



Skilled Ecology Consultancy Ltd.

The Cherries, Ashen Road,

Clare, Suffolk, CO10 8LG

T: 01787277912

E: roger@skilledecology.co.uk

W: www.skilledecology.co.uk

**Preliminary Ecological
Appraisal Including a
Protected Species
Assessment at:
Rose Cottage, Larters Lane,
Middlewood Green, Suffolk.
IP14 5HB**

On Behalf Of:

PJT Design Ltd.

September 2023

Skilled Ecology Consultancy Ltd.

Registered company in England no: 7188811

Registered Office: 7 Trust Court, Histon, Cambridge, CB24 9PW

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 Survey	4
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 Species	10
4.2	Other Issues	14
5	RECOMMENDATIONS	14
5.1	Precautionary Measures.....	14
5.2	Enhancements.....	16
6	CONCLUSION	16
7	REFERENCES	17
8	APPENDICES	18
8.1	Appendix 1: Figures.....	18
8.2	Appendix 2: Photographs.....	19

Figures & Photographs

Table 1: Summary of local records.....	7
Table 2: Natural England Rapid Risk Assessment Tool	13
Figure 1: Habitat map at the site.....	18
Photograph 1: Northern and eastern elevations at Rose Cottage (proposed for demolition)	19
Photograph 2: Eastern elevation at Rose Cottage	19
Photograph 3: Close up of roof tiles and plastic soffits at Rose Cottage- all well-sealed to bats and nesting birds.....	20
Photograph 4: Inside the loft at Rose Cottage	20
Photograph 5: Proposed construction zone for the new dwelling at Rose Cottage (facing south)	21
Photograph 6: Proposed construction zone for the new dwelling at Rose Cottage (facing east) .	21
Photograph 7: New pond approximately 60m north of the proposed construction zone at Rose Cottage.....	22

0 SUMMARY

- 0.1 Skilled Ecology Consultancy Ltd. was commissioned by PJT Design Ltd to undertake a Preliminary Ecological Appraisal including a Protected Species Assessment at Rose Cottage, Larters Lane, Middlewood Green, Suffolk. IP14 5HB. The report is required to accompany a planning application for demolition and replacement of the dwelling.
- 0.2 The survey was conducted on 31st July 2023 by experienced ecologist Roger Spring BSc MCIEEM (licensed to survey for great crested newts *Triturus cristatus* and licenced to survey for bats - level 2). 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 includes a detached, 1970's, double-storey, brick house with dormer windows and pitched, tiled roof. The proposal will include repositioning the new dwelling on an area of short improved grass. No trees are proposed for removal.
- 0.4 The site is positioned in a rural location with residential dwellings to the north and arable fields to the east, west and south.
- 0.5 No signs or evidence of protected, priority or rare species were found on or adjacent to the site. The proposed construction zone was considered low in ecological value.
- 0.6 The features of highest ecological value are trees, boundary vegetation and one newly established pond at Rose Cottage all of which are not proposed for impact.
- 0.7 Further ecological surveys or mitigation were considered unnecessary for the proposed development to proceed. However, to minimise any residual risk of impact to protected and priority species, precautionary measures for nesting birds, bats, amphibians, reptiles and hedgehogs are provided and should be followed.
- 0.8 With the recommendations followed as described, development could proceed with a minimal risk of harm or impact to local ecological value or to notable habitats, protected, priority or rare species.
- 0.9 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 PJT Design Ltd to undertake a Preliminary Ecological Appraisal including a Protected Species Assessment at Rose Cottage, Larters Lane, Middlewood Green, Suffolk. IP14 5HB. The report is required to accompany a planning application for demolition and replacement of the dwelling.
- 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 (NPPF) (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 Appraisal.
- 1.1.5 CIEEM guidelines indicate that ecological surveying typically remains valid for between 12 – 18 months.

2 METHODOLOGY

2.1 Desk Study

- 2.1.1 Local biological records were ordered through the Suffolk Biodiversity Information Service (SBIS) on behalf of Skilled Ecology Consultancy Ltd.
- 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 The record search 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 The site and surrounds were assessed based on their condition at the time of the survey visit.
- 2.2.2 The survey was conducted in mid-summer, later season & earlier season flowering plants might not be evident at this point.

2.3 Initial Site Survey

Habitats and Surroundings

2.3.1 The site was visited on the 31st July 2023 by experienced ecologist Roger Spring BSc MCIEEM to survey for ecology issues. This included the following:

- Noting the suitability of habitats present on the site, regarding 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*

Bat Inspection

2.3.2 The assessment for bats was conducted by experienced ecologists, licensed by Natural England to disturb and take bats for science and education. Trees and buildings were inspected externally 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, fissures, 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, high powered torch, digital camera 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 outsides of trees and inside and outside of buildings 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).

Reptiles & Amphibians

2.3.6 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.

2.3.7 The closest pond was assessed for suitability for great crested newts by undertaking a Habitat Suitability Index assessment as developed by Oldham *et al.* 2000.

Badgers & Other Mammals

2.3.8 Signs and evidence of badgers, 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 includes a detached, 1970's, double-storey, brick house with dormer windows and pitched, tiled roof. The proposal will include repositioning the new dwelling on an area of short improved grass. No trees are proposed for removal.

3.1.2 The site is positioned in a rural location with residential dwellings to the north and arable fields to the east, west and south.

3.1.3 Local ponds include:

- Pond 1: newly created, lined, garden pond at Rose Cottage approximately 60m north east of the proposed construction zone.
- Pond 2: approximately 110m south west long linear garden pond (part dry).
- Pond 3: Approximately 120m west small dry garden pond- edge of road.
- Pond 4: 115m south west small garden pond.
- Pond 5: 175m south west small garden pond.
- Pond 6: 180m west small garden pond.
- Pond 7: 190m north west small garden pond.
- Pond 8: 195m north west small garden pond.

3.2 Nature Conservation Sites

3.1.4 No statutorily designated nature conservation sites such as Site of Special Scientific Interest (SSSI) are located within 2km of the site (MAGIC, 2023).

3.3 Data Search

3.3.1 The following is summary of local herpetofauna records collated by SBIS.

Table 1: Summary of local records

Species	Approximate Location	Year
Great crested newt (2 x records)	1.5km south (closest record)	2021
Common toad	1.8km north	2009

3.4 Protected, Priority & Rare Species

Vegetation & Habitats

3.4.1 Habitats included buildings, gravel driveway and short improved grass. Boundary hedgerows, pond and scattered trees are also present in the garden, though not proposed for impact.

3.4.2 Short improved grassland included:

Self-heal *Prunella vulgaris*, perennial rye grass *Lolium perenne*, dandelion *Taraxacum* agg., white clover *Trifolium repens*, greater plantain *Plantago major*, ribwort plantain *Plantago lanceolata*, creeping thistle *Cirsium arvense*, cocksfoot *Dactylis glomerata*, Canadian fleabane *Erigeron canadensis*, black medick *Medicago lupulina*, willowherb *Epilobium* sp., timothy *Phleum pratense*, common ragwort *Senecio jacobaea*, red clover *Trifolium pratense*, creeping thistle *Cirsium arvense*, bristly ox-tongue *Helminthotheca echioides*, cut-leaved cranesbill *Geranium dissectum*, Yorkshire fog *Holcus lanatus* and creeping buttercup *Ranunculus repens*.

Boundary hedgerow included: hazel *Corylus avellana*, field maple *Acer campestre*, ash *Fraxinus excelsior*, Norway spruce *Picea abies*, hawthorn *Crataegus monogyna*, elder *Sambucus nigra* and dogrose *Rosa canina*.

Garden trees included: pear *Pyrus* sp., Scots pine *Pinus sylvestris*, lime *Tilia x europaea* and silver birch *Betula pendula*.

3.4.3 No Schedule 9 invasive plants were found.

3.4.4 No protected or priority plant species were observed on the site. No UK priority habitats are proposed for impact.

Bats

3.4.5 No notable foraging habitat or mature trees are proposed for removal. The site boundary is likely to be visited by moderate numbers of bats during the main active period for bats.

3.4.6 The survey included inspecting the house internally and externally for signs and evidence of bats and potential for roosting. The house was relatively modern with plastic soffits and interlocking tiles in very good condition. The house was considered negligible for suitability or potential for roosting bats. Access into the loft for bats was not found. No external or internal signs or evidence of bats were found.

Other Protected & UK Priority Mammals

3.4.7 The construction zone is relatively small in area and low in suitability for foraging by badgers *Meles meles*, if present locally.

- 3.4.8 The construction zone was unsuitable for aquatic mammals such as otter *Lutra lutra* or water vole *Arvicola amphibius*.
- 3.4.9 The site was considered low in suitability for hedgehogs *Erinaceus europaeus*, though it could not be discounted that the occasional hedgehog may enter the site for foraging.
- 3.4.10 No signs or evidence of ground dwelling protected, priority or rare mammals were observed.

Birds

- 3.4.11 The following bird species were observed or heard on or close to the site during the survey: woodpigeon *Columba palumbus*, goldfinch *Carduelis carduelis* great tit *Parus major*, blue tit *Cyanistes caeruleus*, blackcap *Sylvia atricapilla* and whitethroat *Curruca communis*.
- 3.4.12 No red-listed Birds of Conservation Concern (BoCC) species, UK priority species or protected birds were recorded.
- 3.4.13 Woodpigeons and whitethroat are amber-listed BoCC species. All other bird species recorded were common, widespread green-listed BoCC species.
- 3.4.14 It was considered likely that trees and the hedgerow will be used by common nesting birds, these habitats are proposed for retention in full. The site was considered negligible in suitability for 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 site includes an existing building (proposed for demolition) and short improved grass very low in suitability as terrestrial habitat for any amphibians. The closest pond to the proposed construction zone is a newly installed lined pond approximately 60m north of the proposed construction zone at Rose Cottage. The remaining ponds are west of the site separated from the site by several gardens. Several of the ponds were within a neighbouring garden, the occupants of which are elderly and remain nervous of contracting Covid 19 (pers. comm. during survey, 2023). It was possible to survey Pond 3 (a roadside pond) which was found dry at the time of the survey and lacking vegetation (probably dry more often than wet).
- 3.4.17 The new pond at Rose Cottage was clear and shallow enough to see all the water, no amphibians were observed, indeed aquatic life was minimal (a few water beetles/backswimmers etc.) most likely due to the recent construction.

3.4.18 Amphibians were not observed during the survey visit.

Reptiles

3.4.19 The site includes a building and short improved grass very low in suitability for reptiles of any species with little potential for safe basking, foraging or breeding habitat present. The nearby ponds will likely attract foraging by grass snakes.

3.4.20 Reptiles were not observed during the survey visit which was undertaken in fine and dry weather optimal for basking/active reptiles. Sunny locations were watched for reptiles, particularly around the new pond at Rose Cottage.

Invertebrates

3.4.21 The construction zone was considered low in diversity of habitats, size and diversity of flora necessary to support a significant assemblage of invertebrates of conservation concern. It is possible that the occasional priority species may visit the site, though significant use by such species was considered highly unlikely.

3.4.22 No protected or priority invertebrates were observed during the survey visit.

3.4.23 No noticeable rotting tree stumps or other lying dead wood was observed present for breeding stag beetles.

Other Protected, Priority or Rare Species

3.4.24 No signs or evidence of any other protected or priority species were observed on the site. The risk of presence of such was considered negligible.

4 DISCUSSION OF RISK AND LEGISLATION

4.1 Protected 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 will use the broader habitats at Rose Cottage (boundary hedgerow, pond and scattered trees) for foraging, though the proposed construction zone itself was considered negligible in suitability for foraging bats.
- 4.1.3 The building proposed for demolition was relatively modern in construction and very well sealed to bats with negligible access opportunities into the loft or for external roosting around tiles or soffits etc. No signs or evidence of bats were found associated with the building.
- 4.1.4 Overall, it was considered that the risk of significant impact or harm to bats, bat roosts or local bat conservation was negligible, therefore, further bat surveys or mitigation were considered unnecessary. However, to minimise any residual risk of impact, precautionary measures, detailed later in the report, should be followed.

Birds

- 4.1.5 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.
- 4.1.6 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.
- 4.1.7 Protected birds and UK priority bird species have been recorded locally (CPERC, 2020).
- 4.1.8 It was considered likely that, on occasions, low numbers of protected or UK priority birds will forage over the site, particularly around boundary hedgerows, pond and trees (proposed for retention), though significant foraging or nesting within the proposed construction zone was considered unlikely.
- 4.1.9 Further bird surveys or mitigation were considered unnecessary. However, to minimise any residual risk of impact to birds, precautionary measures, detailed later in the report, should be followed.

Other Protected, Priority & Rare Mammals

- 4.1.10 The site was considered low in suitability for any other protected, priority or rare mammals. No signs or evidence of such were observed on the site or adjacent to the site. It could not be discounted that the occasional hedgehog will visit the site, though significant use by many hedgehogs was considered unlikely.
- 4.1.11 Further surveys for any other protected, priority or rare mammals was considered unnecessary. However, to minimise any residual risk of impact to hedgehogs, precautionary measures, 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 within 2km of the site, though not particularly nearby (SBIS, 2023). Greenspace proposed for impact was considered very low in suitability for amphibians of any species (lawn). Furthermore, the proposed construction zone and impact upon greenspace is small (one new dwelling). Two of the closest ponds included a new pond at Rose Cottage (Pond 1) and a dry pond (Pond 3) both considered negligible in suitability for breeding great crested newts at the time of the survey, though overtime amphibians may come to colonise Pond 1. Remaining local ponds were beyond 100m from the site. It is documented that most great crested newts stay within 100m of a breeding pond (Great Crested Newt Conservation Handbook, 2003).
- 4.1.14 Therefore, even if other nearby ponds, beyond 100m from the site, do support great crested newts, the risk of impact or harm was considered very low.
- 4.1.15 The very low risk, detailed above, was further confirmed by consulting the Natural England Rapid Risk Assessment Tool (see below).

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

Table 2: Natural England Rapid Risk Assessment Tool

Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score
Great crested newt breeding pond(s)	No effect	0
Land within 100m of any breeding pond(s)	No effect	0
Land 100-250m from any breeding pond(s)	0.1 - 0.5 ha lost or damaged	0.1
Land >250m from any breeding pond(s)	No effect	0
Individual great crested newts	No effect	0
	Maximum:	0.1
Rapid risk assessment result:	GREEN: OFFENCE HIGHLY UNLIKELY	

Plants

- 4.1.17 No rare, protected or priority plants were recorded or were likely to be present.
- 4.1.18 No Schedule 9 invasive plants were present.
- 4.1.19 No UK priority habitats are proposed for impact.
- 4.1.20 Further botanical surveys or mitigation were considered unnecessary.

Reptiles

- 4.1.21 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.
- 3.4.25 Reptiles have not officially been recorded locally (SBIS, 2023), though it is likely that local ponds may attract grass snakes which could be under recorded in the area. However, the proposed construction zone includes a building and short improved grass negligible in suitability for reptiles of any species.
- 3.4.26 Therefore, the risk of reptiles being present and impacted by the proposed development was considered very low.
- 4.1.22 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.

Invertebrates

- 4.1.23 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.
- 4.1.24 Further invertebrate surveys or mitigation were considered unnecessary.

Other Protected & Priority species

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

4.2 Other Issues

Sensitive Habitats

- 4.2.1 Designated nature conservation sites are a significant distance from the site, the risk of significant impact to such sites or their interest features was considered very low.
- 4.2.2 Therefore, further surveys or mitigation were considered unnecessary to protect nature conservation sites.

5 RECOMMENDATIONS

5.1 Precautionary Measures

Bats

- 5.1.1 To minimise any residual risk of impact to bats, the following precautionary measure should be undertaken:
- During demolition roof materials should be removed by hand. If at any point bats or evidence of bat activity are found works should cease and an ecologist called for advice;
 - Any new proposed external lighting should be minimised. Where external lighting is required it should be warm white LED lamps (<3000k) with glass glazing, rather than plastic, as these produce the least amount of UV light possible, minimising the attraction effects on insects and minimising disturbance to local bats;
 - Any new 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;

- External security lighting should be set on short timers and be sensitive to large moving objects only, to prevent any passing bats switching them on.

Birds

- 5.1.1 Tree removal is not expected. However, if any trees or shrubs require reduction this should occur outside the nesting season (March to end of August). If this is not possible, then a site inspection by an experienced ecologist should be undertaken to determine the presence or absence or nesting birds.
- 5.1.2 If an active bird nest was found, it would be necessary to protect the nest from harm or disturbance until the bird had finished nesting.

Reptiles, Amphibians & Hedgehogs

- 5.1.3 The risk of impact to reptiles, amphibians and hedgehogs was considered very low. To minimise any residual risk of impact or harm, the following precautionary measures should be undertaken:
- Ground vegetation should be maintained short to prevent the site improving for wildlife before construction commences;
 - During development, waste material should be removed off site immediately and 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;
 - The site should be well drained and ground vegetation maintained short throughout the development, to prevent attracting wildlife into harm's way;
 - Any excavations for the development should be covered at night or have a roughly sawn plank placed in them to facilitate escape for any wildlife which may fall in;
 - No construction/demolition works at night when hedgehogs and amphibians are mostly active;
 - In the unlikely event that a reptile, amphibian, hedgehog or other notable wildlife is observed on the site during development, activities in that area should cease and the animal should be allowed to disperse of its own accord. If rescuing is required an ecologist should be called for advice.

5.2 Enhancements

- 5.2.1 By following the below biodiversity enhancements, the development will improve the site for local wildlife and provide a net-gain in accordance with national planning policy (NPPF, 2021).
- 5.2.2 The following bat and bird boxes could be installed on the site as biodiversity enhancement. The boxes will all be installed on boundary trees
- 1 x Eco integrated bat box.
 - 3 x Woodstone Swift Boxes.
- 5.2.3 The bird and bat boxes will be installed high (just below the roof) on the new buildings. The bird boxes will be installed facing a northerly direction or out of direct sunlight. The boxes should be grouped together to form a colony. The bat boxes will be facing a southerly direction.
- 5.2.4 Any new or restored grass areas can be created using a wildflower meadow mixture such as EM1 from Emorsgate Seeds;
- 5.2.5 Any other new soft landscaping could include native and or wildlife attracting species only.
- 5.2.6 The addition of native trees & shrubs within boundary areas would enhance local biodiversity in accordance with biodiversity net gain.

6 CONCLUSION

- 6.1 The site was considered low in ecological value with common and widespread habitats present. The features of highest ecological value at Rose Cottage (trees, hedgerows and pond) will be retained. No signs or evidence of protected, priority or rare species were found and potential for such was considered very low/negligible.
- 6.2 Therefore, further ecological surveys or mitigation were considered unnecessary. However, to minimise any residual risk of impact, precautionary measures for nesting birds, bats, hedgehogs, amphibians and reptiles are included and should be followed.
- 6.3 With the recommendations followed as described in the report, the proposed development could proceed with a minimal risk of impact to protected, priority or rare species or habitats.
- 6.4 Furthermore, by following the biodiversity enhancements, the development would be enhanced further for the benefit of local wildlife in accordance with national planning policy.

7 REFERENCES

- Bat Conservation Trust (2016) *Bat Surveys- Good Practise Guidelines, 3rd Edition*. Bat Conservation Trust, London.
- Department for Communities and Local Government (2021). *National Planning Policy Framework, 2021*. Bressenden Place, London.
- English Nature (2004). *Bat Mitigation Guidelines Version 2004*. English Nature, Peterborough.
- Natural England (2008). *Template for Method Statement to support application for licence under Regulation 44(2) (e) in respect of Great Crested Newts Triturus cristatus*. Form wmla14-2_tcm6-4103. Natural England, Peterborough.
- Oldham, R.S., Keeble, J., Swan, M.J.S. and Jeffcote, M. (2000). *Evaluating the Suitability of Habitat for the Great Crested Newt (Triturus cristatus)*. Herpetological Journal Vol. 10 pp. 143-155.
- Office of the Deputy Prime Minister (2005). *Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System*. Office of the Deputy Prime Minister, London.
- Suffolk Biodiversity Information Service (2023). *2km Radius Biological Record Search*. SBIS, Ipswich.
- Internet reference: www.gridreferencefinder.com (accessed in 2023).
www.magic.gov.uk (accessed in 2023).

8 APPENDICES

8.1 Appendix 1: Figures

Figure 1: Habitat map at the site



8.2 Appendix 2: Photographs

Photograph 1: Northern and eastern elevations at Rose Cottage (proposed for demolition)



Photograph by Roger Spring 2023

Photograph 2: Eastern elevation at Rose Cottage



Photograph by Roger Spring 2023

Photograph 3: Close up of roof tiles and plastic soffits at Rose Cottage- all well-sealed to bats and nesting birds



Photograph by Roger Spring 2023

Photograph 4: Inside the loft at Rose Cottage



Photograph by Roger Spring 2023

Photograph 5: Proposed construction zone for the new dwelling at Rose Cottage (facing south)



Photograph by Roger Spring 2023

Photograph 6: Proposed construction zone for the new dwelling at Rose Cottage (facing east)



Photograph by Roger Spring 2023

Photograph 7: New pond approximately 60m north of the proposed construction zone at Rose Cottage



Photograph by Roger Spring 2023