

Mr Barrell

30th October 2023

RE: Updated Ecological appraisal for land south of The Old Pottery, Bolingey, Perranporth, TR6 0DH

Dear Paul,

This letter report has been provided to update the ecological surveys at the land south of The Old Pottery, Bolingey, Perranporth, TR6 0DH, for the revised matters application for the construction of a single dwelling.

Methodology

An updated walkover survey of the site was conducted by principal ecologist Sophie Higgins on the 26th October 2023. The site was mapped in accordance with the UK Habitat Classification 2.0 (2023).

Limitations

The updated habitat survey was conducted outside of the botanical survey window which is considered to be from April to September. However, this is not considered to be a significant constraint as the site is small and forms part of a residential garden with limited habitats present.

An updated data search from the Environment Records Centre for Cornwall and the Isles of Scilly were not considered necessary due to the site being a former residential garden.

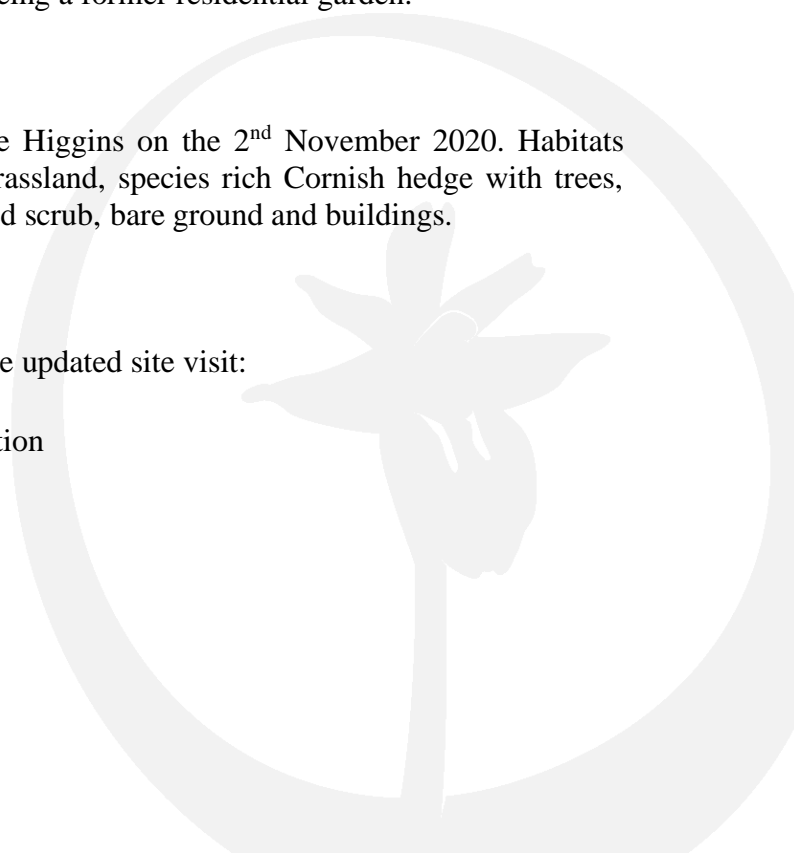
Background

The initial site visit was conducted by Sophie Higgins on the 2nd November 2020. Habitats recorded during this visit included amenity grassland, species rich Cornish hedge with trees, species poor hedgerow, scattered trees, scattered scrub, bare ground and buildings.

Results

The following habitats were recorded during the updated site visit:

- Artificial unsealed surface
- Modified grassland with ruderal vegetation
- Scattered trees
- Scattered scrub
- Cornish hedges with trees
- Non-native hedgerow



Artificial unsealed surface

A long-established access track is present from the access gate on the southern boundary heading north-east to where the shed was sited. The shed has been removed; however, the access track remains. Some vegetation present included scarlet pimpernel (*Anagallis arvensis subsp. arvensis*), creeping bent (*Agrostis stolonifera*), Yorkshire fog (*Holcus lanatus*), common dog violet (*Viola riviniana*), bristly oxtongue (*Picris echioides*) and foxgloves (*Digitalis purpurea*).

This habitat has not changed significantly since the 2020 site visit. This habitat is of no instinct ecological value.

Modified grassland

An area of modified grassland remains in the centre and northern section of the site. This area has not changed significantly since the 2020 survey. The grassland contains perennial rye grass (*Lolium perenne*), Yorkshire fog, cock's foot (*Dactylis glomerata*), hogweed (*Heracleum sphondylium*), creeping bent, broad-leaved dock (*Rumex obtusifolius*), common sorrel (*Rumex acetosa*) and creeping buttercup (*Ranunculus repens*). The grassland continues to have a short sward.

An earth bund is still present along the eastern boundary of this habitat which contains grassland species as listed above however, is largely dominated by ruderals such as common figwort, creeping thistle and common nettle.

Modified grassland is a common and widespread habitat. The proposals will continue to have a modified grassland lawn as part of the proposals.

Scattered trees

Scattered young ash (*Fraxinus excelsior*) saplings are present to the west and north of the artificial un-sealed surface. The previously recorded buddleia (*Buddleja davidii*) and young grey willow trees (*Salix cinerea subsp. cinerea*) have been removed. Some mature trees have been removed including a single sycamore (*Acer pseudoplatanus*), horse chestnut (*Aesculus hippocastanum*) and lodgepole pine tree (*Pinus spp.*), plum tree (*Prunus spp.*) and small areas of scrub which were removed under the planning application PA23/03336.

The mature scattered trees in the south-eastern corner of the site are still present with no recorded changes. The ground flora is sparse and is dominated by ivy (*Hendra helix*) with occasional red campion and foxgloves.

The proposals will result in the loss of the four young ash saplings on site. These saplings are not old enough to support any nesting birds; however, the scattered mature trees in the south-east of the site provide suitable nesting habitat for birds and foraging habitat for bats. No further loss of mature trees will occur.

Scattered scrub

Scattered bramble (*Rubus fruticosus* agg.) scrub remains present along the eastern boundary of the site.

Scattered scrub is along the boundaries of the site and will not be affected by the proposals.

Cornish hedges with trees

Cornish hedges with trees continue to bound the site on the western and southern elevations. No changes to this habitat were noted since the 2020 survey.

Cornish hedges will be retained as part of the proposals.

Non-native hedgerow

The non-native leylandii (*Cypressus leylandii*) hedgerow remains present along the eastern boundary of the site.

The proposals will retain this hedgerow with no impact.

Protected and notable species

Reptiles

Modified grassland on site remains short and therefore, provides sub-optimal habitat for reptiles. The Cornish hedges provide suitable refuge for reptiles. This habitat will be retained as part of the proposals.

Bats

The mature scattered trees and Cornish hedges with trees on site will be retained as part of the proposals.

There is potential for an increase in lighting on site because of the new dwelling therefore, disturbing foraging and commuting bats.

Impact assessment

The proposals to construct a single dwelling will result in the loss of artificial unsealed surface and modified grassland with ruderals.

Mitigation and recommendations

The Cornish hedges and scattered mature trees should be protected during the proposals with hedges fencing to ensure no accidental damage.

Lighting on site should be sensitive and not fall directly on the retained boundaries of the site. Lighting should be in accordance with *Bats and Artificial Lighting in the UK* (BCT, 2023), any new lighting to be installed as part of the development should incorporate the following measures to minimise impacts on nocturnal species such as bats:

- All luminaires should lack UV elements when manufactured. Metal halide, compact fluorescent sources should not be used. LED luminaires should be used where possible.
- Direct lighting to be used only where it is needed and away from linear features by using accessories such as cowls or hoods on the luminaries.
- Luminaries should be placed at a suitable distance from the retained habitats (or dark corridors around them) to ensure that additional light spill dissipates. Retained habitats used by commuting and foraging bats (e.g., hedgerows) should not be subject to additional lighting above the predevelopment baseline.
- Keep the height of lighting columns as short as possible, ideally 3 metres or less.
- Use of motion sensor activated or Central Management System (CMS) controlled security lighting triggered only when necessary.
- Light sources should emit minimal ultra-violet light, peak higher than 550nm and be of a warm/neutral colour <2,700 kelvin.
- Only luminaires with a negligible or zero Upward Light Ratio (ULR), and with good optical control, should be considered. Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt.
- Bollard or low-level downward-directional luminaires should not be used within the developmental design.
- Internal lighting of new structures should be recessed where possible to prevent external light spill. Where Supporting Habitat is present, glazing treatments such as tinted, frosted or low transmission glazing treatments are not considered suitable ways of fully mitigating light spill.

Conclusion

The updated site visit has confirmed that the site has not changed significantly since the initial survey in 2020. The recommendations for enhancement from the original report still applies.

I do hope that this letter is comprehensive, but if you do have any queries, please don't hesitate to contact me if you require clarification on any points.

Kind regards,

Sophie Higgins BSc (Hons), MSc, ACIEEM
Principal Ecologist

APPENDIX I: PHOTOGRAPHS



Photo 1: Artificial un-sealed track.



Photo 2: Scattered mature trees along south-eastern boundary.



Photo 3: Scattered young ash trees.



Photo 4: Artificial ground and modified grassland with ruderal vegetation.



Photo 5: Eastern non-native hedgerow.



Photo 6: Modified grassland.