



Preliminary Ecological Appraisal
Building at 112 High Street
Collingham
Newark on Trent
Nottinghamshire
NGR SK83141 62021

Survey by
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Non-Technical Summary

The site surveyed comprises a round-roofed, hangar style storage building situated at 112 High Street, Collingham, Newark upon Trent, Nottinghamshire, centred at NGR SK83141 62021. An inspection of the building and immediately adjacent land was completed on 02nd November 2023.

The defined survey area comprises two small buildings, an area of hardstanding and a small parcel of disturbed ground colonised by ruderals situated on the north eastern edge of the village of Collingham. There are residential houses and gardens to the north, south and western boundaries of the survey area. Land to the east is agricultural grazing land divided by hedgerows.

A review of the available data confirms that the property surveyed is not a Statutory or Non-Statutory site of ecological significance and there are no such sites close to the property. The nearest site of ecological significance is Besthorpe Meadows SSSI which is just under 3km to the north west lying adjacent to the River Trent.

The survey has identified the following habitats within the site area:

- Buildings
- Tarmacadam and concrete hardstanding
- Disturbed ground colonised by ruderals

An assessment of the survey area has identified the following potential for protected species to be present:

Species	Suitable habitat on site / evidence of presence	Likelihood of presence on site	Further Survey / Mitigation recommended
Nesting Birds	Ground nesting within the site interior highly unlikely due to lack of cover. No nesting identified associated with the buildings and there are no other structures to provide nesting opportunities.	Very low due to lack of suitable vegetation, trees or structures.	No further surveys of specific mitigation measures are recommended.
Reptiles	The majority of the site area is suboptimal for reptile species and quite isolated by buildings and roads. .	Very low due to lack of suitable vegetation and sub-optimal habitat.	No further surveys of specific mitigation measures are recommended.
Amphibians	The majority of the site area is suboptimal for amphibians and quite isolated by buildings and roads. .	Very low due to lack of suitable vegetation and sub-optimal habitat.	No further surveys of specific mitigation measures are recommended.
Bats	No evidence of any roosting found within the building structure which has negligible roost potential. No trees present with roost potential.	Negligible potential for roosting bats to be present and the site will not provide a significant foraging resource.	No further surveys of specific mitigation measures are recommended.
Badger	No field signs of badger were found in any part of the site area assessed.	Very low due to lack of suitable vegetation and sub-optimal habitat.	No further surveys of specific mitigation measures are recommended.

Constraints:

No significant ecological constraints have been identified during the survey. There is potential for hedgehogs to be present within the local area and foraging by this species around the eastern boundary of the site cannot be ruled out.

Assessment and Recommendations

The Besthorpe Meadows SSSI is sufficiently distant from the proposed development area that the small scale of the development being proposed will have no impact on this.

The survey area comprises a building with surrounding hardstanding and a small parcel of disturbed ground colonised by ruderals. No evidence of any significant locally rare plants or plant communities was identified within or around the site area surveyed during the survey. The site has limited biodiversity at the present time due to the management and use of this land. It is unlikely that the development proposed will result in any measurable loss in biodiversity.

As this is a single-plot residential development of land already occupied by a building and hardstanding, it is likely to be exempt from the requirement to complete a Biodiversity Net Gain assessment using DEFRA 4.0.

The inspection completed in November 2023 did not identify any physical evidence or field signs of protected species within the survey area. No further surveys of specific mitigation measures are recommended. The existing vegetation and materials on this should be inspected and lifted carefully by hand at the start of any approved works.

It is recommended that a bat roost tube should be incorporated into the structure of the new house on the south or west facing side of this in a suitable position.

Christopher Barker ACIEEM CEnv

Part 1: Site Details

1. Introduction

1.1 Site Description and Location

The site surveyed comprises a round-roofed, hangar style storage building situated at 112 High Street, Collingham, Newark upon Trent, Nottinghamshire, centred at NGR SK83141 62021. The location of the site is shown on the plan within **Figure 1** and an aerial photograph has been provided within **Figure 2** to place the site in context.



Figure 1: Site location.

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The Client has requested an ecological survey of the building being considered for demolition to determine whether there is anything of ecological value or any evidence of protected species present. An inspection of the building and immediately adjacent land was completed on 02nd November 2023 and details of the survey are provided in the table below. A photographic record of key areas is included alongside target notes within the report and a list of plant species identified in the site during the survey is included within **Appendix 1**.

Date	Time	Location	Weather
02nd November 2023	13/30 – 14.30	112 High Street Collingham NG23 7NG	Clear sky. Wind 14mph from the north west. Temperature 12°C humidity 88% at 963hPa.
Accessibility	All areas of the building accessible to search for evidence of protected species.		

The defined survey area comprises two small buildings, an area of hardstanding and a small parcel of disturbed ground colonised by ruderals situated on the north eastern edge of

the village of Collingham. There are residential houses and gardens to the north, south and western boundaries of the survey area. Land to the east is agricultural grazing land divided by hedgerows. A contextual aerial photograph has been provided below.

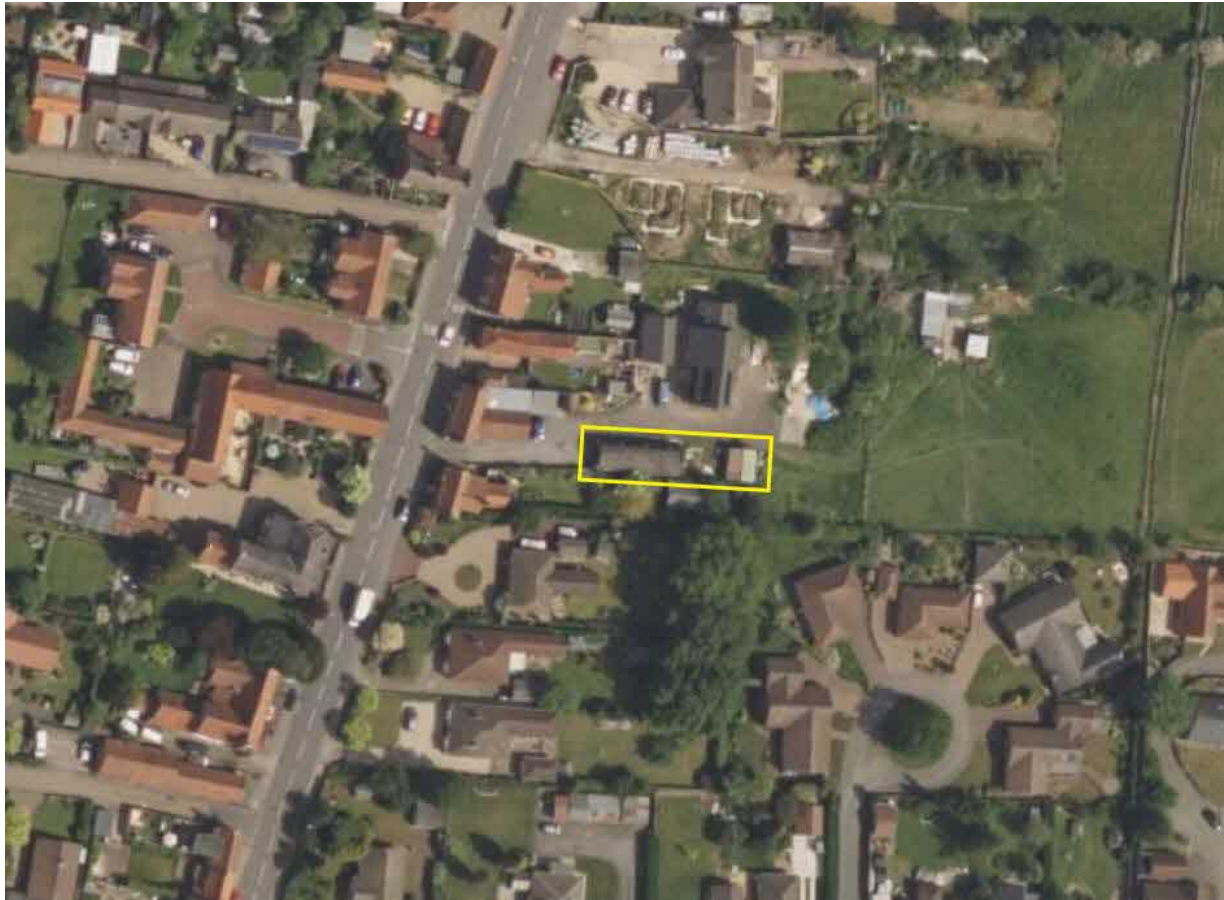


Figure 2: Site Contextual Aerial Photograph

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1.2 Objective of the Report

This report is a Preliminary Ecological Appraisal (PEA) of the property identified in yellow within the aerial photograph above. The objective of the ecological appraisal is to identify any significant habitat(s) present on, and surrounding, the property being assessed and identify if any protected species may be present. Development of the site for the purpose of constructing a new residential house and garage within the land will require planning approval and this report has been prepared to provide information as part of any future planning application process. To this end the report is required to comply with the recommendations and principles set out in the National Planning Policy Framework 2023 as amended (NPPF). The report contains Biological Records and has been prepared to meet the standard required by BS42020 (British Standard for Biodiversity and Development).

Chapter 11 of the National Planning Policy Framework (NPPF 2023) describes the Government's national policies on promoting 'an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment.' NPPF is accompanied by Planning Practice Guidance on 'Biodiversity, ecosystems and green infrastructure' (2014) and ODPM Circular 06/2005.

NPPF 2023 sets out the Government's objectives for planning in regard to the protection of habitats and biodiversity. The planning objectives in relation to biodiversity and the natural environment are stated within NPPF 2023 and are as follows:

“Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate.*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”*

Within the revised NPPF 2023 it is now policy that ‘*permission should be refused for major development applications within National Parks, the Broads and Areas of Outstanding Natural Beauty other than in exceptional circumstances*’. Planning policy context requires that Planning policies and decisions should be based on up-to-date information about the natural environment and other characteristics of the area including an assessment of existing and potential components of ecological networks (NPPF paragraph 43).

The above approach encapsulates the ‘mitigation hierarchy’ described in British Standard BS 42020:2013 which involves the following stepwise process:

- **Avoidance** – avoiding adverse effects through good design,
- **Mitigation** – where it is unavoidable, mitigation measures should be employed to minimise adverse effects,
- **Compensation** – where residual effects remain after mitigation it may be necessary to provide compensation to offset any harm,
- **Enhancement** – planning decisions often present the opportunity to deliver benefits for biodiversity, which can also be explored alongside the above measures to resolve potential adverse effects.

The measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development (BS 42020:2013, section 5.5).

This ecological appraisal provides information on the existing ecological and biodiversity value of the property surveyed and also reports any evidence of protected species or significant habitats present. It has been provided to provide information to the Planning Authority in order to help meet the requirements of the NPPF and enable the Authority to assess the site area in accordance with the Code of Practice within BS42020 and guidelines issued by CIEEM in 2012. The report also identifies any habitats or species present that require more detailed surveys prior to any improvements being undertaken.

Part 2: Survey Methodology and Results

2. Appraisal Methodology

2.1 Baseline Study

Within NPPF it states that there are three dimensions to sustainable development: “economic, social and environmental.” The environmental role includes “contributing to protecting and enhancing our natural, built and historic environment” and, as part of this, helping to improve biodiversity.

Within the NPPF 2023 it states that: *“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight....”*

Within NPPF 2023 the principles by which the protection and enhancement of biodiversity and geodiversity within the context of proposed development are described. These principles state that any development proposal should:

- a) **Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks**, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and steppingstones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- b) **promote the conservation, restoration and enhancement** of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for **securing measurable net gains for biodiversity**.

When determining planning applications, local planning authorities should apply the following principles:

- a) *if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.*
- b) *development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest.*
- c) *development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*
- d) *development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.*

The biodiversity of a site area and the potential presence of protected species are factors relevant to all developments irrespective of the size scale and will apply to any development

at the property being assessed. Available information on the baseline ecology of the area and the presence of protected species within the locality has been obtained and reviewed.

These data sources have been reviewed and the character and nature conservation value of habitats and species assessed. The aims of this appraisal of information are:

To characterize all the existing available information regarding habitats and species that may be present at the site and provide up to date information about the environmental characteristics of the site area.

To identify any habitats potentially present of nature conservation value in terms of local, regional and national context and within the context of local, regional and national policy; and,

To identify any areas of ecological interest in order to either a) make recommendations to minimize the potential impact of any site works, or b) identify the need for a further survey work.

Following the appraisal of the available information, a site inspection has taken place to obtain specific site data at the site.

2.2 Habitat Assessment Methodology

The property was inspected on the afternoon of 02nd November 2023. The inspection was completed in accordance with the Guidelines for Preliminary Ecological Appraisal (2017) issued by the Institute of Ecology and Environmental Management (IEEM) and BS42020 (British Standard for Biodiversity and Development).

It is recognised that the area surveyed comprises one or more buildings surrounded by hardstanding and therefore a detailed habitat assessment is not required since the entire survey area will be assessed as being 'Developed Land Sealed Surface', 'Developed Land Artificial Non-sealed surface' or 'Sparsely vegetated land – ruderals and ephemerals'. The survey required a systematic inspection of the existing building and immediately surrounding land looking for evidence of protected species. This method was extended, in line with the Guidelines for Preliminary Ecological Appraisal to record details on the actual or potential presence of any notable or protected species or habitats.

A base map showing the precise location of the building(s) surveyed is included as **Figure 3** within section 3 of this report.

2.3 Protected Species Assessment Methodology

A methodical inspection was carried out to look for any evidence of protected species using the building(s) and to identify any immediately adjacent habitats with potential to provide significant shelter or foraging opportunities for these. The survey was carried out by Christopher Barker, an experienced ecological consultant and Chartered Environmentalist holding Class Licenses issued by Natural England.

The Conservation of Habitats and Species Regulations 2017 consolidates the various amendments that have been made to the Regulations. The original (1994) Regulations transposed the EC Habitats Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (Council Directive 92/43/EEC) into national law.

"European protected species" are those which are present on Schedule 2 of the Conservation of Habitats and Species Regulations 2017. They are subject to the provisions of Regulation 41 of those Regulations. All European Protected Species are also protected under the Wildlife and Countryside Act 1981 (as amended). Taken together, these pieces of legislation make it an offence to:

- a. Intentionally or deliberately capture, injure or kill any wild animal included amongst these species
- b. Possess or control any live or dead specimens or any part of, or anything derived from these species
- c. deliberately disturb wild animals of any such species
- d. deliberately take or destroy the eggs of such an animal, or
- e. intentionally, deliberately or recklessly damage or destroy a breeding site or resting place of such an animal, or obstruct access to such a place

For the purposes of paragraph (c), disturbance of animals includes in particular any disturbance which is likely—

- a. to impair their ability—
 - i. to survive, to breed or reproduce, or to rear or nurture their young, or
 - ii. in the case of animals of a hibernating or migratory species, to hibernate or migrate; or,
- b. to affect significantly the local distribution or abundance of the species to which they belong.

Although the law provides strict protection to these species, it also allows this protection to be set aside (derogation) through the issuing of licences. The licences in England are currently determined by Natural England (NE) for development works. In accordance with the requirements of the Regulations (2017), a licence can only be issued where the following requirements are satisfied:

- i) The proposal is necessary ‘to preserve public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment’
- ii) ‘There is no satisfactory alternative’
- iii) The proposals ‘will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.’

General faunal activity, such as mammals or birds observed visually or by call during the course of the surveys was recorded. Specific attention was also paid to the potential presence of any protected, rare or notable species, and specific consideration was given to bats, birds, badgers, amphibians and reptiles as described below.

Breeding Birds: All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. The inspection of the site included a search of hedgerows, ground vegetation and tree canopies looking for evidence of active or former nests.

Bats: All species of Bat within the UK are protected under the Habitat Regulations that amended and incorporated the Wildlife and Countryside Act 1981. These regulations make it an offence to:

- Intentionally kill, injure or take a bat [WCA section 9(1)]
- Possess or control any live or dead specimen or anything derived from a bat [WCA section 9(2)]
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by a bat [WCA section 9(4)(a)]
- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for that purpose [WCA section 9(4)(a)]

Potential bat roost locations in relation to buildings are described within this report (taken from Table 4.1 of the updated Bat Survey Guidelines 2023) as:

- None** No habitat features on site are likely to be used by any bats at any time of year (i.e. a complete absence of crevices / suitable shelter at all ground /underground levels).
- Negligible** No obvious habitat feature on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features at times.
- Low** A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of year. These potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be used for maternity and not a classic cool / stable hibernation site but could be used by individual hibernating bats)
- Moderate** A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection conditions and surrounding habitat but unlikely to support a roost of high conservation status (i.e. such as maternity or hibernation irrespective of species conservation status).
- High** A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to space, shelter, protection, appropriate conditions and/or suitable surrounding habitat. These structures have potential to support high conservation value roosts (i.e. maternity or classic cool / stable hibernation site)

Common Reptiles: All species of British reptile are protected by the Wildlife and Countryside Act 1981 (as amended). The common species (adder, grass snake, slow worm and common lizard) are only protected against intentional killing and injuring (but not taking).

The survey included a search of all areas where suitable habitat for reptiles to shelter under or bask may be present, lifting logs and other suitable features to search underneath. The surveyor also maintained a careful watch whilst moving across the site to look for signs of reptiles moving to cover.

Great crested newts are afforded legal protection under European and UK law. The law provides protection to adults, juveniles, efts (immature GCN) and eggs and it is an offence to intentionally or recklessly or as an incidental result of actions:

- Intentionally or deliberately capture, kill, or injure Great Crested Newts
- Intentionally or recklessly damage, destroy or obstruct access to any place used for shelter or protection (including resting or breeding places) whether occupied or not
- Deliberately, intentionally or recklessly disturb Great Crested Newts when in a place of shelter
- Possess a Great Crested Newt, or any part of it, unless acquired lawfully
- Sell, barter, exchange or transport or offer for sale Great Crested Newts or any part of them.

The survey included a search of any ponds and wetland areas within the site or immediate surrounding area nearby (where these features were accessible) and an assessment of

ponds in the local area using Ordnance Survey Maps and aerial photographs to consider the potential for these species to access the site area.

Badger: Badgers are protected under the Protection of Badgers Act 1992. This makes it an offence to wilfully kill, injure, take, possess or cruelly ill-treat a badger, or to attempt to do so; or to intentionally or recklessly interfere with a sett. Sett interference includes disturbing badgers whilst they are occupying a sett, as well as damaging or destroying a sett or obstructing access to it. A badger sett is defined in the legislation as “*a structure or place, which displays signs indicating current use by a badger*”.

The survey searching for evidence of badger activity comprised two main elements. The first element involved searching for evidence of Badger setts. For any setts that were encountered, each sett entrance was noted and mapped. The following information was recorded:

- Number and location of well used / active entrances; these are clear from any debris or vegetation and are obviously in regular use and may, or may not, have been excavated recently.
- Number and location of inactive entrances; these are not in regular use and have debris such as leaves and twigs in the entrance or have plants growing in or around the edge of the entrance.
- Number of disused entrances; these have not been in use for some time, are partly or completely blocked and cannot be used without considerable clearance. If the entrance has been disused for some time all that may be visible is a depression in the ground where the hole used to be and the remains of the spoil heap.

The second element of the survey involved searching for signs of Badger activity such as well-worn paths and push-throughs, snagged hair, footprints, latrines and foraging signs, so as to build up a picture of any use of the site by Badger.

Invasive Species: Attention was paid to the presence of any invasive species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). However, the detectability of such species varies due to a number of factors, e.g. time of year, site management, etc., and hence the absence of invasive species should not be assumed even if no such species were detected during the Phase 1 survey.

A range of invasive non-native plant species are listed in Schedule 9 (Part 2) of the Wildlife and Countryside Act 1981, which makes it an offence to plant or cause these introduced invasive plants to grow in the wild, effectively making it illegal to spread the plants during development operations.

2.4 Consultations

The evaluation of ecological features and resources is based on professional judgement whilst also drawing on the latest available industry guidance and research. The approach taken in this report is based on that described by the Chartered Institute of Ecology and Environmental Management (CIEEM, 2016). In evaluating ecological features. The *Geographic Frame of Reference* is a key factor taken into account when assessing the potential ecological value of a site being surveyed. The value of an ecological feature or resource is determined within a defined geographical context using the following frame of reference:

- International.
- National.
- Regional.
- County (or Metropolitan).
- District (or Unitary Authority, City or Borough).

- Local (or Parish).
- Site level only.

Within this frame of reference, certain sites may carry a statutory ecological designation, e.g. Special Area of Conservation (SAC) for internationally important sites or Site of Special Scientific Interest (SSSI) for sites of national importance. Sites of more localised nature conservation importance do not receive statutory protection but may be designated by Local Planning Authorities or other bodies, e.g. Wildlife Trusts. Such non-statutory designations or 'Local Sites' include Local Wildlife Sites (LWSs) and Sites of Nature Conservation Interest (SNCIs), for example.

A review of the available data confirms that the property surveyed is not a Statutory or Non-Statutory site of ecological significance and there are no such sites close to the property. The nearest site of ecological significance is Besthorpe Meadows SSSI which is just under 3km to the north west lying adjacent to the River Trent.

The survey covers an existing residential house which was until recently occupied and which is situated in the centre of a large village surrounded by other houses. Taking into account the issue of 'proportionality', as referenced in the 2016 Bat Survey Guidelines and Clause 4.1.2 of BS42020 wherein "*professionals should take a proportionate approach to ensure the provision of information within the (planning) application is appropriate to the level of environmental risk it presents,*" it was considered appropriate to initially review records obtained from the National Biodiversity Network and MAGIC in the first instance for a 2km radius around the property being surveyed.

Scientific Name	Common Name	Records	Distance
Bufo bufo	Common Toad	3	>500m NE
Rana temporaria	Common Frog	4	>500m E
Anser anser	Greylag Goose	9	>250m
Alcedo atthis	Kingfisher	10	>1km
Aythya marila	Scaup	2	>1km
Bucephala clangula	Goldeneye	19	>1km
Fringilla montifringilla	Brambling	1	>250m
Podiceps nigricollis	Black-necked Grebe	14	>1km
Tringa nebularia	Greenshank	4	>1km
Tringa ochropus	Green Sandpiper	24	>1km
Turdus iliacus	Redwing	10	>1km
Turdus pilaris	Fieldfare	11	>250m
Tyto alba	Barn Owl	7	>250m
Lutra lutra	Otter	2	>1km w
Pipistrellus pipistrellus	Common Pipistrelle	2	>500m S

There are no records of **great crested newt (GCN)** within 1km of the site. The nearest record for amphibians is Common Frog and Common Toad associated with ponds in agricultural land outside of the village over 500m from the property being surveyed. The survey area contains no ponds or wetland areas and the likelihood of common amphibians being present is considered to be low.

There are no records of reptiles within 1km of the property and the surrounding agricultural grazing and arable land will be considered sub-optimal for most reptile species. Whilst the site does contain a small parcel of disturbed ground colonised by ruderals, this is likely to be too small and isolated to attract reptiles and the likelihood of these species being present is considered to be low.

The majority of the site area surveyed is open and exposed hardstanding with only a small parcel of ground being colonised by ruderals which appears frequently disrobed. The survey area is within range of predatory cats and ground nesting is considered to be very

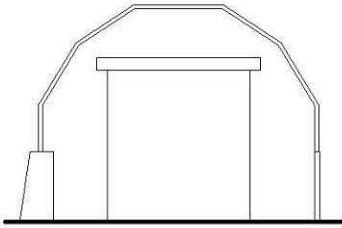
unlikely. There may be nests associated with the building on site if this has suitable structural features which are accessible to nesting birds.

There are records of roosting and foraging *Pipistrelle bats* in this area but the nearest roost record is over 500m from the property surveyed. The marginal areas of the village support reasonable tree canopy cover and it is within commuting range of the River Trent. There may be roosting bats associated with the building on site if this has suitable structural features which are accessible to bats.

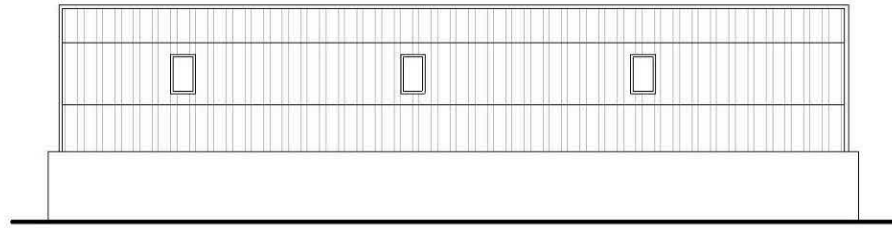




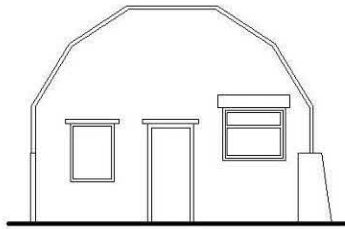
Figure 3 – Habitat Plan



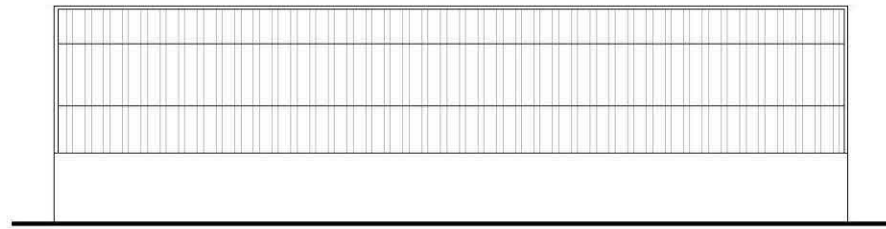
Existing West Elevation (1:100)



Existing North Elevation (1:100)



Existing East Elevation (1:100)



Existing South Elevation (1:100)

Figure 4 Building Elevations

3. Survey Findings

3.1 Habitat Classifications and Target Notes

The survey has identified the following habitats within the proposed development:

- Buildings
- Tarmacadam and concrete hardstanding
- Disturbed ground colonised by ruderals

Target Note: Buildings

Building B1 is a hangar-style storeroom. It has brickwork to the base up to 0.7magl which has been reinforced with concrete to the exterior and brickwork to the gable ends. The building is aligned east -west. The brickwork is in reasonable condition with no deep cracks, crevices or holes noted. There are doors to each gable end and timber framed windows which are in poor condition but offer no potential roosting or nesting locations.

The walls and roof of the structure are constructed from rigid corrugated asbestos sheeting, angled across the roof. There are no beams or timbers holding up the roof structure and it is not lined or sealed in any way. The eastern end of the roof has been damaged and there is a large hole allowing rain and light into the building interior. There are six steel framed roof windows installed, three to each side, and these are tightly fitting. Externally no features could be identified which would be of potential interest to roosting bats or nesting birds.



The interior of the building was inspected and this is used for storage purposes. It has a concrete pad and artificial lighting and the underside of the roof and wall structure is exposed with no enclosed loft spaces. The internal brickwork is exposed at the gable end and near ground level and is in reasonable condition with no holes or cracks noted.



No evidence of any nesting bird activity was found on the exterior of within the interior of the building. No field signs of roosting bats were found on the exterior or within the interior of the building in any location and the roof structure is exposed within the building interior with no enclosed roof spaces or beams to provide potential locations where bats could hide away to roost during the day.

Whilst the building is in a reasonable position close to the village edge, the lack of any suitable structures and absence of any indication that bats are present, places this building in the **negligible roost potential** category and further surveys are not recommended.

At the eastern end of the site are two steel containers and these are used for storage and have no evidence of any nesting birds or roosting bats. Further surveys are not recommended for these.

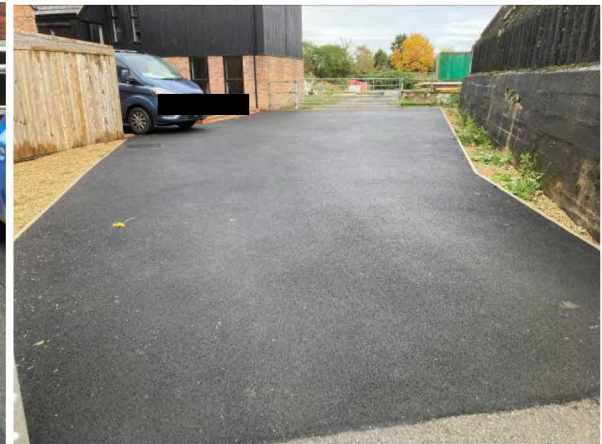


Target Note: Tarmacadam and Concrete Hardstanding

The majority of the site not occupied by the building and containers is hardstanding surfaced with tarmacadam at the western end and bare concrete at the eastern end. These areas support no significant vegetation and are classed as 'developed land – sealed surface'.



Access from High Street



Tarmacadam parking area



Concrete pad at eastern end of site

Target Note: Perennials and Ruderals

Along the south eastern boundary of the survey area are small plots of disturbed bare ground that has been used for storage of equipment and pallets and which has become colonised by a limited range of common ruderals. Species identified during the inspection were Nettle *Urtica dioica*, Willowherb *Epilobium angustifolium* and *E. hirsutum*, Nipplewort *Lapsana communis*, Plantain *Plantago lanceolata*, juvenile Bramble *Rubus fruticosus* and Spear Thistle *Cirsium vulgare* with sparse grasses including Perennial Ryegrass *Lolium perenne*, Bent *Agrostis spp* and Yorkshire Fog *Holcus lanatus*.



3.2 Evidence of Protected Species

During the inspection of the survey area notes were made on the suitability of habitats for protected species and any sightings or signs of protected species were recorded:

The suitability of habitats for badger (*Meles meles*) was recorded and any evidence of badgers including setts, dung pits, badger paths, hairs, bedding, footprints and scratching trees was noted.

The buildings present were searched for features suitable for roosting bats such as cracks, crevices, holes, cavities and enclosed spaces.

The suitability of habitats was assessed for reptiles such as Grass snake (*Natrix natrix*) and amphibians (including great crested newts - *Triturus cristatus*).

The suitability of site was assessed for nesting birds.

Surveying in November is a sub-optimal time for many protected species. However, an experienced surveyor can make reliable judgements about the quality and composition of habitats and their potential suitability for protected species. Only an initial assessment of the site was made and no stage 2 surveys were carried out. As such, a lack of evidence of a protected species does not necessarily indicate an absence of these species. The table below provides a summary of the potential for protected species to be present within the site.

Species	Present within 2km	Connectivity	Suitable habitat on site / evidence of presence	Likelihood of presence on site
Nesting Birds	Yes	Good via nearby agricultural land.	Ground nesting within the site interior highly unlikely due to lack of cover. No nesting identified associated with the buildings and there are no other structures to provide nesting opportunities.	Very low due to lack of suitable vegetation, trees or structures.
Reptiles	No	Restricted by the surrounding landscape which is developed with sub-optimal habitat	The majority of the site area is suboptimal for reptile species and quite isolated by buildings and roads. .	Very low due to lack of suitable vegetation and sub-optimal habitat.
Amphibians	Yes No GCN	Restricted by the surrounding landscape which is developed with sub-optimal habitat	The majority of the site area is suboptimal for amphibians and quite isolated by buildings and roads. .	Very low due to lack of suitable vegetation and sub-optimal habitat.

Bats	Yes	Reasonable due to the presence of woodland cover along the village margin and nearby River Trent	No evidence of any roosting found within the building structure which has negligible roost potential. No trees present with roost potential.	Negligible potential for roosting bats to be present and the site will not provide a significant foraging resource.
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Birds: The local area supports a range of bird species which includes some Schedule 1 species. However, the open hardstanding and lack of cover within the survey area which is in an area where predatory cats are widespread will significantly impact ground nesting and make this unlikely. The building structure was inspected and no evidence of any nesting was found on or within this. The likelihood of nesting within the survey area in the future is very low and further surveys are not recommended.

Reptiles: The walkover inspection of the survey area was completed on a grid pattern looking for evidence or indications of reptiles. No sightings or physical evidence of reptiles was seen during the inspection completed in November which is not within the optimum survey period for these species. The area contains very little suitable vegetation or cover suitable for reptiles and is isolated by roads and houses. The likelihood of any reptiles being present in the future is considered to be very low and further surveys are not recommended.

Amphibians: The presence of significant numbers of amphibians in the area surveyed is considered unlikely and the inspection found no evidence of these species or optimal habitat to support them. Further surveys and specific mitigation measures for amphibians are not recommended.

Chiroptera: The building on the site was closely inspected externally and internally and no evidence of roosting bats was found. The structure displays no significant features which might be of interest to roosting bats and it is assessed as having negligible roost potential. The likelihood of any roosting bats being present in the future is considered to be very low and further surveys are not recommended. The site is not suitable for uses as a significant foraging resource.

Invertebrates: The area assessed does not appear to support a diverse range of flora. The potential for a significant assemblage of invertebrates to be present within the survey area is quite low at the present time and further invertebrate surveys are not recommended.

Mammals: During the inspection of the survey area a thorough search for evidence of badger was completed. No significant established tracks or trails indicative of badger activity were found within the survey area and no sett entrances found. Further surveys for badger are not recommended.

The potential presence of Hedgehog (*Erinaceus europaeus*) is considered quite possible as there are local records of this species being seen within the surrounding 1km area. Measures to protect hedgehogs should be taken and this should include an inspection of any vegetation by an ecologist ahead of clearance work being carried out. Any found should be moved to a temporary refugia located in open agricultural land to the east.

3.3 Ecological Constraints and Opportunities

Constraints:

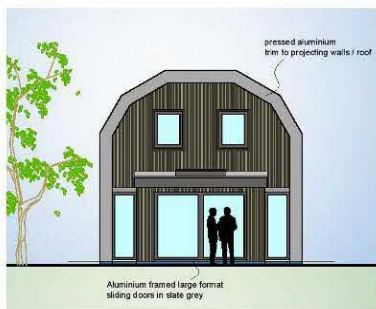
No significant ecological constraints have been identified during the survey. There is potential for hedgehogs to be present within the local area and foraging by this species around the eastern boundary of the site cannot be ruled out.



Proposed West Elevation (1:100)



Proposed North Elevation (1:100)



Proposed East Elevation (1:100)



Proposed South Elevation (1:100)

Figure 4 – Development Plan and Elevations

Part 3: Initial Ecological Appraisal

4. Impact of Proposed Site Development

Within the NPPF 2023, guidance on the provision or retention of biodiversity within any proposed areas for development and measures to ensure the safeguarding of protected species are provided. Development should seek to contribute a net gain in biodiversity with an emphasis on improving ecological networks and linkages where possible.

The NPPF stresses that planning policies and decisions should contribute to and enhance the natural and local environment by a variety of measures including minimising impacts on and providing net gains for biodiversity. This is reinforced by Planning Practice Guidance (PPG) which identifies that ‘a key purpose of this duty is to embed consideration of biodiversity as an integral part of policy and decision making throughout the public sector, which should be seeking to make a significant contribution to the achievement of the commitments made by government in its 25 Year Environment Plan’ (PPG natural environment Paragraph: 009 Reference ID: 8- 009-20190721).

The proposed location and footprint of the new residential house and garage is shown within **Figure 4** above. This report is not intended to be a suitable alternative to an Ecological Impact Assessment (EclA) in accordance with the CIEEM Guidelines on Ecological Impact Assessment, 2016.

As noted within this report, the ‘mitigation hierarchy’ described in British Standard BS 42020:2013 should be applied in regard to biodiversity within sites being considered for development which is a stepwise process:

- **Avoidance** – avoiding adverse effects through good design.
- **Mitigation** – where it is unavoidable, mitigation measures should be employed to minimise adverse effects.
- **Compensation** – where residual effects remain after mitigation it may be necessary to provide compensation to offset any harm.
- **Enhancement** – planning decisions often present the opportunity to deliver benefits for biodiversity, which can also be explored alongside the above measures to resolve potential adverse effects.

The measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development (BS 42020:2013, section 5.5). The table below considers the features present on the site in the context of the hierarchy.

Feature	Ecological Significance	Hierarchy application	Impact of proposed development
Buildings	Negligible	None	The existing building will be replaced with a new residential dwelling
Hardstanding	Negligible	None	The proposed development utilise the existing hardstanding areas
Ruderals and Ephemerals	Low	Mitigation	The proposed development will require the removal of the ruderal growth and replacement of this with a landscape garden area.

4.1 Potential Impact on nearby Statutory and Non-statutory sites

The Besthorpe Meadows SSSI is sufficiently distant from the proposed development area that the small scale of the development being proposed will have no impact on this.

4.2 Impact of the Proposals on Site Biodiversity

The level of biodiversity within the site being assessed must be a consideration in determining the impact on biodiversity that may arise from any development on the site. Within the NPPF 2023 it states that any development proposal should seek to “*contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change.....*”

Within the Guidance it specifically states that “*Planning.... decisions should contribute to and enhance the natural and local environment by.....protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils.....recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*”

The survey area comprises a building with surrounding hardstanding and a small parcel of disturbed ground colonised by ruderals. No evidence of any significant locally rare plants or plant communities was identified within or around the site area surveyed during the survey. The site has limited biodiversity at the present time due to the management and use of this land. It is unlikely that the development proposed will result in any measurable loss in biodiversity.

As this is a single-plot residential development of land already occupied by a building and hardstanding, it is likely to be exempt from the requirement to complete a Biodiversity Net Gain assessment using DEFRA 4.0.

4.3 Impact of the Proposals on Protected Species

The requirements of Part IV of ODPM / Defra Circular 06/2005 in regard to the protection of certain species are still applicable under NPPF. The presence of protected species at the site must be taken into consideration. Under the requirements of the NPPF provision in relation to the presence of protected species on, or making use of, a site proposed for any development must be taken into account. The presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined or where the impact on protected species is considered to outweigh the benefit of development.

The inspection completed in November 2023 did not identify any physical evidence or field signs of protected species within the survey area. No further surveys of specific mitigation measures are recommended. The existing vegetation and materials on this should be inspected and lifted carefully by hand at the start of any approved works.

It is recommended that a bat roost tube should be incorporated into the structure of the new house on the south or west facing side of this in a suitable position.

Christopher Barker CEnv ACIEEM
2015 – 10140 – CLS - CLS

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Guidelines for Ecological Impact Assessment (EclA) in the UK and Ireland (2018). Institute of Ecology and Environmental Management (CIEEM)

Web references

MAGIC: Designated area data downloaded from URL <http://www.magic.gov.uk.html>

National Biodiversity Network: Protected species data downloaded from URL <http://data.nbn.org/interactive/map>

Appendix 1 – Plant Species List

Tree and Shrub Species	Ground Flora and Perennial Species
None	Bent <i>Agrostis spp</i> Bindweed <i>Calystegia sepium</i> Black Medick <i>Medicago lupulina</i> Bramble <i>Rubus fruticosus</i> Cleaver <i>Galium aparine</i> Dandelion <i>Taraxacum sp</i> Groundsel <i>Senecio vulgaris</i> Lesser Willowherb <i>Epilobium hirsutum</i> Nettle <i>Urtica dioica</i> Nipplewort <i>Lapsana communis</i> Perennial Ryegrass <i>Lolium perenne</i> Plantain <i>Plantago lanceolata</i> Rosebay Willowherb <i>Epilobium angustifolia</i> St John's Wort <i>Geranium robertianum</i> Spear Thistle <i>Cirsium vulgare</i> White Dead Nettle <i>Lamium album</i> Yorkshire Fog <i>Holcus lanatus</i>

This species list records the species seen during the site inspection and is not presented as a detailed botanical survey of the site.

APPENDIX 2: Procedure to follow if bats are unexpectedly discovered during works

The cladding and brickwork to the gable ends of the building which will need to be removed to facilitate the construction should be removed carefully by hand. Ideally this work should be completed outside of the bat activity season but if this is not possible reasonable precautions should be followed.

If, prior to any approved works commencing following there is any indication that bats may be present in or around the building (e.g. droppings or staining is noted on the walls or significant bat activity is seen around the property in the evenings), work should not be undertaken until a further survey is carried out to determine the significance of this.

If at any point during the work bats are discovered, then the contractors must immediately stop work and telephone Christopher Barker on 07957 912470.

An appropriately licensed bat worker will liaise directly with Natural England and the County Ecologist if any indication of bats or actual presence of bats is discovered. Actions will then be taken following advice given. This may include removal of bats, but only where direct written or verbal permission is gained from the appropriate authorities.

Only when the appropriate authority is satisfied that there is no further risk to bats will works recommence.

Should it transpire that the operation being carried out is of more risk to bats than was originally thought, then works will be stopped until they can be supervised by an appropriately licensed bat worker.

Any injured bats should be gently placed in a secure ventilated box in a cool, quiet dark place (e.g. cardboard box with a sealed lid) by the contractor while wearing gloves for the bat's protection whilst awaiting the arrival of the licensed person.

