

Preliminary Ecological Appraisal

of

Meadow Cottage, Buxhall, Suffolk

Carried out for:

Mr and Mrs Stewart

c/o

Last and Tricker Partnership

1st

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Issue/ revision	1
Remarks	
Prepared by	TWJ
Date	15/ 13/ 23
Checked	AK
Authorised	TRA



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1. Background to Commission

- 1.1 Abrehart Ecology Ltd was commissioned by Last and Tricker Partnership, on behalf of Mr and Mrs Stewart, to carry out a Pre liminary Ecological Appraisal (PEA) of the land for the proposed garage with residential annex for Meadow Cottage, off Lower Road in Buxhall, Suffolk (central grid reference TM 00448 58948; Fig. 1; hereafter referred to as the Site).
- 1.2 The surve y was required to inform a planning application at the Site; to include the construction of a small garage with attached residential annex/holiday let. The building will be developed across an area of approximately 250 sq. metres, within a wider ownership boundary covering approximately 1,600 sq. metres. The building will contain a ground floor garage with first floor living accommodation.

Aims of Study

1.3 This report provides an ecological appraisal of the Stefollowing the completion of a desk study and site visit. The aim of this study was to:

Provide a description of existing habitat type s;

To determine the existence and location of any ecologically valuable areas,

To identify the potential (or actual) presence of protected and/or notable species;

To provide the legislative and/ or policy protection afforded to any habitats present or any species assessed as likely to be associated with the site; and

To recommend any further ecological surveys considered necessary to inform mitigation requirements for the planning application within the Site.

To provide an assessment of potential impacts to protected species, habitats, or protected sites.

Site Description

- The survey area is located of Lower Road, to the north of the village of Buxhall, Suffolk. The proposed construction zone is approximately 250 square metres and consisted of the existing hoggin hardstanding driveway and parking area. Adjoining the hard standing to the west was a small area of bare earth. Running adjacent the works area to the south was a narrow strip of grassland, which had an average sward height of less than 10cm with low numbers of common forbs growing throughout. Forbs included creeping buttercup (*Ranunculus repens*), cleavers (*Galium aparin*), cow parsley (*Anthriscus sylvestris*), broad leaved dock (*Rumex obtusifolius*), and nettles (*Urtica dioica*). Running along the Site's southern boundary was a heavily managed hedgerow, this was approximately 2-3m tall and was dominated with hawthorn (*Crataegus monogyna*) and field maple (*Acer campestre*).
- 1.5 Adjacent the works area to the west was an overgrown garden area which was dominated by low-quality grassland, decorative planting beds, and ornamental shrubbery. The planting beds and shrubbery had been frequently grown over with bramble (*Rubus fruticosus*). Also within the western portion of the Ste was the existing cottage. Surrounding the wider ownership boundaries were further mixed native hedgerows with standard mature trees. The cottage, garden areas and hedgerows are not set to be impacted throughout the construction process. A map showing the habitat types on Site can be seen in Appendix II.
- 1.6 Habitats surrounding the Site included managed grassland areas to the north, south and east. Adjacent the Site to the west were large expanses of arable land with associated verges, ditches, and hedgerows. Approximately 70m north of the Site was the Rattlesden River. This is not being impacted by the development (see Figure 1).



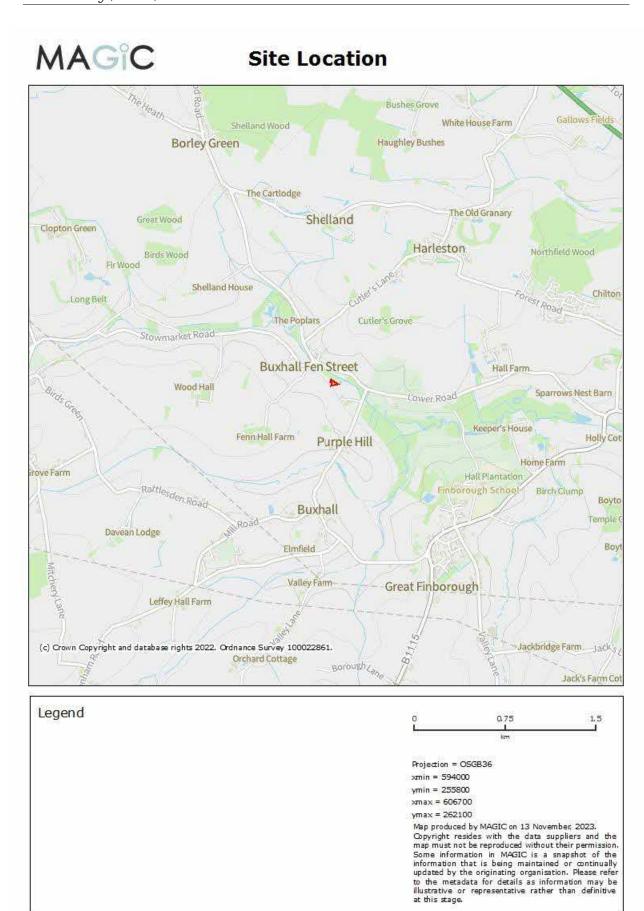


Figure 1. Site location



Relevant Legislation

- 1.7 Protected species, as referred to within this report, are taken to be those protected under European Legislation (Conservation of Habitats and Species Regulations 2010, as amended) and UK legislation (Wildlife and Countryside Act 1981; Protection of Badgers Act 1992).
- 1.8 Public bodies have a duty of responsibility to consider species of principle importance in England as listed in Section 41 of the NERC Act (2006).
- 1.9 The National Planning Policy Framework (NPPF) 2021 places responsibility on Local Planning Authorities (LPAs) to aim to conserve and enhance biodiversity in and around developments. Section 40 of the NERC Act requires every public body to "have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity". Biodiversity, as covered by the Section 40 duty, is not confined to habitats and species of principal importance but refers to all species and habitats. However, the expectation is that public bodies would refer to the Section 41 list (of species and habitats) through compliance with the Section 40 duty.
- 1.10 "The Local Plan seeks to protect, retain, and enhance the high quality natural environment and designated landscapes and sites found across the Local Plan area which contribute to the overall success of the area and provides economic and social benefits for all..The Local Plan will seek to foster in new developments and to protect, retain, and enhance in existing developments."
- 1.11 "Development proposals should be accompanied by sufficient information to assess the effects of development on priority habitats and species, protected sites, protected species, biodiversity or geology, together with any proposed prevention, mitigation, or compensation measures.."
- 1.12 Appendix V details legislation which protects species and groups relevant to the Site (bats, reptiles, birds, and badgers).



2. Methods

Desk Study

- 2.1 Data obtained from the Suffolk Biodiversity Information Service (SBIS) were used to conduct standard data search1 for any information regarding statutory and non-statutory sites and records of protected and priority species within a 2km radius of the Site. The data were received on the 30th of October 202 3.
- 2.2 A 7km radius search for conservation areas part of the National Site Network, including Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsars was undertaken using MAGIC (http://www.natureonthemap.naturalengland.org.uk/).

Field Survey

2.3 A Preliminary Ecological Appraisal was carried out by Thomas Jordan BSc (Hons) (Natural England Great Crested Newt Class Survey Licence WML-CL08) on the 1st of N ovember 202 3 in accordance with standard best practice methodology for Phase 1 Habitat Surveys set out by the JNCC (JNCC 2010). Weather conditions during the survey were 100% cloud cover, a light/ gentle breeze (Beaufort Scale 2-3), a temperature of 14°C, and good visibility. The Site was traversed slowly by the surveyor, mapping habitats, and making notes on dominant flora and fauna. The survey was extended to identify the presence of invasive species and included an assessment of the potential for the habitats in and around the Site to support protected species.

Survey Limitations

2.4 There were no limitations to the survey. Although the survey was carried out outside the optimal botanical season, the habitats present on Site meant that it was unlikely that habitats were misclassified or that a significantly increased species list would be produced.

¹ The standard data search identifies designated sites including: - Ramsar; Special Areas of Conservation; Special Protection
Areas; Sites of Special Scientific Interest; National Nature Reserves; Local Nature Reserves; County Wildlife Sites; Regio. Ity
Important Georgial Sites; A notate Woodland; and protected and priority species identified by the: Wild life & Countryside A d
1981 Schedules 1, 5 & 8; Conservation of Habitats & Species Regulations 2010 Schedules 2 & 5; Protection of Badgers A d
1992; Bonn Convention Appendix 1 & 2; Bern Convention Annex 1 & 2; Birds Directive Annex 1; Habitats Directive
Annex 2, 4 & 5; NERC A d 2006 Section 41; UKBA P (both local and national); IUCN Red List specie; Red & Amber
Bird List; Nationally Scarce / Rare; Locally Scarce / Rare; and Veteran trees.



3. Results

3.1 The following section details the results of the desk study and field survey. Consideration has been given to species likely to be found in the habitats recorded on site and potential impacts to designated sites within the local area.

Data Search (for maps see Appendix II)

3.2 The following section details the results of the desk study and field survey. Consideration has been given to species likely to be found in the habitats recorded on site and potential impacts to designated sites within the local area. Several protected species have been 'scoped out' of the report, as the Site was not considered suitable to support them. Species scoped out were dormice and otters.

Data Search

- 3.3 There were no statutory designated sites within 2 km of the Site, these are detailed below. The Site itself does not fall within the impact risk zone for any SSSI sites in the surrounding area.
- 3.4 There are four County Wildlife Sites within 2km of the Site. These are:

Buxhall Fen — located in the Rattlesden River valley, to the north of the villages of Buxhall and Great Finborough. The site consists of an extensive mosaic of wetland habitats. Wet alder carr at the southern end grades into tall fen vegetation dominated by reed with patches of encroaching willow carr in the centre of the fen. There are additional areas of dense blackthorn scrub. A number of old drainage ditches run across the fen from west to east. The mosaic of woodland, reed and scrub provides an immensely valuable habitat for a wide range of breeding birds. Blackcap, whitethroat, marsh tit, and nightingale are among the many birds which have been recorded on this site. Buxhall Fen is of particular importance for wildlife as it is one of only a few wetland sites in this part of Suffolk.

Great Wood / Birds Wood – This County Wildlife Site consists of two small woodlands situated amidst farmland to the south of Woolpit and to the west of Borley Green. Great Wood is enclosed on two sides by a deep ditch. It is composed of ash and field maple coppice with areas of mature silver birch. A number of large ash stools (over 2 metres across in width) are an indication of the wood's antiquity. Beneath the tree layer is a dense shrub layer consisting mainly of old hazel coppice with honeysuckle, privet, elder and hawthorn also present. Box has been planted as a cover for game. Birds Wood, to the south of Great Wood has a similar structure although it is rather more open in places. Bramble dominates the woodland floor where there is sufficient light. Dead wood in the form of fallen trees and branches which is abundant in both woods provides a valuable habitat for dead wood invertebrates. Great Wood and Birds Wood are managed entirely for game rearing and shooting. They are listed in the Suffolk Inventory of Ancient Woodland (English Nature).

Northfield Wood — situated to the north of Onehouse which lies to the north-west of Stowmarket. It is now owned and managed by the Woodland Trust with the aim of improving its value for wildlife. The entire wood is open to the public for quiet, informal recreation. Northfield Wood an ancient wood is listed in English Nature's Ancient Woodland Inventory. A large proportion of the wood was felled by the previous owner (the Forestry Commission) between 1961 and 1966. It was subsequently replanted with conifers, mainly Norway spruce, western red cedar, and Scot's pine. Some old tree stumps



are still visible amongst the conifers. The long term management plan for the wood is to thin the conifer crop to favour broadleaves and to restore parts of the wood to deciduous woodland. Approximately 4ha have already been clear-felled and replanted with a mixture of oak and cherry. In some areas of the wood which retain a semi-natural structure and where there is sufficient light, a diverse plant community has developed on the woodland floor. In addition to many common plants, for example bramble and nettle, a number of scarce ancient woodland indicator plants can be seen including pale sedge, nettle-leaved bellflower and herb-Paris. Furthermore a pond in the north-eastern corner is known to provide a valuable habitat for breeding amphibians.

Shelland Wood / Woolpit Woods - This extensive area of woodland is listed in the Suffolk Ancient Woodland Inventory (English Nature). It lies to the south of the A45, to the east of Woolpit and to the south-west of Haughley. Shelland Wood has a number of features which are characteristic of ancient woodlands. Firstly, it is enclosed by a woodbank and ditch. Some sections of the sinuous woodland boundary are marked by a double ditch and bank, which is an unusual feature sometimes seen in old woods. Secondly, a number of old oak, hornbeam and maple pollards are located along the woodland boundary. The majority of Shelland Wood is composed of ash, field maple and hazel coppice with oak standards. Some areas are dominated by hornbeam coppice. A detailed survey of the wood in 1986 showed that the ground flora supports a high diversity of flowering plants including several scarce Suffolk species which are restricted to ancient woods. These include herb-Paris, wood-melick, wood sorrel, abundant wood anemone and yellow pimpernel. Oxlip, a nationally rare species restricted to some East Anglian ancient woods has also been recorded in Shelland Wood. At the time of the survey, Shelland Wood had not been managed for some time. In contrast, Woolpit Wood which lies adjacent to Shelland Wood, has been altered considerably by the extensive planting of conifers. Semi-natural woodland is restricted to the southern corner. Shelland and Woolpit Woods, a large area of woodland, of considerable importance for wildlife conservation, is a valuable addition to the Register of County Wildlife Sites in the Mid Suffolk District.

- 3.5 There are no National Site Network conservation areas (Ramsar, SAC, or SPA) within 7km of the Site:
- 3.6 The data search showed records of protected species in the area, which could potentially occur on the Site. These are detailed within the relevant sections below.



4. Protected and Priority Species Within the Site& Potential Impacts and Recommendations

Statutory Designated Areas

- 4.1 The Site is not within the Impact Risk Zone for SSSI sites and does not contain the species or habitats for which the county wildlife site is designated and will not significantly increase footfall or disturbance through these areas.
- 4.2 As with the SSSIs, there are no National Site Network conservation areas (of European importance) in the surrounding area. As such, there is no requirement to carry out a Habitats Regulations Assessment.

Flora

- 4.3 No species of interest were recorded during the survey and close mown grasslands were considered unlikely to support a rich flora. The desk study highlighted several species of rare plant have been previously recorded within 2km of the Site, this included those listed on Schedule 8 of the Wildlife and Countryside Act 1981. Also listed were dwarf spurge (*Euphorbia exigua*) and lesser spearwort (*Ranunculus flammula*) which are classified as 'Vulnerable' on the England Red List. Almost all the rare and protected species highlighted within the data search are associated with marshland, arable land, heathland, and species-rich meadows.
- The proposed development includes the creation of a garage building associated with Meadow Cottage. The construction area covers an area of species-poor mown grassland, bare earth, and hardstanding; this will result in the loss or change of use of these habitats. The lost habitat is not listed within the Section 41 of the NERC Act 2006 as being of principal important to the conservation of biodiversity within the UK and was not considered suitable to provide opportunities for protected species.
- 4.5 **No further botanical surveys are required**.

- 4.7 Where possible, habitats within 30m of the construction zone were assessed. No further evidence was found and there were no obvious badger runs leading into fields or scrub -those found were attributed to rabbits.
- The mature hedgerows and rough grasslands, adjacent to the Site, were suitable for sett creation but will not be impacted by proposals.
- 4.10 No further survey is necessary; however, precautionary measures detailed in paragraph 4.28 will be adhered to, to avoid disturbing nocturnal species and foraging mammals.



Bats

- 4.11 The rewere no buildings within the works area and trees within the construction boundary will be retained through the development; therefore, there will be no impacts to roosting bats.
- 4.12 Although the Site offered limited foraging potential as the overall extent of the grassland is small and the habitats on Site were very unlikely to support assemblages of invertebrates (prey species), the boundary features (hedgerows) could be used by foraging and commuting bat species.
- 4.13 The data search returned nine teen records of at least four species of bat within 2km of the Site; these were Natterer's (*Myotis natterer*), common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), and brown long-eared (*Plecotus auritus*) bats within 2km of the Site.
- 4.14 No further survey is necessary; however, the Site will incorporate sensitive lighting ensuring the boundaries are not illuminated as it could be an important commuting corridor for nocturnal species. This will follow guidance provided by the Bat Conservation Trust and Institution of Lighting Professionals (Bats and artificial lighting at night, 2023), to ensure foraging and commuting bats using adjacent habitats are not negatively impacted. Lighting measures should also be applied to temporary security lighting used during the construction phase. This will include low pressure sodium lamps, with hoods, cowls, or shields, to prevent light spillage.

Birds

- 4.15 Dense vegetation growth within the wider site boundary provided excellent nesting and foraging habitat for a range of bird species. A number of common finch and tit species were recorded using the planted vegetation and ornamental shrubbery within the existing garden surrounding the main house.
- 4.16 The grassland lacked a suitable structure for ground nesting species and appeared regularly disturbed and was in very close proximity to a vehicle access track.
- 4.17 The data search returned a high number of records of common and protected species that have been observed in the local landscape. The dense scrub at the boundary hedgerows and along fence lines offered nesting and foraging habitat for BoCC red listed and NERC S41 species such as dunnock (*Prunella modularis*) and linnet (*Linaria cannabina*).
- 4.18 Due to the lack of nesting habitat within the construction zone, no further survey is necessary.
- 4.19 Should the proposals require removal of nesting habitat outside the current red line boundary, then this will be cleared outside the nesting bird season or following a nesting bird survey (carried out by an experienced ornithologist/ecologist); should any active nests be found, then clearance will stop until young have fledged.

Great Crested Newts & Reptiles

4.20 Habitats recorded throughout the works area were considered unsuitable for supporting the herptile species (including GCN) recorded in the local area (detailed below). The majority of the works area consisted of bare earth and hardstanding (hoggin), these areas do not provide any habitat for amphibians or reptiles. The short grassland, surrounding the hardstanding, did not have structure for either foraging or sheltering amphibians/reptiles, in addition to this there were no wood, brash, or rubble piles within the site to offer opportunities for hibernating or sheltering



GCN or other herptiles.

- 4.21 There were nine ponds/waterbodies highlighted on OS maps within 500m of the Site boundary. A site visit carried out on 25.08.23 found that four of these ponds had been filled in by the previous landowner. A further four ponds were on opposing sides of well-used roadways and were therefore considered ecologically separated from the Site. The last pond was within the wider grounds of Meadow Cottage, approximately 50m east of the works area. This pond has been re-instated by the current landowner and was being managed as a fishing pond and had been heavily stocked with fish in previous years. Due to the high numbers of fish present in the pond it was considered extremely unlikely to support GCN. Furthermore, this pond was surrounded by high quality amphibian habitat such as dense scrub, tall forbs, and higher quality grassland, therefore it was considered that if GCN were to use this pond then they would remain within the high-quality habitat and not cross into the unsuitable habitat within the works area.
- 4.22 There were two records of GCN returned in the data search, these were both from over 1.2km south of the Ste across several busy roads. Of the four species of common and widespread reptiles, only a single grass snake (*N atrix helvetica*) record was returned from approximately 1.9km north of the Site.
- 4.23 Further survey is considered unnecessary as the works area does not contain suitable habitat for supporting herptiles. The grassland lacks suitable structure and no hibernation or sheltering opportunities are available within the site. It is recommended that the grassland continues to be maintained to a height of below 150mm, to ensure that the habitat does not become more favourable to reptiles or amphibians that may be in the local area.

Water voles

- 4.24 There were thre erecords of water voles returned within the data search all of which were from 2009. The nearest of these records was from approximately 200m north-west of the Ste from within the Rattlesden River.
- 4.25 The Site itself does not contain suitable habitat for supporting water voles. The nearest suitable water course for water voles was the Rattlesden River (75m north), which is not being impacted throughout the proposal, either directly or indirectly through run-off or lighting.
- 4.26 No further survey is necessary.

Hedgehogs

- 4.27 Grassland habitats within the wider ownership boundary offered potential foraging habitat for hedgehogs; the shorter grassland provided good access to potential prey items; however, the hardstanding habitats within the construction zone were not suitable for foraging or sheltering animals.
- 4.28 The adjacent longer grassland and adjoining hedgerows offered an extension of this foraging habitat and could also be utilised as a potential commuting corridor, and cover for sheltering and hibernating animals. Fallen leaves from deciduous trees could provide nest building material.
- 4.29 Although no evidence of hedgehogs was recorded during the survey, the data search returned forty-eight records of hedgehog within 2km of the Site from 2005 to 2021. The nearest of these records was from approximately 550m south of the site boundary.
- 4.30 No further survey is necessary; however, as the habitats surrounding the construction zone provide suitable foraging habitat for foraging mammals, and hedgehogs and badgers have been recorded in the local area, construction works will implement several precautionary



measures, including the following:

- Covering excavations overnight to prevent animals falling in, or the provision of an escape ramp;
- Safe storage of materials that may harm animals; and
- Security lighting to be set on short timers to avoid disturbing nocturnal animals using the Site and immediate surrounding area it will be directional to avoid boundary features (trees and hedgerows).

Invertebrates

- 4.31 The short-mown grassland areas were unsuitable for supporting assemblages of common and rare/protected terrestrial invertebrates. Much of the habitat was disturbed, and there was limited forb, ruderal, or scrubby/woody species. Encroaching scrub growing along the boundary lines offered very limited foraging opportunities; however, much higher quality and abundant habitat was available within the adjacent hedgerow.
- 4.32 The data search included records of several S41/UKBAP moths, beetles, bees, and rare butterflies such as white admiral (*Limenitis camilla*) butterflies which are listed as 'Vulnerable' on the England Red List. None of the rare or protected species returned in the data search were considered likely to utilize habitats recorded within the Site.
- 4.33 **No further survey is necessary**.



5. Conclusions

5.1 The preliminary ecological appraisal found the Site contained habitats suitable for supporting protected species – bats, breeding birds, and terrestrial mammals. Hedgehogs are listed as a Species of Principal Importance in England (and listed on Schedule 6 of the Wildlife and Countryside Act 1981 – making it illegal to kill or injure through certain methods) and so should also be considered as part of this application. The following measures will be implemented to minimise the risk of harm to individual animals:

Covering of excavations and/ or provision of exit ramps is recommended during works to prevent harm to mammals.

Any dense vegetation clearance to be carried out outside the breeding bird season or following a nesting bird survey by a suitably experienced ecologist (if required).

Sensitive lighting measures to prevent disturbance to foraging bats or other nocturnal species. An experienced ecologist will liaise with construction staff to inform these measures.

Continued maintenance of the grassland to below 150mm to discourage reptiles and amphibians moving onto the Ste .

- As detailed in Paragraphs 1.9 and 1.10, the Local Policy requires new developments to have consideration for priority habitats and species, protected sites, protected species, and biodiversity. The proposed creation of the new garage building with residential annex will not cause significant harm or disturbance to such features. The development will follow the mitigation hierarchy and avoid negative impacts to biodiversity wherever possible. Any remaining short-term impacts (such as the removal of very limited areas of scrub) or potential long-term impacts (such as disturbance to ecological corridors) will be adequately mitigated for through the above measures.
- In addition to having a negligible impact to biodiversity within the construction boundary, the development will not negatively impact species or habitats within the wider ownership boundary or adjacent land. There will be no impact on SSSIs or National Site Network conservation areas and no requirement for a Habitat Regulations Assessment.



6. References

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http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx



Appendix I: Site Photos



Hardstanding within the works area.



Bare earth adjacent to hardstanding, grass verge, and hedgerow.



Adjacent overgrown garden area (not to be impacted).



Meadow Cottage (not to be impacted).



Mature tree growing within the hard standing, close to the works area.



Adjacent garden area.



Appendix II: Species Lists

Plants

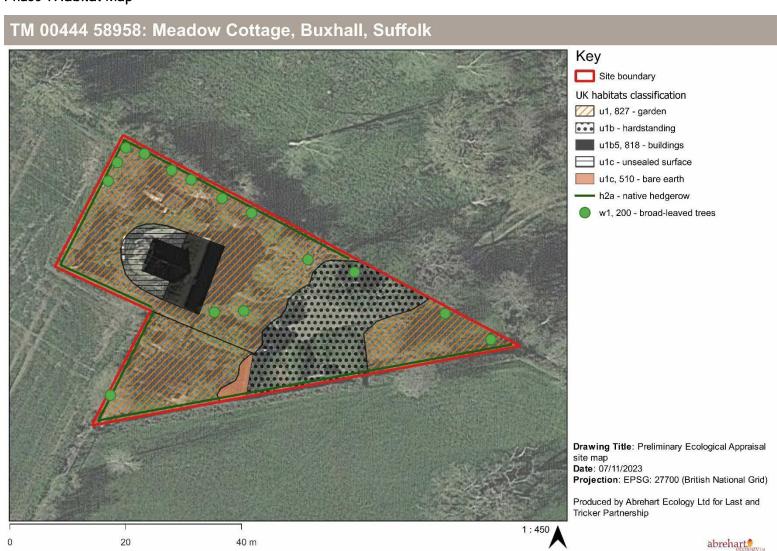
Species

Acer campestre
Anthriscus sylvestris
Bellis perennis
Buddleja davidii
Cirsium arvense
Centaurea nigra
Corylus avellana
Crataegus monogyna
Cydonia oblonga
Fraxinus excelsior
Galium aparine
Glechoma hederacea
Jacobaea vulgaris
Ligustrum sp.
Lolium sp.
Lonicera nitida
Prunus spinosa
Quercus robur
Ranunculus repens
Rubus fruticosus
Rumex obtusifolius
Sambucus nigra
Senecio vulgaris
Syringa sp.
Trifolium repens
Ulmus sp.
Urtica dioica



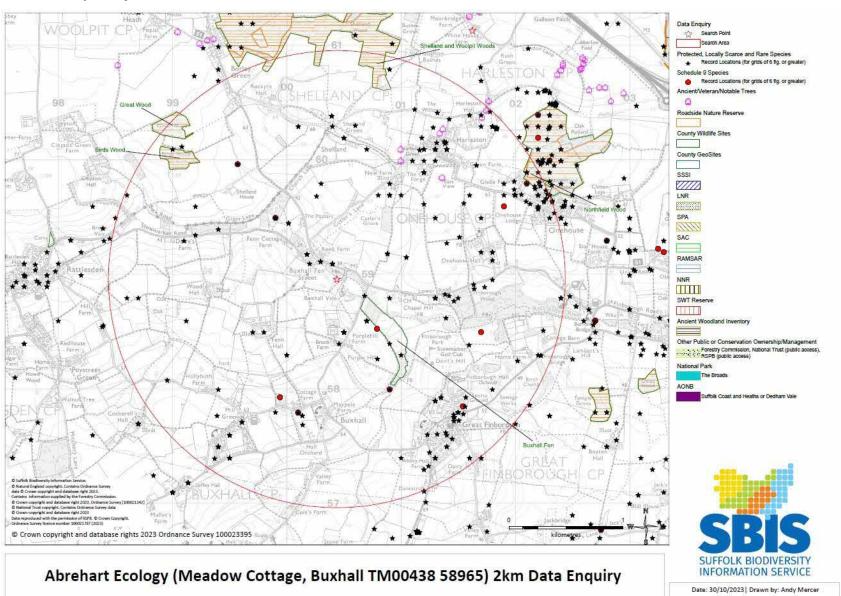
Appendix III: Figures

Phase 1 Habitat Map





Non -Statutory Designated Sites within 2km of the Site





Appendix IV: Relevant Protected Species Legislation

Species	Legislation	Protection
Data	Consequetion of Hebitete and	It is an offense to
Bats	Conservation of Habitats and Species Regulations (2010) (as amended) Wildlife and Countryside Act (WCA) (1981), Schedule 5 (as amended) Wild Mammals Act (1996)	It is an offence to: Intentionally kill, injure or take any bat Intentionally or recklessly disturb a bat Intentionally or recklessly damage, destroy or obstruct access to a bat roost
Great Crested Newts	Conservation of Habitats and Species Regulations (2010) (as amended) Wildlife and Countryside Act (WCA) (1981), Schedule 5 (as amended)	It is an offence to: Intentionally kill, injure or take a great crested newt Intentionally or recklessly disturb a great crested newt Intentionally or recklessly damage, destroy or obstruct access to any place used by agreat crested newt for shelter or protection
Widespread Reptiles	Wildlife and Countryside Act (WCA) (1981), Schedule 5 (as amended)	It is an offence to: Intentionally kill or injure areptile Sell, offer or expose for sale, have in possession or transport for the purpose of sale any live or dead reptile or any part of, or anything derived from, a reptile
Birds	Wildlife and Countryside Act (WCA) (1981 (as amended)	It is an offence to: Intentionally kill, injure or take any wild bird Intentionally take, damage or destroy nests in use or being built Intentionally take, damage or destroy eggs Species listed on Schedule 1 of the WCA (1981) are afforded additional protection, making it an offence to intentionally or recklessly disturb such species at, on or near an active nest

