

Preliminary Ecological Appraisal

Of

Montrose, Pork Lane, Great Holland, Essex,

CO13 0JE.

Carried out for:

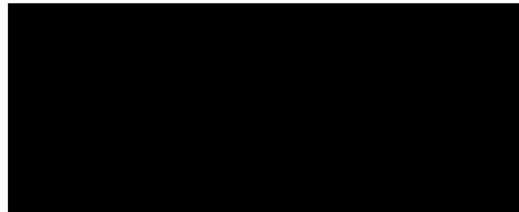
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1st

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Contents

<i>1. Background to Commission</i>	<i>3</i>
<i>2. Methods</i>	<i>6</i>
<i>3. Results</i>	<i>7</i>
<i>4. Protected and Priority Species Within the Site & Potential Impacts and Recommendations</i>	<i>10</i>
<i>5. Conclusions</i>	<i>16</i>
<i>6. References</i>	<i>17</i>
<i>Appendix I: Site Photos</i>	<i>18</i>
<i>Appendix II: figures</i>	<i>20</i>
<i>Phase 1 habitat map</i>	<i>20</i>
<i>Appendix III: Species Lists (recorded during survey)</i>	<i>25</i>
<i>Appendix IV: Relevant Protected Species Legislation</i>	<i>26</i>

1. Background to Commission

- 1.1 Abrehart Ecology Ltd was commissioned by Tim Snow of, Tim Snow Architects, to carry out a Preliminary Ecological Appraisal (PEA) of a site at the land at Montrose, Pork Lane, Great Holland, Essex (central grid reference TM 21072 19842; Fig. 1).
- 1.2 The survey was required to inform a planning application at the site: to include the renovation of the existing dwelling which is in a neglected state and the construction of four more dwellings in the current residential garden with associated parking, access, and landscaping works.

Aims of Study

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

- Provide a description of existing habitat types;
- 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

- 1.4 The site is located west of Pork Lane in the village of Great Holland, in Essex. The site was a neglected house in the south-east corner of the plot, with much of the remaining plot covered by bare ground and some patches of scrub and tree stumps. The site had been cleared in areas to allow access through for the removal and correct disposal of a large amount of metal and household waste, including disintegrating caravans, cars, multiple fridges and cookers, and multiple skip loads of metal. Some of this could still be seen on site waiting to be properly disposed of. Therefore, some areas of this report will be considering the site retrospectively. There were some areas of scattered scrub and trees, the majority of these were on the northern and southern sections of the site. On the northern boundary was overhanging mature conifer trees and the site boundary was demarcated by post and timber fences. The entrance to the site had small sections of hedgerow.
- 1.5 Surrounding the site were further residential dwellings and houses to the north, south, and east. Adjacent to the rear of the garden (west) were multiple horse-grazed paddocks with horses in.

MAGiC

Magic Map

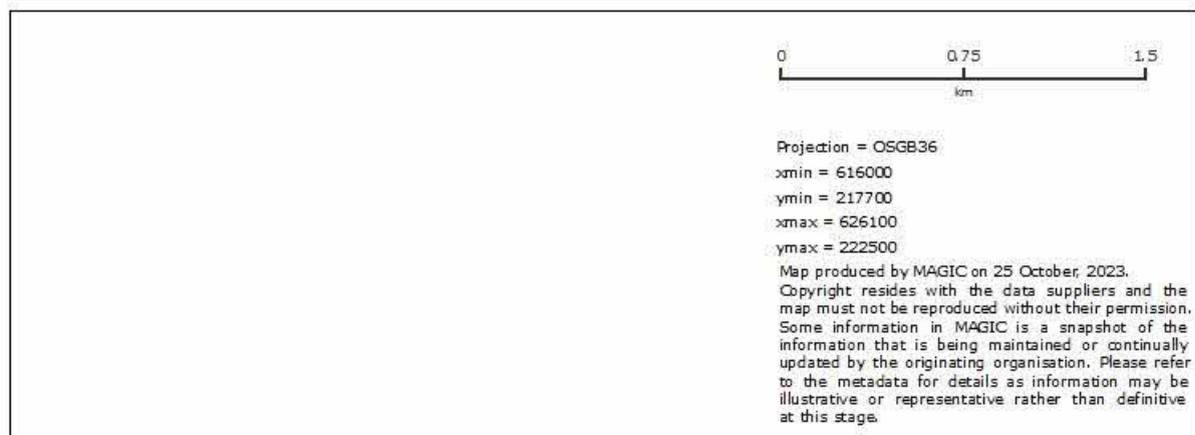
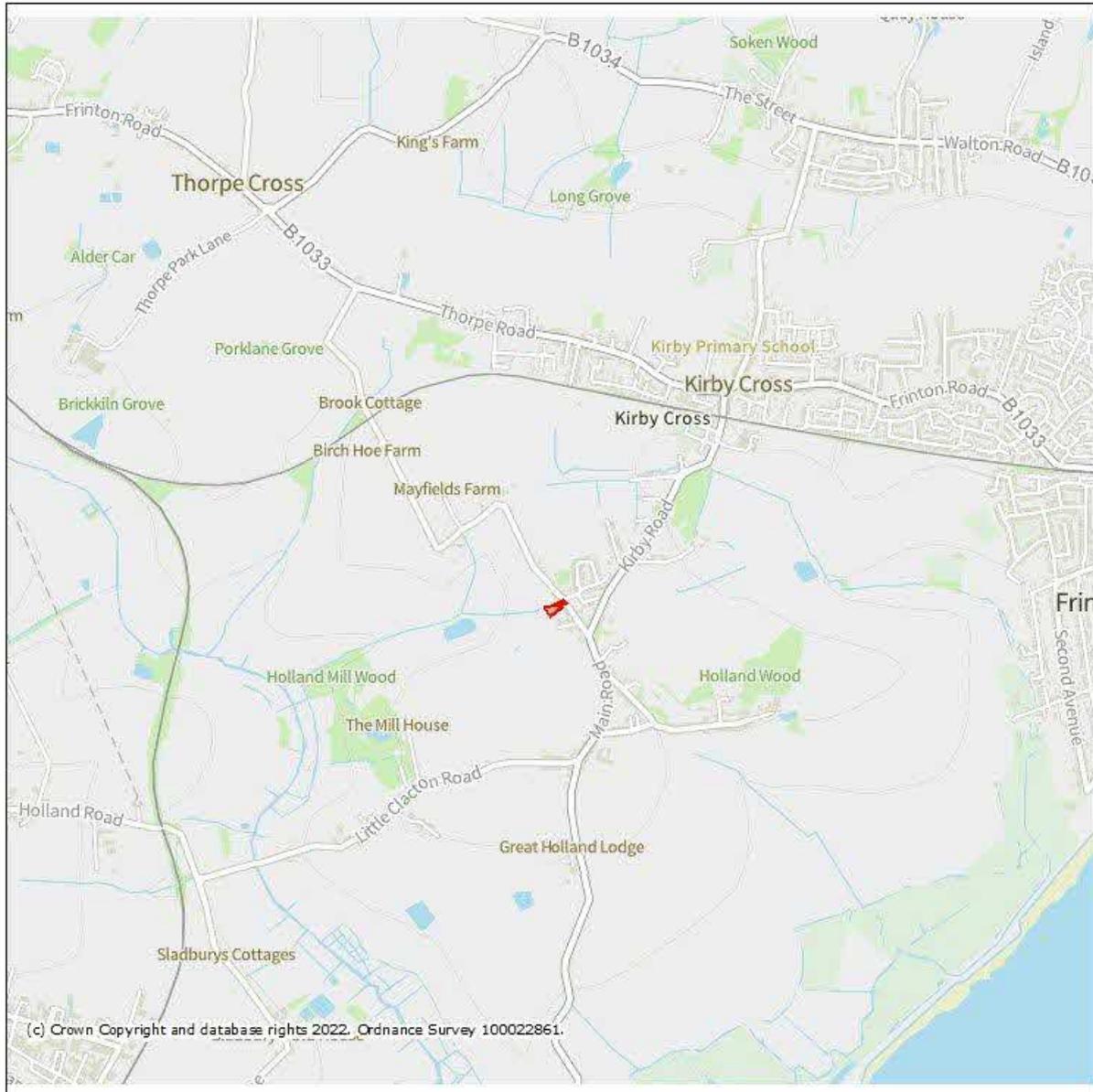


Figure 1. Site location

Relevant Legislation

- 1.6 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).
- 1.7 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).
- 1.8 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.
- 1.9 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 Essex Field Club were used to conduct a 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 28th of September 2023.
- 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 Sorrel Kiamil BSc (Hons) MSc Qualifying Member of CIEEM (Natural England Great Crested Newt Class Survey Licence WML-CL08 and Natural England Hazel Dormouse Licence) on the 15th of September 2023 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 80% cloud cover, a light breeze (Beaufort Scale 1), a temperature of 19°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 Several outbuildings highlighted on maps prior to the survey had been removed.
- 2.5 Areas of scrub had been cleared.
- 2.6 Trees had been removed and a large, mature horse chestnut had multiple limbs removed.

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; Regionally Important Geological Sites; Ancient Woodland; and protected and priority species identified by the: - Wildlife & Countryside Act 1981 Schedules 1, 5 & 8; Conservation of Habitats & Species Regulations 2010 Schedules 2 & 5; Protection of Badgers Act 1992; Bonn Convention Appendix 1 & 2; Bern Convention Annex 1 & 2; Birds Directive Annex 1; Habitats Directive Annex 2, 4 & 5; NERC Act 2006 Section 41; UKBA P (both local and national); IUCN Red List species; 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 (due to a lack of on-site habitat that could support dormice), water voles, and otters (due to a lack of watercourses or other waterbodies within, or near to, the site boundary).

Data Search

- 3.3 There is one statutory designated site within 2km of the proposed development; Holland Haven Marshes a Site of Special Scientific Interest (SSSI). This is notified as an area of reclaimed estuarine saltmarsh and freshwater marsh situated between Holland-on-Sea and Frinton-on-Sea. The site is bisected by Holland Brook and its tributaries, from which an extensive ditch system radiates. The ditch network represents an outstanding example of a freshwater to brackish water transition intimated by the aquatic plant communities, which include a number of nationally and locally scarce species. The adjoining grasslands are of botanical importance in their own right as well as acting as a buffer zone to the ditch system. Further interest is provided by the aquatic and terrestrial invertebrates and the birds which frequent the area, especially in winter.

- 3.4 There are two Local Wildlife Sites within 2km of the proposed development:

Great Holland Pits - A former gravel pit, this 40-acre reserve includes the varied habitats of this ex-gravel pit include heathy grassland, pasture, a remnant of old woodland, large and small pools and wet depressions. The rich and varied flora includes Agrimony (*Agrimonia eupatoria*), Common Knapweed (*Centaurea nigra*), Creeping Bent (*Agrostis stolonifera*), Common Centaury (*Centaureum erythraea*), Sweet Vernal-grass (*Anthoxanthum odoratum*), Corky-fruited Water-dropwort (*Oenanthe pimpinelloides*), Crested Dog's-tail (*Cynosurus cristatus*), Yarrow (*Achillea millefolium*) and Wild Parsnip (*Pastinaca sativa*). Pools and surrounding areas support Bulrush (*Typha latifolia*), Common Reed (*Phragmites australis*), Gipsywort (*Lycopus europaeus*), White Water-lily (*Nymphaea alba*), Soft-rush (*Juncus effusus*), Hard Rush (*Juncus inflexus*), Water Mint (*Mentha aquatica*) and Branched Bur-reed (*Sparganium erectum*). The woodland and scrub consist mainly of Pedunculate Oak (*Quercus robur*) with Willow (*Salix spp.*), Hawthorn (*Crataegus monogyna*), Blackthorn (*Prunus spinosa*), Birch (*Betula spp.*), Broom (*Cytisus scoparius*), Gorse (*Ulex europaeus*) and, unusually, Spurge-laurel (*Daphne laureola*). Moschatel (*Adoxa moschatellina*), Small-flowered Buttercup (*Ranunculus parviflorus*), Mousetail (*Mosurus minimus*), Carlina Thistle (*Carlina vulgaris*), several small Clovers (*Trifolium spp.*), Soft-shield Fern (*Polystichum setiferum*) and Hart's-tongue Fern (*Phyllitis scolopendrium*) have also been recorded. Birdlife is varied, with the nightingale among the summer residents, and several aquatic species including kingfisher, coot and dabchick. Long-eared owls frequently occur in winter. Butterfly and other insect populations are also of considerable interest.

Hollandhall Wood – this is a 5.3 acre lowland mix deciduous ancient woodland. Much of this wood canopy is characterised by Pedunculate Oak (*Quercus robur*) standards and coppiced Hazel (*Corylus avellana*) with small proportion of Ash (*Fraxinus excelsior*), Sweet Chestnut (*Castanea sativa*) and

coppiced Lime (*Tilia sp.*). The understorey layer is formed of Hawthorn (*Crataegus monogyna*), Holly (*Ilex aquifolium*), Honeysuckle (*Lonicera periclymenum*) and Elm (*Ulmus sp.*). Bramble (*Rubus fruticosus agg.*) and Bracken (*Pteridium aquilinum*) form the majority of ground flora, together with Bluebell (*Hyacinthoides non-scripta*) and Greater Stitchwort (*Stellaria holostea*).

- 3.5 A search of habitat types on Magic Maps indicated there were no Priority Habitats within the proposed development boundary or adjacent to it.
- 3.6 There is one National Site Network conservation area (Ramsar, SAC, or SPA) within 7km of the site. This is Hamford Water Ramsar which is a large, shallow estuarine basin comprising tidal creeks and islands, intertidal mud and sand flats, and saltmarsh supporting rare plants and internationally important species/populations of migratory waterfowl.

Field Survey Results

- 3.7 The proposed development area was a residential house and garden within Great Holland. The features will be assessed in their current state and retrospectively due to extensive site clearance prior to the survey visit. The site was purchased by the current owners on the 25th of August and included large areas of impenetrable scrub. Anecdotal evidence suggests areas were cleared for surveyor access and to properly dispose of the large amounts of waste that had been tipped within the garden. This included car frames, caravan frames, multiple fridges, freezers, and cookers, some of which were still seen on site during the survey waiting for disposal.
- 3.8 Bare ground – built up area and garden with scattered trees and bare ground U1,32,510 - The rear garden comprised of large areas of bare ground with patches of bramble (*Rubus fruticosus*) and hawthorn (*Crataegus monogyna*) to the west. Scattered trees included plum (*Prunus domestica*), blackthorn (*Prunus spinosa*), ash (*Fraxinus excelsior*), cherry (*Prunus avium*), holly (*Ilex aquifolium*), *Leylandii*, oak (*Quercus robur*), and a mature horse chestnut (*Aesculus hippocastanum*) that had recent sections of limb removal. There were also scattered patches of stinging nettle (*Urtica dioica*). It was in a poor condition overall and had a poor species-diversity of ground flora.
- 3.9 **Retrospectively** - There were approximately 10 stumps within the garden, from young – semi mature trees. The majority of these were on the southern and northern boundaries. Between the trees, covering the remaining areas of the garden, was dense bramble scrub approximately 1.5 m in height. There also appeared to be some cherry, hawthorn, and blackthorn. Additionally, the mature horse chestnut had multiple large, felled limbs which were very recently cut.
- 3.10 Front garden – built up area and gardens – U1, 827, 518 – This grassland section was located at the front of property (east of the site) and comprised typical rank garden species. Several species were recorded across the grassland, these were common and widespread and accounted for the entire grassland area, with no 1m² quadrats containing a good mix of species. Common forbs recorded included creeping buttercup (*Ranunculus repens*), white clover (*Trifolium repens*), broad-leaved plantain (*Plantago major*), yarrow (*Achillea millefolium*), daisy (*Bellis perennis*), ground elder (*Aegopodium podagraria*), nettle and dandelion (*Taraxacum agg.*). This had some heras fencing around it and to the south and east was bordered by ornamental non-native hedgerow.
- 3.11 Non-Native and ornamental hedgerow (neglected) – H2b, 518 - on the site boundary to the east were three small hedgerows. The most northern section of hedgerow (H1), between the site and Pork Lane, was approximately 2.5m in height and 0.7m in width and consisted of privet (*Ligustrum ovalifolium*) and bramble and was not maintained. The second section (H2), south of H1, was a hawthorn hedge approximately 1m in height and 0.5m width; this section had recently been maintained. South of H2, on the eastern boundary between properties, was the third hedge (H3).

This was a *L. eyandii* hedge approximately 3m in height and 1m in width and had not been recently maintained.

- 3.12 **Buildings:** There was one residential semi-detached building on site, located in the south-east corner. The building was a two storey, brick construction with a pitched flat slate roof which had multiple slipped and damaged tiles, the soffits and fascia boards were timber with areas of rot and damage. The majority of the doors and windows were a mixture of metal and timber frames, these were all neglected; however, apart from rot on the front windowsill, they remained intact. There was no access to the interior of the house, but this could be seen through windows as dilapidated. To the west of the house was what is assumed to be an old fire/ oven and chimney which is likely to have been joined with the neighbouring property, this had been left open and could be walked into and the immediate chimney flume section could be viewed (see Section 4 for images).

- 3.13 **Retrospectively:** Based on imagery from google street view it can be seen that two outbuildings were located on the northern boundary of the site at the end of the old driveway off Pork Lane. Both buildings appeared to be in state of disrepair (July 2023 Google imagery).

The first was a timber shed with a felt flat roof, single skin timber walls and two large four-pane windows that covered half of the front section. Making it very light, there appeared to be a lot of damage to the shed. The second appeared to be of metal construction, with corrugated metal roofing and metal sheeting walls, there were large areas of rust, damaged and gaps in the walls.

- 3.14 **Retrospectively:** there an old building west of the residential dwelling that in the past would have been used as an outside toilet. There were little remaining walls which were two layers of brick of each wall and no roof present. Whilst there were some bricks on the floor it was clear from the colouring of the majority of the brick faces and the growth of light vegetation that this had been open for some time.

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

Flora

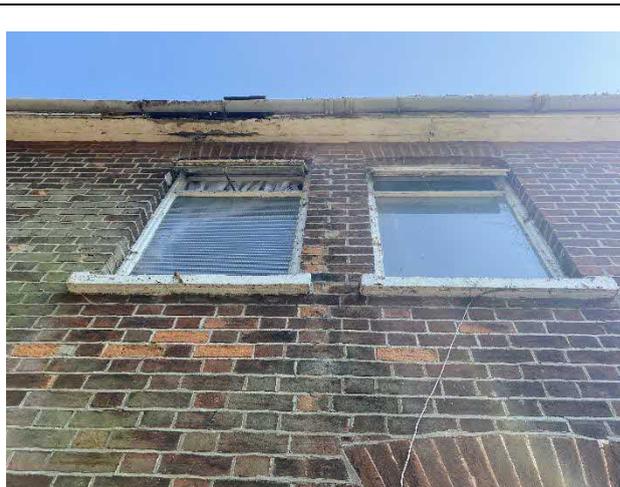
- 4.1 The desk study highlighted several species of rare plant have been previously recorded within 2km of the site. The species previously found are typically found in woodland, species-rich grassland, and marshland/wetland habitats. These habitats were not found on site during the survey and so it was considered unlikely that the species would be impacted by the proposals.
- 4.2 The small section of urban garden was not suitable for supporting species of interest and none were recorded during the survey.
- 4.3 **Retrospectively:** It is unlikely that an assemblage of rare flora was present under then dense bramble scrub.
- 4.4 **No further botanical surveys are recommended.**

Badgers

- 4.5 The site was considered suitable for foraging badgers, with open areas of bare ground and cleared scrub providing access to prey items. The site and surround areas where possible were visually searched for evidence of the presence of badgers (*Meles meles*), including setts, footprints, latrines, and snuffle marks. However, no evidence was found on or adjacent to the site.
- 4.6 There were nine records of badger returned within the data search. The most recent being from 2010, and the closest was 500m east of the site in 2008.
- 4.7 **Retrospectively:** There was no evidence of badgers on the site and no paths or run to adjacent habitat and no signs of badgers within the remaining sections of vegetation. It is considered unlikely that badgers were within the dense bramble scrub prior to clearance.
- 4.8 **No further survey is necessary; however, precautionary measures detailed in paragraph 4.29 will be adhered to, to avoid disturbing nocturnal species and foraging mammals.**

Bats

- 4.9 There were no trees remaining with the site boundary that had potential roost features.
- 4.10 **Retrospectively:** There was a mature horse chestnut tree that limb removal undertaken, the logs had been left on site under the tree and all were inspected and rolled to look for any potential features that could have been removed. None were found. All other logs were searched but none were mature enough to have support roosting bats. No further action is considered necessary.
- 4.11 The building was externally surveyed and had high roosting potential due to its neglected state. There was no access to the loft space to inspect for bats or evidence of roosts. There were multiple areas of ingress as shown below in site photographs, including damaged soffits and facias, broken, and slipped tiles, and the external chimney. However, the current proposals do not include renovations to the existing property (see Appendix II for current proposals).



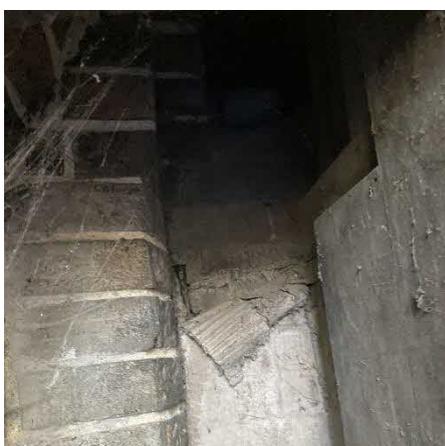
Example of damaged soffits and fascia.



Example of damaged soffits and fascia, and broken and slipped tiles.



Example of damage to the soffits and fascia and gaps under tiles.



This is the eternally exposed chimney area, where only the entrance could be inspected. There was so much dirt and debris in this area that inspection for droppings was not possible.

4.12 **Retrospectively:** There were two outbuildings removed from the front of the property



Google street view July 2023

The first was a dilapidated shed with a flat, felt roof, single skin timber walls, and two large four-pane windows that covered half of the front section. There appeared to be damage to the shed, and it would have been very light with negligible potential for roosting bats.

The second appeared to be of metal construction, with corrugated metal roofing and metal sheeting walls, there were large areas of rust, damage, and gaps in the walls. This building is considered negligible potential for bats due to the temperature fluctuations associated with the metal.

- 4.13 No bats, or evidence of bats (such as droppings, feeding remains, or staining), was found externally during the survey. However, there was a lot of dirt and debris associated with the house.
- 4.14 The boundary habitat, such as the hedgerow and remaining trees and scrub could be used for commuting and foraging bats. However, bat activity is likely to be higher in the surrounding landscape outside of the Great Holland village.
- 4.15 The data search returned eight records of bat, including, Natterer's (*Myotis nattereri*), common pipistrelle (*Pipistrellus pipistrellus*), serotine (*Eptesicus serotinus*), and brown long-eared (*Plecotus auritus*) bats within 2km of the site. These were from 1989- 2014. The closest was of a brown long-eared bat in 2011, 1.1km south-west in an area of high value habitat at Great Holland Pits.
- 4.16 The house had high bat roost potential, with many features noted throughout the external survey. However, the current proposals do not include renovation or demolition to the existing property (see Appendix II for current proposals). **Therefore, it is recommended when renovations or demolition to the building is proposed that full surveys are carried out – consisting of three emergence surveys, designed, or led by a level 2 bat licenced ecologist with IR camera coverage of the building (to BCT Guidelines). These surveys can be carried out between May and September (weather dependent) but two are to be undertaken between May-August.**
- 4.17 **However, whilst the current proposals are being undertaken to minimise potential disturbance to bats, a RAMs should be produced to include, but not be limited to, lighting, fires, obstruction of features, and boundary features.**
- 4.18 The site will incorporate sensitive lighting – ensuring the boundaries are not illuminated as it could be a commuting corridor for nocturnal species. This will follow guidance provided by the Bat Conservation Trust (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

- 4.19 There were multiple hedgerows, both onsite and over hanging, with some semimature and mature trees and areas of scrub still present. All of which offer foraging and nesting opportunity for birds. The house was in a dilapidated state and could allow for nesting opportunities for birds. The front area of grass, limited to a few square metres and was short sward length, and disturbed bare ground are not typically suitable for nesting activity.
- 4.20 No bird nests or evidence of birds was found during the survey, this survey however was undertaken in September.
- 4.21 Retrospectively: The Site was cleared outside of nesting season with the Site being purchased on the 25th of August and clearance not starting until September. Therefore, clearance with regards to birds is not considered an issue.
- 4.22 **No further survey is considered necessary; however, no vegetation clearance should be undertaken in the nesting season March-September or following a nesting bird survey by a suitably qualified ecologist.**

Great Crested Newts & Reptiles

- 4.23 There was one pond observed within 500m of the Site during checks of OS maps and MAGIC maps. This was a fishing pond with a minimum of 20 fishing platforms around the edge boarded by trees. Access to the pond is not available as it was private; however, given its current use it is unlikely to support a population of GCN.
- 4.24 The habitat within the site boundary - predominantly scattered trees, scattered scrub, and bare ground - are unlikely to support GCN during terrestrial phases or reptiles. The site is set within a rural village and bordered by residential houses and Pork Lane, with horse pasture to the west. In the wider landscape were agricultural fields. The hedgerows around the adjacent fields were observed to be small and defunct in areas.
- 4.25 **Retrospectively:** The dense scrub could have supported sheltering and hibernating GCN; however, due to the lack of suitable breeding ponds within 500m this is not considered to be a constraint to the development. The dense scrub could also have supported sheltering and hibernating reptiles; however, due to the lack of suitable adjacent habitat this is unlikely.
- 4.26 The data search returned two records of GCN, the most recent from 2018. All records were over 1km from the site boundary. Also returned were two reptile records; one slow worm from 2021, nearly 2km north-east, and one adder from 2018, 1.1km south-west in an area of high value habitat at Great Holland Pits
- 4.27 **The proposed development is unlikely to negatively impact GCN or reptile populations; therefore, no further survey is necessary.**

Hedgehogs

- 4.28 No evidence of hedgehogs was recorded during the survey on site, and the data search returned only four records of hedgehog within 2km of the site: from 1999-2013.
- 4.29 **No further survey is necessary; however, 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

4.30 Habitats within the site were considered unsuitable for large assemblages of terrestrial invertebrates and unsuitable for aquatic invertebrates. There were no waterbodies, and the species-poor grassland and bare ground would not provide food plants or shelter for an assemblage of common invertebrates, or habitat for any rare or protected species.

4.31 **No further surveys are necessary.**

5. Conclusions

Statutory Designated Areas

- 5.1 The Site falls within the Impact Risk Zone (IRZ) of Holland haven Marshes SSSI and Hamford water SSSI and Ramsar. The development site does not contain similar habitats to these and is therefore unlikely to support species of interest. Furthermore, the construction of a small residential housing estate (four dwellings) is considered unlikely to cause significant disturbance to the important/protected species using these habitats or to create a significant increase in public use pressure/foot traffic through the conservation areas.

Protected Species

- 5.2 The preliminary ecological appraisal found the Site had a neglected residential building with high roost potential. The habitats were not suitable for other protected species – as detailed earlier in the report currently or retrospectively.
- 5.3 **The house had high bat roost potential, with many features noted throughout the external survey. However, the current proposals do not include renovations or demolition to the existing property (see Appendix II for current proposals). Therefore, it is recommended when renovation or demolition of the building is proposed that full surveys are carried out – consisting of three emergence surveys, designed, or led by a level 2 bat licenced ecologist with IR camera coverage of the building (to BCT Guidelines). These surveys can be carried out between May and September (weather dependent) but two are to be undertaken between May-August.**
- 5.4 **However, whilst the current proposals are being undertaken, to minimise potential disturbance to bats a RAMs should be produced to include, but not be limited to, lighting, fires, obstruction of features and boundary features.**
- 5.5 Construction works will implement several precautionary measures for small mammals such as hedgehog and badger, 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).
- 5.6 To prevent infringing legislation which protects all nesting birds, it is recommended that any removal of vegetation is cleared outside the breeding bird season (which runs from March to September) or following a nesting bird survey by a suitably experienced ecologist.
- 5.7 The site will incorporate sensitive lighting – ensuring the boundaries are not illuminated as it could be a commuting corridor for nocturnal species. This will follow guidance provided by the Bat Conservation Trust (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.

6. References

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<https://www.naturescape.co.uk/>

Appendix I: Site Photos



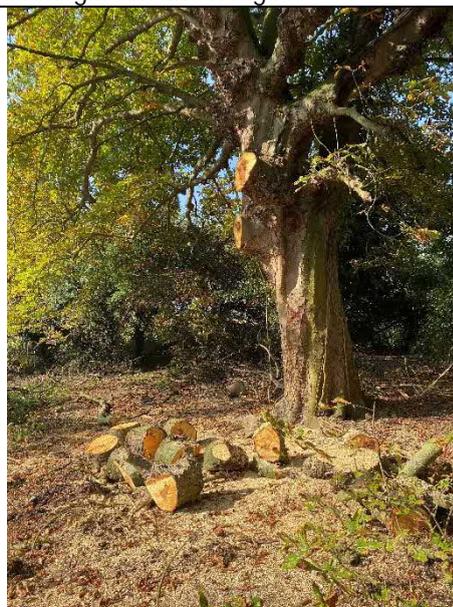
View from Pork lane



Front garden and hedges



Branches left on the floor and checked for cavities and PRFs



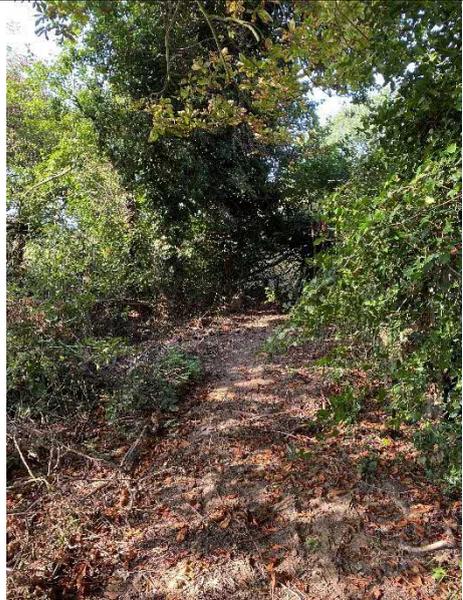
Mature Horsechestnut with limb removal.



Area of scrub and nettles to the north east.



Scrub, car parts and trees to the east

	
<p>Adjacent horse grazed field to the east</p>	<p>Bare ground and scrub to the south east</p>
	
<p>Stumps and trees to the north east</p>	<p>Bare ground and over hanging tree line of Lell to the north</p>

Appendix II: figures

UKHabs habitat map

TM 21058 19832: Pork Lane, Great Holland, Essex



Key

- Site boundary
- UK Habitats classification**
- u1, 32, 510 - built up areas, garden, scattered trees & bare ground
- u1, 827, 518 - built up areas, garden (front neglected garden)
- u1b, 518 - path (developed land; sealed surface (neglected))
- u1b5, 518 - building (neglected)
- h2b, 518 - non native + ornamental hedgerow (neglected)
- u1e, 612 - boundary fence
- u1, 203 - mature tree

Drawing Title: Preliminary Ecological Appraisal site map
 Date: 03/10/2023
 Projection: EPSG: 27700 (British National Grid)
 Produced by Abrehart Ecology Ltd for Tim Snow Architects





Key

- Site boundary
- UK habitats classification**
- u1, 827, 518 - bramble scrub, neglected garden with scattered trees
- u1, 827, 518 - built up areas, garden (front garden neglected)
- u1b, 518 - path (developed land, sealed surface (neglected))
- u1b5, 518 - buildings (neglected)
- h2b, 518 - non native + ornamental hedgerow (neglected)
- u1e, 612 - boundary fence
- u1, 203 - mature tree

Drawing Title: Retrospective preliminary Ecological Appraisal site map
Date: 03/10/2023
Projection: EPSG: 27700 (British National Grid)
 Produced by Abrehart Ecology Ltd for Tim Snow Architects



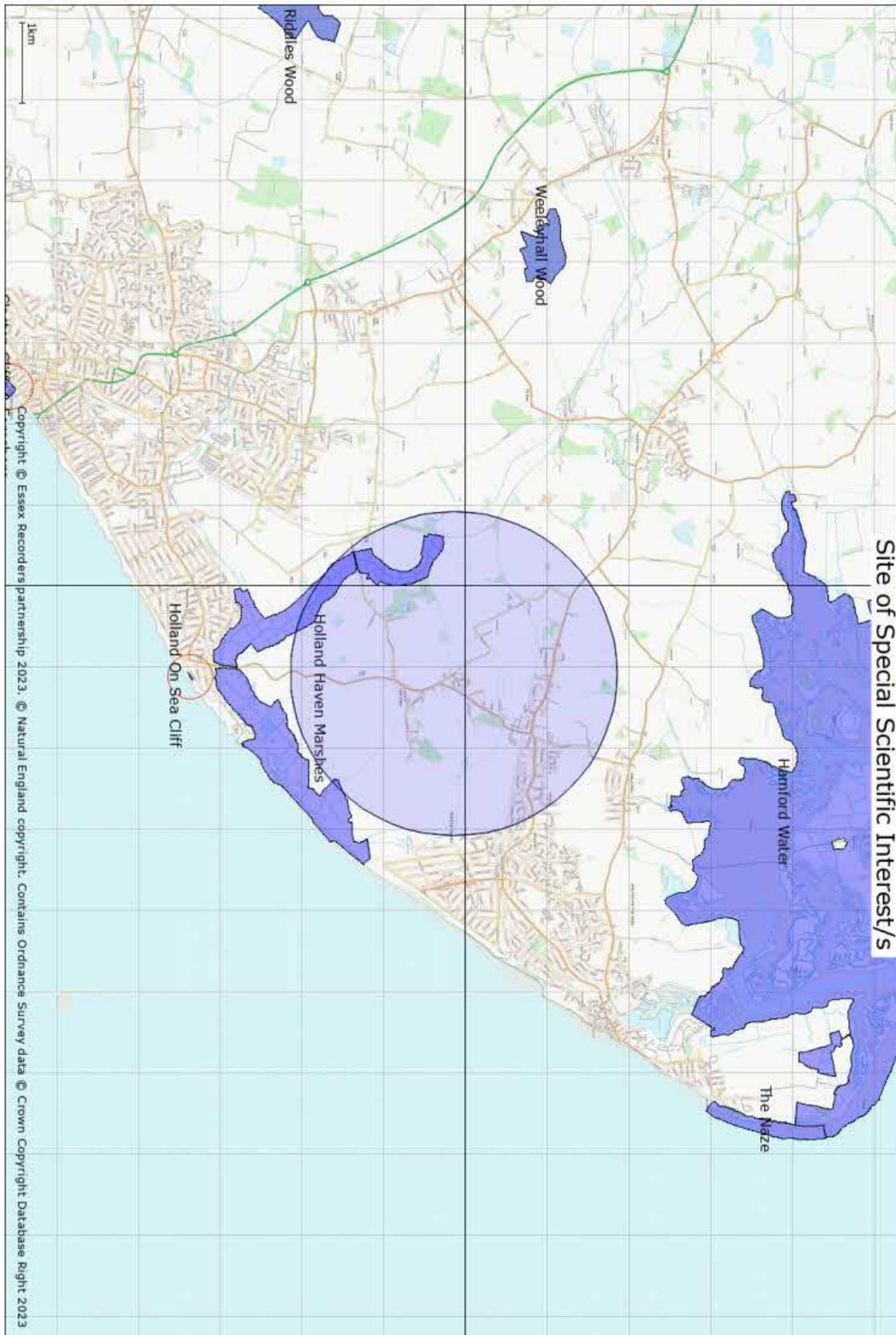
Current Proposals

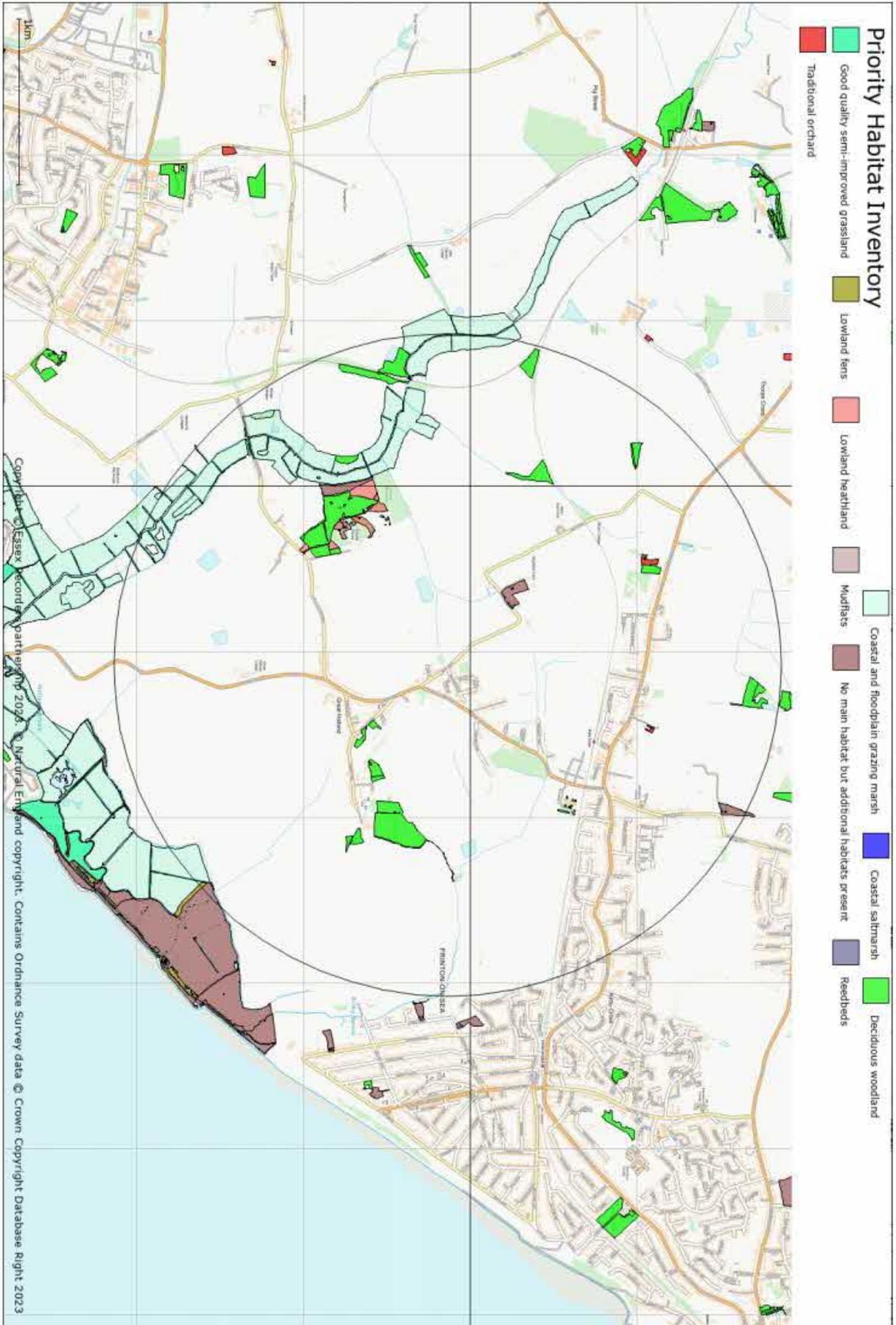


Proposed Development
 Montrose
 Park Lane
 Great Holland
 Essex
 Site Plan

Tim Snow Architects
 94 High Street, Highgate
 Colchester, Essex CO1 7AE
 [Redacted]

Non-statutory and Designated Sites within 2k of the Site (from Essex Field Club).





Appendix III: Species Lists (recorded during survey)

Flora (plants)

Species

Achillea millefolium
Aegopodium podagraria
A. esculus hippocastanum
Bellis perennis
Crataegus monogyna
Fraxinus excelsior
L. eylandii
L. eylandii
Ligustrum ovalifolium
Illex aquifolium
Plantago major
Prunus avium
Prunus domestica
Prunus spinosa
Quercus robur
Ranunculus repens
Rubus fruticosus
Taraxacum agg
Trifolium repens
Urtica dioica

Appendix IV: Relevant Protected Species Legislation

Species	Legislation	Protection
Bats	<p>Conservation of Habitats and Species Regulations (2010) (as amended)</p> <p>Wildlife and Countryside Act (WCA) (1981), Schedule 5 (as amended)</p> <p>Wild Mammals Act (1996)</p>	<p>It is an offence to:</p> <p>Intentionally kill, injure or take any bat</p> <p>Intentionally or recklessly disturb a bat</p> <p>Intentionally or recklessly damage, destroy or obstruct access to a bat roost</p>
Great Crested Newts	<p>Conservation of Habitats and Species Regulations (2010) (as amended)</p> <p>Wildlife and Countryside Act (WCA) (1981), Schedule 5 (as amended)</p>	<p>It is an offence to:</p> <p>Intentionally kill, injure or take a great crested newt</p> <p>Intentionally or recklessly disturb a great crested newt</p> <p>Intentionally or recklessly damage, destroy or obstruct access to any place used by a great crested newt for shelter or protection</p>
Widespread Reptiles	<p>Wildlife and Countryside Act (WCA) (1981), Schedule 5 (as amended)</p>	<p>It is an offence to:</p> <p>Intentionally kill or injure a reptile</p> <p>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</p>
Birds	<p>Wildlife and Countryside Act (WCA) (1981) (as amended)</p>	<p>It is an offence to:</p> <p>Intentionally kill, injure or take any wild bird</p> <p>Intentionally take, damage or destroy nests in use or being built</p> <p>Intentionally take, damage or destroy eggs</p> <p>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</p>