

Report : Preliminary Ecological Appraisal:
Proposed development at Troedrhifedwen,
Llanbister Road, Llandrindod Wells LD1 5UW

Reference : KB/2755/22.1

Date : 13 September 2022

Client : Ms. K. Bowen
Troedrhifedwen
Llanbister Road
Llandrindod Wells
LD1 5UW

Proposed development : Demolition of the House at Troedrhifedwen and the construction of a
new, replacement, house.

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**Preliminary Ecological Appraisal:
Proposed development at Troedrhifedwen,
Llanbister Road, Llandrindod Wells LD1 5UW.**

1. Introduction

There is a proposal to demolish the House within the Troedrhifedwen yard and building complex.

Following the demolition a new, replacement, house will be constructed. Access to the new house will be via the existing Troedrhifedwen access track.

The proposed development does not appear to require the removal of any hedge or tree, or parts of them. However, the removal of some (garden) shrubs may be required.

Full details of the proposed development may be obtained from Ms. K. Bowen.

From this point forward, the proposed development site at Troedrhifedwen is referred to as 'The Site'.

The Site is situated at approximate National Grid Reference (NGR) 318280, 272205. The total area of land to be affected by the proposed development is roughly 1000m² (0.1 hectare).

On 24 June 2022, 6 July 2022 and 5 August 2022, The Site was subject to a habitat survey using the UK Habitat Classification method⁽¹⁾, and The Site and its immediate environs were surveyed for physical evidence of protected fauna.

An assessment was made of the likelihood of protected fauna being present on The Site and the surrounding landscape.

The survey was carried out during fine weather conditions with good visibility.

Dr. R. M. Jones, experienced field biologist, surveyor, Natural Resources Wales licensed bat worker (Licence number S088947/1) and Natural Resources Wales licensed newt worker (Licence number S088980/1) carried out the assessment/survey.

A photographic record of The Site is provided in Appendix 1.

2. Designated Wildlife Sites

A search for designated wildlife sites within 2km of The Site were identified using the Multi-Agency Geographic Information Centre (MAGIC) (<http://magic.gov.uk>).

The River Lugg Site of Special Scientific Interest is situated approximately 360m northeast of the House. Bats are not listed as a reason for the designation of the River Lugg Site of Special Scientific Interest.

Considering the nature and scale of the proposed development (the demolition of a House within an existing agricultural yard and building complex); it is unlikely that the development would have a detrimental impact on the conservation status of the River Lugg Site of Special Scientific Interest.

3. Historical Biodiversity Record Search

On 2 September 2022, the Natural Resources Wales 'Beta: Wales Environmental Information Portal' (<https://smnr-nrw.hub.arcgis.com/>) was used to identify important habitat connectivity at and in the vicinity of The Site.

The Natural Resources Wales 'Wales Environmental Information Portal' uses three habitat network categories. These categories and their definitions are provided below:

Category	Definition 1 Latham <i>et al.</i> 2013	Definition 2 Garett & Ayling (2021)
Local network	"very limited areas of connectivity around every habitat patch..."	"for species that require a lot of their habitat and disperse poorly"
Focal network	"extensive areas of general connectivity..."	"for species that require less habitat and disperse reasonably well"
Core network	"areas of strongest connectivity"	"for species that require only small areas of habitat and disperse very poorly"

The Site is not within or adjacent to a Natural Resources Wales defined local habitat network. However, land approximately 80m northeast of The Site is within a local lowland grass habitat network. Also, local woodland habitat network is present within 150m (or-so) southeast and northwest of The Site.

The Site is not within or adjacent to a Natural Resources Wales defined focal habitat. However, land within the Natural Resources Wales defined focal woodland habitat network is present roughly 250m northeast, 340m southeast and 120m northwest of The Site.

The Site is not within or adjacent to a Natural Resources Wales defined core habitat. There is no core habitat within 1km of The Site.

4. Historical Biodiversity Record Search

A search of historical records of bats within 2km of The Site and roof nesting bird within 150m of The Site was commissioned from the Biodiversity Information Service for Powys and Brecon Beacons National Park.

The search was achieved by searching for records within 2km of National Grid Reference 318280, 272205.

Record search results were provided to Star Ecology on 11 July 2022.

4.1 Bat

The Biodiversity Information Service for Powys and Brecon has one record of bat recorded within 2km of The Site.

In year 2020 a record of Brown long-eared bat (*Plecotus auritus*) was collected approximately 1.1km south of The Site. The record has a 100m precision.

Considering the nature and scale of the proposed development; it is unlikely that the development would have a detrimental impact on the conservation status of the Brown long-eared bat recorded over 1km from The Site.

4.2 Roof nesting bird

The Biodiversity Information Service for Powys and Brecon has a record of nesting bird at Troedrhiwfedwen.

In August 2021 five pairs of House Martin (*Delichon urbicum*) were recorded nesting under eaves of the House.

The Biodiversity Information Service for Powys and Brecon has no other record of roof nesting bird at or within 150m of the House.

In the absence of mitigation, compensation and enhancement, the proposed development will have a negative impact on the conservation status of House martin.

5. Site Description and Habitat

The Site is formed by a single-, two- and three-storey derelict House (building, u1b5). The House is surrounded by areas of seemingly unmanaged garden and part of the Troedrhiwfedwen yard area. Part of the garden area is used for the housing of Ducks and other parts appear to be used by Horse and Sheep for grazing.

A short section of (planted) Cotoneaster (*Cotoneaster* sp.) hedge is present as well as some (presumably) self-set Elder (*Sambucus nigra*) shrubs.

Physical boundaries in and within the vicinity of The Site are provided by timber-post, pig-netting wire and/or timber-rail (agricultural/equestrian) fences.

6. Badger

6.1 Legislation

Badgers (*Meles meles*) and their setts are protected by the Protection of Badgers Act 1992. Under this legislation it is illegal to:

- wilfully kill, injure or take, or attempt to kill, injure or take, a Badger;
- cruelly ill-treating a Badger, digging for Badgers, using Badger tongs, using a firearm other than the type specified under the exceptions within the Act;
- interfere with a Badger sett by damaging, destroying, obstructing, causing a dog to enter a sett, disturbing an occupied sett - either by intent or by negligence;
- sell or offer for sale a live Badger, having possession or control of a live Badger;
- mark, attach a ring, tag, or other marking device to a Badger.

A Natural Resources Wales Badger Disturbance Licence may be required for development works affecting Badgers.

6.2 Consideration

No evidence of Badger was found on The Site or within approximately 100m of it.

However, considering the habitat of The Site and its environs, its location and surrounding landscape; Badger may, occasionally, use The Site (and land in the vicinity) for commuting and foraging purposes.

Considering the nature and scale of the proposed development; in the absence of mitigation, it is unlikely that the proposed development would cause the killing or injury of Badger or have a negative impact on the conservation status of Badger.

However, as a precaution, it is recommended that mitigation measures for Badger are adhered to during the proposed development.

Mitigation measures for Badger (and Hedgehog and Polecat), suitable for the proposed development, are provided in Appendix 2.

7. Bat

7.1 Legislation

All bat species (*Rhinolophidae* and *Vespertilionidae*) are protected under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2017 (as amended).

Under the Conservation of Habitats and Species Regulations 2017 legislation it is illegal to:

- deliberately capture, injure or kill a bat;
- deliberately disturb bats. This includes in particular, disturbance in a way any such which is likely to (i) impair their ability to survive, breed or reproduce, or to rear or nurture their young; (ii) impair their ability to hibernate or migrate; or (iii) to affect significantly the local distribution or abundance of the species to which they belong;
- damage or destroy a breeding site or resting place of a bat;
- to be in possession or control, to keep, transport, to sell or exchange, or to offer for sale or exchange, any live or dead bat, or any part of, or anything derived from such a wild animal.

Under the Wildlife and Countryside Act 1981, it is illegal to:

- intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection.
- intentionally or recklessly obstruct access to any structure or place which a bat uses for shelter or protection.

A bat resting place may be a structure a bat uses for breeding, resting, shelter or protection. Resting place sites are protected whether or not bats are in occupation, as they may be re-used by bats.

Eight species of bat are listed as 'priority species' under Schedule 7 of the Environment (Wales) Act 2016.

A European Protected Species (EPS) Development Licence from Natural Resources Wales may be required for development works triggering Conservation of Habitats and Species Regulations 2017 offences against bats.

7.2 Consideration

The House provides bat roost habitat and has been subject to a separate Bat Survey.

The Site and its immediate environs is used by bats for commuting and/or foraging purposes.

External Lighting:

In order to negate the (potential) impact of the development on commuting and foraging bats: should it be proposed that external lighting be installed as part of the development – an External Lighting Plan will need to be compiled.

Recommendations are contained in Appendix 3.

8. Dormouse

8.1 Legislation

The Common or Hazel Dormouse (*Muscardinus avellanarius*) is protected under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2017 .

Under the Conservation of Habitats and Species Regulations 2017 legislation it is illegal to:

- deliberately capture, injure or kill a Dormouse;
- deliberately disturb Dormice. This includes in particular, disturbance in a way any such which is likely to (i) impair their ability to survive, breed or reproduce, or to rear or nurture their young; (ii) impair their ability to hibernate or migrate; or (iii) to affect significantly the local distribution or abundance of the species to which they belong
- damage or destroy a breeding site or resting place of a Dormouse;
- to be in possession or control, to keep, transport, to sell or exchange, or to offer for sale or exchange, any live or dead Dormouse, or any part of, or anything derived from such a wild animal.

Under the Wildlife and Countryside Act 1981, it is illegal to:

- intentionally or recklessly disturb a Dormouse while it is occupying a structure or place which it uses for shelter or protection.
- intentionally or recklessly obstruct access to any structure or place which a Dormouse uses for shelter or protection.

A Dormouse resting place may be a structure a Dormouse uses for breeding, resting, shelter or protection. Resting place sites are protected whether or not Dormice are in occupation, as they may be re-used by Dormice.

Dormouse are listed as 'priority species' under Schedule 7 of the Environment (Wales) Act 2016.

A European Protected Species (EPS) Development Licence from Natural Resources Wales may be required for development works triggering Conservation of Habitats and Species Regulations 2017 offences against Dormice.

8.2 Consideration

There is no potential Dormouse habitat on, bounding or within the immediate vicinity of The Site. The Site, its boundaries and land in the vicinity were searched for signs of Dormice, namely the presence of nests and gnawed hazel nuts. No evidence of Dormouse was present on The Site or within approximately 50m of surveyor accessible land. Dormouse do not impose a constraint on the proposed development.

9. Great Crested Newt

9.1 Legislation

Great crested newt (*Triturus cristatus*) are protected under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2017 .

Under the Conservation of Habitats and Species Regulations 2017 legislation it is illegal to:

- deliberately capture, injure or kill a Great crested newt;
- deliberately disturb Great crested newt. This includes in particular, disturbance in a way any such which is likely to (i) impair their ability to survive, breed or reproduce, or to rear or nurture their young; (ii) impair their ability to hibernate or migrate; or (iii) to affect significantly the local distribution or abundance of the species to which they belong
- damage or destroy a breeding site or resting place of a Great crested newt;
- to be in possession or control, to keep, transport, to sell or exchange, or to offer for sale or exchange, any live or dead Great crested newt, or any part of, or anything derived from such a wild animal.

Under the Wildlife and Countryside Act 1981, it is illegal to:

- intentionally or recklessly disturb a Great crested newt while it is occupying a structure or place which it uses for shelter or protection.
- intentionally or recklessly obstruct access to any structure or place which a Great crested newt uses for shelter or protection.

A European Protected Species (EPS) Development Licence from Natural Resources Wales will be required for development works triggering Conservation of Habitats and Species Regulations 2017 offences against Great crested newt.

Great crested newt are listed as 'priority species' within the Powys Biodiversity Action Plan.

9.2 Consideration

There is one mapped pond within 250m of The Site.

Ordnance survey maps show a pond present at approximate NGR 318285, 272225, roughly 10m northeast of The Site. However it appears that the pond no longer exists.

On the dates of the survey, the mapped location of the pond was completely dry and covered with grass, Common nettle (*Urtica dioica*) and Broad-leaved dock (*Rumex obtusifolius*). A photographic record of the mapped area of the pond is provided in Appendix 1.

The pond does not provide Great crested newt breeding habitat. There are no other mapped or known ponds within 250m of The Site.

It is reasonably unlikely that Great crested newt are present on The Site and, therefore, Great crested newt do not impose a constraint on the proposed development.

10. Hedgehog

10.1 Legislation and policy

(European) Hedgehog (*Erinaceus europaeus*) are:

- listed on Appendix III of the Bern Convention.
- protected from harm under Schedule 6 of the Wildlife and Countryside Act 1981.
- are listed as a 'priority species' under Schedule 7 of the Environment (Wales) Act 2016.
- listed as 'vulnerable to extinction' on International Union for the Conservation of Nature's Red List for British Mammals.

10.2 Consideration

The Site does not provide habitat suitable to use for breeding/nesting. However, potential Hedgehog breeding/nesting habitat exists in the vicinity and, furthermore, Hedgehog may use parts of The Site and land in its vicinity for commuting and/or foraging.

Mitigation measures will be required to ensure that Hedgehog are not killed or injured by development work.

Mitigation measures for Hedgehog (and Badger and Polecat), suitable for the proposed development, are provided in Appendix 2.

11. Otter

11.1 Legislation

Otter (*Lutra lutra*) are protected under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2017 (as amended).

Under the Conservation of Habitats and Species Regulations 2017 (as amended) legislation it is illegal to:

- deliberately capture, injure or kill an Otter;
- deliberately disturb Otter. This includes in particular, disturbance in a way any such which is likely to (i) impair their ability to survive, breed or reproduce, or to rear or nurture their young; (ii) impair their ability to hibernate or migrate; or (iii) to affect significantly the local distribution or abundance of the species to which they belong
- damage or destroy a breeding site or resting place of an Otter;
- to be in possession or control, to keep, transport, to sell or exchange, or to offer for sale or exchange, any live or dead Otter, or any part of, or anything derived from such a wild animal.

Under the Wildlife and Countryside Act 1981, it is illegal to:

- intentionally or recklessly disturb a Otter while it is occupying a structure or place which it uses for shelter or protection.
- intentionally or recklessly obstruct access to any structure or place which an Otter uses for shelter or protection.

Otter are listed as a 'priority species' under Schedule 7 of the Environment (Wales) Act 2016.

A European Protected Species (EPS) Development Licence from Natural Resources Wales will be required for development works triggering Conservation of Habitats and Species Regulations 2017 offences against Otter.

11.2 Consideration

The Site and its immediate environs do not provide Otter habitat.

It is reasonably unlikely that Otter will be present on the site and, therefore, Otter do not impose a constraint on the proposed development.

12. Polecat

12.1 Legislation and policy

(European) Polecat (*Mustela putorius*) are:

- protected from harm under Schedule 6 of the Wildlife and Countryside Act 1981.
- protected from trapping or capture under Schedule 6 of the Conservation of Habitats and Species Regulations 2017.
- are listed as a 'priority species' under Schedule 7 of the Environment (Wales) Act 2016.

12.2 Consideration

The Site does not provide Polecat habitat. However, there is habitat suitable for Polecat to use for breeding/nesting within the Troedrihwfedwen yard and building complex.

Considering the nature and scale of the proposed development; in the absence of mitigation, it is unlikely that the proposed development would cause the killing or injury of Polecat or have a negative impact on the conservation status of Polecat.

However, as a precaution, it is recommended that mitigation measures for Polecat are adhered to during the proposed development.

Mitigation measures for Polecat (and Badger and Hedgehog), suitable for the proposed development, are provided in Appendix 2.

13. Reptile

13.1 Legislation

Four reptile species, Adder (*Vipera berus*), Grass snake (*Natrix natrix*), Slow-worm (*Anguis fragilis*) and Common Lizard (*Lacerta vivipara*), have protection under the Wildlife and Countryside Act 1981.

Their inclusion on Schedule 5 of the Wildlife and Countryside Act 1981 gives 'partial protection' (i.e. only parts of section 9 apply). In addition to restrictions with respect to trade (prohibition of sale and advertising for sale, etc.) they are also protected from intentional killing or injury.

All reptile species are listed as 'priority species' under Schedule 7 of the Environment (Wales) Act 2016.

13.2 Consideration

The Site does not provide habitat of significant importance to reptile. However, it is possible that common reptile, namely Grass snake, may, occasionally, be present on The Site and within its immediate environs.

Considering the nature and scale of the proposed development; in the absence of mitigation, it is unlikely that the proposed development would cause the killing or injury of reptile or have a negative impact on the conservation status of reptile.

However, as a precaution, it is recommended that mitigation measures for reptile are adhered to during the proposed development.

Mitigation measures for reptile, suitable for the proposed development, are provided in Appendix 4.

14. Small Breeding Bird

14.1 Legislation

Nesting birds are protected by the Wildlife and Countryside Act 1981.

Under the Wildlife and Countryside Act 1981, all birds are protected while breeding. It is an offence, with certain exceptions to:

- intentionally kill, injure or take any wild bird;
- intentionally take, damage or destroy the nest of any wild bird while it is in use or being built;
- intentionally take or destroy the egg of any wild bird.

14.2 Consideration

Vegetation on and in the vicinity of The Site provides bird nesting habitat.

House martin (*Delichon urbicum*) nest on the exterior of the House and House sparrow (*Passer domesticus*) nest within the House.

Should the proposed development be carried out mitigation for Small Breeding Bird should be adhered to.

Mitigation for Small Breeding Bird is contained in Appendix 5.

15. Water vole

15.1 Legislation

Water vole (*Arvicola amphibius*) are protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000).

Under this legislation, it is illegal to:

- intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection;
- intentionally or recklessly disturb Water voles whilst occupying a structure or place used for that purpose;
- intentionally kill, injure or take Water voles;
- possess or control live or dead Water voles or derivatives;
- sell water voles or offer or expose for sale or transport for sale;
- publish or cause to be published any advertisement which conveys the buying or selling of Water voles.

15.2 Consideration

The Site does not provide Water vole habitat.

Water vole do not impose a constraint on the proposed development.

16. Assessment Synopsis

There is one designated wildlife site, River Lugg Site of Special Scientific Interest, within 2km of The Site.

Considering the:

- distance of the designated wildlife site from The Site;
- habitat of The Site;
- nature of the proposed development; and,
- scale of the proposed development,

it is not considered likely that the proposed development will negatively affect the conservation status of River Lugg Site of Special Scientific Interest.

The floral habitat of The Site is of very low/negligible ecological value.

However, the House provides bat roost habitat and Small Breeding Bird nesting habitat. The House has been subject to a separate bat survey.

In addition:

- Badger, Hedgehog and Polecat may, occasionally, be present on The Site and within its immediate environs.
Should the proposed development receive approval; mitigation for Badger, Hedgehog and Polecat - provided in Appendix 2 - should be adhered to.
- The Site and its environs are used by bats for commuting and/or foraging purposes.
Should external lighting be proposed (as part of the proposed development); an external lighting scheme sensitive to bats should be designed.
Details to inform an external lighting scheme are contained in Appendix 3.
- There is a remote chance that reptile, such as Grass snake, may, occasionally, be present on The Site.
It is a legal offence to kill or injure reptile.
Should the proposed development be carried out mitigation for reptile should be adhered to - to assuage any possible negative impact of the development on reptile.
Mitigation for reptile is contained in Appendix 4.
- The House and vegetation on and in the vicinity of The Site provides Small Breeding Bird nesting habitat.
Should the proposed development receive approval; mitigation for Small Breeding Bird - provided in Appendix 5 - should be adhered to.

17. Reference

- 1: Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2020). UK Habitat Classification – Habitat Definitions V1.1 at <http://ukhab.org>

Appendix 1. Survey Photographs



Photograph 1.
View of the north area of The Site.
Looking south from north.



Photograph 2.
View of the east area.
Looking west from east.



Photograph 3.
View of the south area.
Looking northeast from southwest.



Photograph 4.
View of the mapped area of the pond roughly 10m northeast of The Site.
Looking southwest from northeast.

Appendix 2. Mitigation for Badger, Hedgehog and Polecat

Excavations and ground-works

Excavated footings, post-holes, pipe trenches etc. will need to be filled on the same day as they are opened.

Should the time between excavation and filling of foundations or trenches need to be extended, due to unforeseen circumstances, it will be necessary to prevent any chance of Badger, Hedgehog or Polecat (or other wildlife) becoming trapped in excavations.

This may be achieved by:

Covers:

Covering the excavations with ply-board sheeting or similar, ensuring a good seal between the bottom edge of the board and firm ground substrate.

Ramps:

Should it not be possible to cover all excavations, wooden boards (or similar) will be placed extending from the bottom of excavations to the surrounding surface.

Should Badger, Hedgehog or Polecat, or small mammals, become trapped in excavations, these 'ramps' may potentially allow Badger, Hedgehog or Polecat, and small mammals, a method of escaping on their own accord.

Each morning; excavations should be inspected for the presence of Badger, Hedgehog or Polecat. Should Badger, Hedgehog or Polecat be present, they should be removed from the excavation and, if they are healthy, released within suitable habitat away from the development site.

Appendix 3. External Lighting

In order to avoid any unnecessary disturbance to bats in the future, any external lighting to be installed (as part of the development) should:

- use Light emitting diodes (LED) luminaries
- have a warm white spectrum <2700° Kelvin (degrees colour temperature)
- have peak wavelengths higher than 550nm
- be set on motion-sensors
- use short duration (e.g. one minute) timers
- not be in the vicinity of, or shine towards, trees or boundary vegetation

Appendix 4. Mitigation for Reptile

Adoption of the mitigation measures is *precautionary* but may avoid the killing or injury of reptile that may traverse the development site or be attracted to it during the construction phase. (E.g. animals may seek refuge or shelter within spoil heaps or building materials).

1. Grass/vegetation clearance

- 1.1 Should the sward height of grass on the development site be above 100mm at the time that development work is to commence; action will be required to negate any likelihood of reptile being present on the development site:
 - a) Immediately prior to development works commencing: the development site will be walked and inspected for the presence of reptile;
 - b) Should (a) reptile(s) be found, it may be necessary for the proposed development-work schedule to be reassessed and, if necessary, Natural Resources Wales be consulted;
 - c) Should no reptiles be found, central areas of the development site will need to be cut/strimmed to a height of no less than 100mm:
 - Cutting/strimming will start within the central areas of the development site and progress outwards;
 - All cut vegetation will need to be removed from the development site by hand.
- 1.2 Where appropriate, the grassland habitat on the development site should be kept to a minimum sward height (ideally less than 50mm) for the duration of the development.

2. Building material storage

- 2.1 It is recommended that any materials stored on the development site during the construction phase are done so on pallets and at as great a distance as possible from trees, hedges and shrubs.

This will:

 - a) minimise the likelihood of reptile that may reside or traverse within/over the (areas of) trees, hedges and shrubs (to be retained) from using building materials as a place for rest or shelter.
 - b) ensure the protection of the root systems of the retained trees, hedges and shrubs.
- 2.2 Where suitable, construction materials should be stored on pallets (or other structures such as 'skips') to keep them off the ground and potentially prevent reptiles and other wildlife from resting underneath them.
- 2.3 Pallets and other stored materials should not be kept on bare ground and in the same place for more than 3-4 weeks to prevent them from creating potentially suitable resting places for reptiles and other wildlife.
- 2.4 If possible building materials should be stored within (a) secure compound(s), such as 'skip(s)'.
- 2.5 Where appropriate, the areas immediately surrounding (the) building material storage area(s) should be kept clear of debris and/or vegetation, and (where appropriate) grassland sward height will be kept to a minimum.

3. Excavations

- 3.1 Excavated footings, post-holes, pipe trenches etc. will be filled on the same day as they are opened.
- 3.2 Should the time between excavation and filling of foundations or trenches need to be extended, due to unforeseen circumstances, it will be necessary to prevent any chance of reptiles, or other wildlife, becoming trapped in excavations.
 - a) This may be achieved by covering the excavations with ply-board sheeting or similar, ensuring a good seal between the bottom edge of the board and firm ground substrate.

- b) Should it not be possible to cover all excavations, wooden boards should be placed extending from the bottom of excavations to the surrounding surface. Should reptiles (or amphibians or small mammals) become trapped in excavations, these 'ramps' may potentially allow reptiles, amphibians and small mammals a method of escaping on their own accord.
- 3.3 Prior to works re-commencing excavations will be inspected for the presence of reptiles or other wildlife.

4. Arisings and/or waste materials

- 4.1 (Waste) excavated stone and soil (and any other arisings) will be removed from the development site on the same day as their creation.
- 4.2 (Soil) arisings that are to remain on the development site, perhaps for landscaping for example, will either need to be placed in (a) secure compound(s) (such as (a) skip(s)) and returned to site when required, or placed immediately on the development site where they are required post-development. Should the latter be required, soils will need to be compacted and dressed to the required finished level on the same day (or as soon after as possible) as they were excavated.
- 4.3 Waste materials, such as builders rubble, generated within the development process should be stored within purpose-made refuge containers (such as 'skips') and or (a) secure compound(s).
- 4.4 Where appropriate, the areas immediately surrounding the storage areas of (soil) arisings and/or waste materials will be kept clear of debris and/or vegetation, and (where appropriate) grassland sward height will be kept to a minimum.

Appendix 5. Mitigation for Small Breeding Bird

House

Ideally, the demolition of the House should not be started between 1 March and 1 October (inclusive).

Should it not be possible to time demolition work to avoid disturbance to nesting birds, potential access points to the House for birds should be closed off with mesh or fabric barriers, in order to prevent birds from nesting.

Should it be required that development works commence between March and September, the House should be inspected by a suitably qualified ecologist for evidence of nesting birds. No works may commence if birds have started to build, or if they already occupy, nests.

If birds gain access to House and start nesting - prior to or during demolition work - delays will be inevitable up to the moment when the young birds leave the nest.

Vegetation

Vegetation clearance, including the removal of sections of hedge, may only be carried out when no nesting birds are present i.e. between 1 October and 1 March.

Should it be required that vegetation clearance takes place within the bird breeding season, a survey should be carried out by a suitably qualified ecologist to ascertain whether breeding birds are present or not; should no breeding birds be present, it may be possible for vegetation clearance work to commence.