves upon the rights of way system, providing stronger protection for both wildlife and countryside.

Part III of the Act - Nature Conservation and Wildlife Protection: A number of measures to promote and enhance wildlife conservation are detailed, including improving protection for Sites of Special Scientific Interest (SSSIs) and increasing penalties for deliberate damage to SSSIs. The Act affords statutory protection to Ramsar Sites which are wetlands designated under the International Convention on Wetlands.

National Planning Policy Framework, 2021

The National Planning Policy Framework (NPPF) was published in March 2012 and revised in July 2021. It sets out the Government's requirements for the planning system and how these are expected to be addressed. The NPPF is a material consideration for the purposes of planning decision-making.

The NPPF places a presumption in favour of sustainable development.

The NPPF has an environmental objective to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The presence of a legally protected species is a material consideration for a local authority dealing with planning applications for any development that would be likely to result in harm to the species or its habitat. Circular 06/2005: Biodiversity and geological conservation¹⁰, prepared in support of the former PPS9, is still relevant and provides more guidance on the application of the law relating to planning and nature conservation.

Biodiversity Action Plans

In 1994, the Government produced the UK Biodiversity Action Plan (BAP)¹¹, a national strategy for the conservation of biodiversity. Regional and District/Borough BAPs apply the UK BAP at a local level. The 'UK Post-2010 Biodiversity Framework' succeeded the UK BAP in July 2012¹². The UK BAP lists of priority species and habitats remain, however, important and valuable reference sources. Notably, they have been used to help draw up statutory lists of priorities in England, Scotland, Wales and Northern Ireland. In England, there are 56 habitats of principal importance and 943 species of principal importance.

¹⁰ ODPM Circular 06/2005 Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Importance within the Planning System.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7692/147570.pdf

¹¹ Her Majesty's Stationery Office, 1994. Biodiversity: The UK Action Plan. London.

¹² JNCC and Defra (on behalf of the Four Countries' Biodiversity Group). 2012. UK Post-2010 Biodiversity Framework. July 2012. Available from: <http://jncc.defra.gov.uk/page-6189>

Species/species group	Legal protection and policy
Flora	<p>A number of plant species are protected under the Wildlife and Countryside Act 1981 (as amended) and Conservation of Habitats and Species Regulations 2019 (as amended) (EU Exit). It is an offence to deliberately pick, collect, cut, uproot or destroy these wild plants. It is also an offence for any purpose to possess, sell or exchange such a plant.</p> <p>In addition, a number of plant species are species of principal importance in England (formerly referred to as UK Biodiversity Action Plan (BAP) species), LBAP priority species and/or notable species that are a material consideration in planning.</p>
Bats	<p>Bat species in England and Wales are protected under The Conservation of Habitats and Species Regulations 2019 (as amended) (EU Exit) and the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to:</p> <ul style="list-style-type: none"> • Deliberately capture, injure or kill bats; • Intentionally or recklessly disturb bats; • Intentionally or recklessly obstruct access to any structure or place which bats use for shelter or protection; and • Deliberately damage or destruction of a breeding site or resting place. <p>Seven of the 18 species of bats occurring in the UK are species of principal importance in England and many are also included in LBAPs.</p>
Otters	<p>Otters in England and Wales are protected under The Conservation of Habitats and Species Regulations 2019 (as amended) (EU Exit) and the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to:</p> <ul style="list-style-type: none"> • Deliberately capture, injure or kill an otter; • Intentionally or recklessly disturb otter; • Intentionally or recklessly obstruct access to any structure or place which an otter uses for shelter or protection; and • Deliberately damage or destruction of a breeding site or resting place. <p>Otter is a species of principal importance in England.</p>
Water voles	<p>Water voles in England and Wales are protected under the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to:</p> <ul style="list-style-type: none"> • Deliberately capture, injure or kill a water vole; • Intentionally disturb water vole in their breeding or resting places; and • Deliberately damage, destroy or obstruct of a breeding site or resting place. <p>Water vole is a species of principal importance in England.</p>






Dormice	<p>Dormice in England and Wales are protected under The Conservation of Habitats and Species Regulations 2019 (as amended) (EU Exit) and the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to:</p> <ul style="list-style-type: none"> • Deliberately capture, injure or kill a dormouse; • Intentionally or recklessly disturb dormice; • Intentionally or recklessly obstruct access to any structure or place which a dormouse uses for shelter or protection; and • Deliberately damage or destruction of a breeding site or resting place. <p>Dormouse is a species of principal importance in England.</p>
Other mammals	<p>Several other species of mammals, whilst not afforded specific legal protection, are of note and consideration to such species is necessary in respect to planning in accordance with national and often local policy. Such species are typically identified as species of principal importance in England and/or LBAPs.</p> <p>Species of principal importance in England include brown hare and hedgehog.</p>
Birds	<p>All wild birds in England and Wales are granted legal protection under the Wildlife & Countryside Act 1981 (as amended). Under this legislation it is an offence to:</p> <ul style="list-style-type: none"> • Kill, injure or take any wild bird; • Take, damage or destroy the nest of any wild bird while it is in use or being built; and, • Take or destroy the egg of any wild bird. <p>Bird species listed on Schedule 1 of the Act are afforded further protection and it is illegal to disturb such species while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.</p> <p>A number of bird species are also included as species of principal importance in England and LBAPs.</p>
Reptiles	<p>Smooth snakes and sand lizards in England and Wales are protected under The Conservation of Habitats and Species Regulations 2019 (as amended) (EU Exit) and the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to:</p> <ul style="list-style-type: none"> • Deliberately capture, injure or kill a smooth snake or sand lizard; • Intentionally or recklessly disturb a smooth snake or sand lizard; • Intentionally or recklessly obstruct access to any structure or place which a smooth snake or sand lizard use for shelter or protection; and • Deliberately damage or destruction of a breeding site or resting place. <p>Widespread species of reptile (slow worm, common lizard, grass snake and adder) are protected against killing, injury and sale.</p> <p>Reptile species are also species of principal importance in England and often LBAP species.</p>
Amphibians	<p>Great crested newts and natterjack toads in England and Wales are protected under The Conservation of Habitats and Species Regulations 2019 (as amended) (EU Exit) and the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to:</p>

	<ul style="list-style-type: none"> • Deliberately capture, injure or kill a great crested newt or natterjack toad; • Intentionally or recklessly disturb a great crested newt or natterjack toad; • Intentionally or recklessly obstruct access to any structure or place which a great crested newt or natterjack toad use for shelter or protection; and • Deliberately damage or destruction of a breeding site or resting place. <p>Great crested newt, pool frog, natterjack toad and common toad are species of principal importance in England. These and other amphibian species are also often included in LBAPs.</p>
Invertebrates	<p>45 species of invertebrate are fully protected under the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to:</p> <ul style="list-style-type: none"> • Intentional kill, injure or take such species; • Deliberately damage or destruction of a breeding site or resting place used by such species; and, • Disturb such species when occupying such a structure or place. <p>A further 24 species are only afforded partial protection (typically only against sale). Stag beetle for instance is only protected against sale.</p> <p>Eight species and their habitats are also afforded further protection under The Conservation of Habitats and Species Regulations 2019 (as amended) (EU Exit).</p> <p>398 species of invertebrate are included as species of principal importance in England and such species are often also included within LBAPs.</p>

Annex 2: Habitat Map (January 2023) (basemap supplied by BBA Architects)



Key

-  u1b5 – Buildings
-  u1b – Developed land, sealed surface
-  g4 – Modified grassland
-  Ornamental hedges and planting
-  Tree

Target Notes:

- 1 – Mature horse-chestnut tree, assessed as *Low* suitability to roosting bats
- 2 – Storage Barn - Gaps under tiles, missing and slipped tiles
- 3 – Storage Barn - Gaps under ridge tiles, slipped and broken ridge tiles
- 4 – Storage Barn - Holes and cracks in stonework

Annex 3: Photographs (January 2023)

Photograph 1. The Storage Barn, south elevation, showing the two double wooden doors and three window openings. The farmhouse is shown in the background.



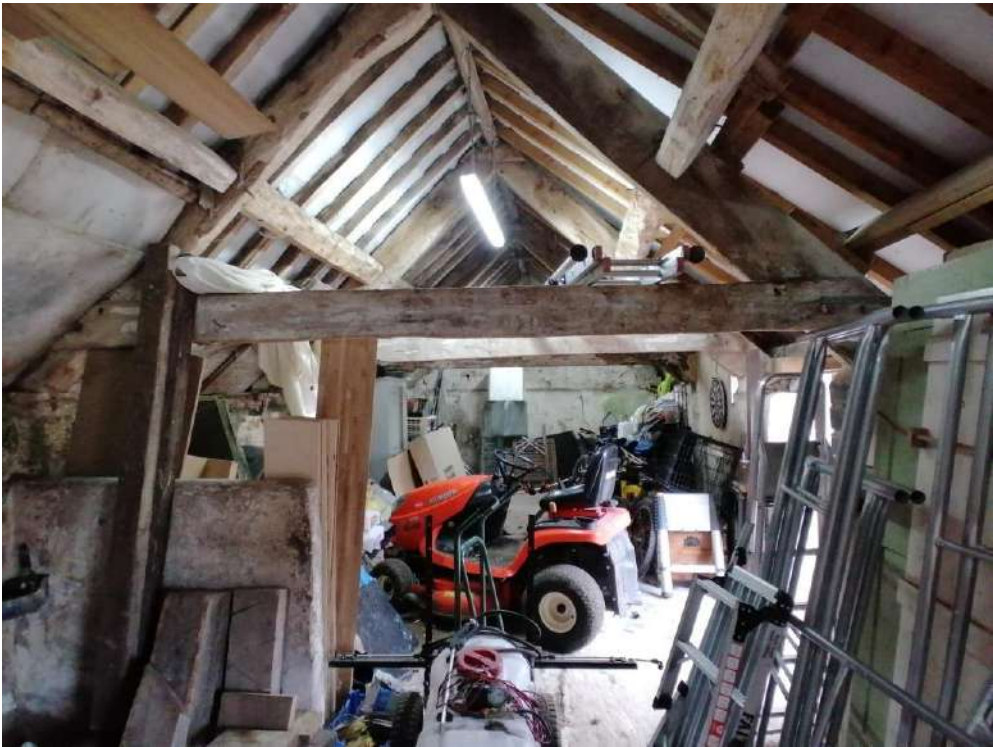
Photograph 2. The Storage Barn, west elevation, with gaps under tiles and cracks in stonework. The mature horse-chestnut (Target Note 1) is shown in the background.



Photograph 3. The Storage Barn, south elevation, with the farmhouse in the background.



Photograph 4. The internal area of the Storage Barn.



Photograph 5. The mature horse-chestnut (Target Note 1), with the Storage Barn on the right and stable on the left.



Photograph 6. The north elevation of the Storage Barn with broken and slipped roof tiles (Target Note 2) circled. Modified grassland (lawn) is shown to the north of the barn.



Photograph 7. The east elevation of the Storage Barn showing gaps under ridge tiles (Target Note 3) (circled).



Photograph 8. The east elevation of the Storage Barn showing cracks in stonework (Target Note 4).

