

Land at Rear of 2 Normandy Way, Bodmin, Cornwall

Ecological Impact Assessment

March 2023

A report on behalf of Treveth

Ref: 1847-EcIA-JP

Site Details

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Site Location	Bodmin, Cornwall
Central OS Grid Reference	SX 07763 65918
Client	Treveth

Quality Assurance

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A Glossary of the terms used in this report is provided in **Appendix 1**.

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1 INTRODUCTION

This report presents the results of an Ecological Impact Assessment at Land at Rear of 2 Normandy Way, Bodmin, Cornwall (central OS grid reference: SX 07763 65918) in relation to a proposed planning application for eight new build industrial sheds and road access for vehicles. The surveys were commissioned by Treveth.

The area within the application boundary is hereafter referred to as the 'Site'.

2 AIMS

The aims of this report are to:

- 👉 Identify and describe the habitats and species likely to be affected by the proposed development and assess the ecological value of these features;
- 👉 Identify key ecological constraints to the proposed development and evaluate the significance of any potential effects; and,
- 👉 Provide recommendations for mitigation and enhancement opportunities in accordance with relevant planning policy, legislation and other published guidance (see **Appendix 2**).

3 METHODS

3.1 Desk Study

A desk-based study was undertaken in February 2023 whereby:

- 👉 Environmental Records Centre for Cornwall and the Isles of Scilly (ERCCIS) was contacted for records of protected/ notable species and sites designated for nature conservation value within 1km;
- 👉 MAGIC (www.magic.gov.uk) was searched for European designated sites within 10km and Priority Habitats and European Protected Species licences within or adjacent to the Site;
- 👉 Previous reports were reviewed with any relevant results provided in the appropriate sub-sections;
- 👉 Aerial photography of the wider area was reviewed to identify possible important habitat features;
- 👉 Cornwall Council Interactive Map was used to search for consultation zones that cover the Site.

3.2 Extended UK Habitat Classification Survey

A site walkover was undertaken on 28 February 2023 by Faye Midmore BSc MSc MCIEEM and Joe Parkes BSc MSc when weather conditions were dry with good visibility.

All habitats within the Site were identified, described, and mapped during the field survey in accordance with the UK Habitat Classification (UKHab) (Butcher et al. 2020), with linear and point features mapped using Phase 1 Habitat Survey symbology (JNCC 2010). Secondary UKHab codes have not been mapped but are described within the text.

A non-exhaustive botanical species list was compiled, with plant names following Stace (2019). The survey was extended to highlight the potential presence of protected and priority species in accordance with CIEEM's Guidelines for Preliminary Ecological Appraisal (2017). This involved a search to identify the presence or potential presence of notable and protected species such as breeding birds, badger dormouse, bats, reptiles, and amphibians. Target Notes (TNs) were used to record any features or habitats of ecological interest.

3.3 Survey Limitations

Care has been taken to ensure that balanced advice is provided on the information available and collected during the study period (s), and within the resources available for the project. However, the possibility of important ecological features being missed due to survey timings, absence during surveys or the year of survey cannot be ruled out. In addition, the lack of evidence or records of protected species on Site does not preclude their presence from Site.

4 RESULTS

4.1 Designated Sites

The Site is situated approximately 3.3 km southeast of the River Camel SAC. This site is important due to it providing suitable conditions for bullhead, which requires clean, fast flowing, relatively oligotrophic waters with stony bottoms, as well as being a stronghold for the otter population in the south-west of England. This site also comprises of European dry heaths, old sessile oak woods, and alluvial forests, all of which are Annex I habitats that require protection.

The Site is situated approximately 4.3 km northwest of the Breney Common and Goss & Tregoss Moors SAC. This site is important due to the Annex I habitats that it is comprised of, these include; Northern Atlantic wet heaths, European dry heaths, transition mires and quaking bogs, all of which require protection. The marsh fritillary butterfly has a number of subpopulations present on this site, using the wet heathlands present to support the largest meta population in Cornwall.

The Site lies within a SSSI Impact Risk Zone relating to any industrial development which could cause air pollution and lies within a nutrient impact area relating to the River Camel SAC.

The Site does not lie within any European designated site consultation zones, as shown on the Cornwall Council Interactive Map.

The Site lies 860m southeast of the Bodmin Beacon Local Nature Reserve (LNR), which includes Beacon Field, an open space with relict heathland and open downland, the rest comprises managed hay meadows and community woodland.

4.2 Habitats & Flora

The Site comprises ruderal/ ephemeral vegetation and consists of bare ground, rubble and low-growing plants characteristic of disturbed sites with no one dominant plant species. A relatively wide range of common grasses, sedges and herbaceous species are present throughout the Site, with occasional bramble and old willow stumps. Being an abandoned industrial site there is a great deal of hardstanding and gravel which the vegetation is growing through, as well as rubble and scrap metal piles which also have a variety of plants covering them.

A previous report written by Spalding Associates, who conducted a walkover on 27th January 2022, states that the Site was previously covered in dense bramble, gorse, and buddleia scrub, which would have dominated the Site. This report also confirms the presence of Japanese Knotweed on Site, and that the scrub was removed along with the Japanese Knotweed as part of the remediation process.

The Site is bordered by hard standing, roads and other industrial units to the north, east and west. To the south-west is a railway with wooded/ scrub banks adjacent to the Site boundary.

Photographs are provided in **Appendix 3**.

4.3 Fauna

Table 1 lists the fauna considered likely to be present on Site.

Table 1: Assessment of Fauna on Site

Species/ Group	Potential Presence?	Location & Rationale
Amphibians	X	The data search returned 4 records of amphibians within 1 km of the Site between 2003 – 2017, the nearest of these was a common frog was approximately 130m from the Site. There are no ponds or standing water on Site, as well as limited terrestrial habitat with potential for amphibians. There is a single pond within 250m of the Site boundary, however, it is on the other side of the train tracks which would a difficult obstacle for amphibians to cross and they are considered unlikely to be present on Site.
Badger	X	The data search returned 10 records of badgers within 1 km of the Site between 2004 – 2019, the nearest of these approximately 720 m from the Site. There was no evidence of badgers on Site and the Site provided poor foraging habitat given the mainly rubble substrate. In addition, due to the Sites urban location, it is unlikely to form a commuting route. Whilst there is a bank made of soft material that runs along the entire Site, which would be a suitable location for badgers to build their setts in, their presence is considered highly unlikely.
Bats	✓	The data search returned 12 records of bats within 1 km of the Site between 1992 – 2018, none of these records relate to roosts, the nearest of these is a pipistrelle species approximately 130 m from the Site. The Site has limited vegetation and as such there is negligible habitat for insects and so low potential for foraging bats. The wooded strip that follows the railway line to the south-west of the Site has potential to provide a dark, vegetated, linear corridor that would be suitable for bats to forage and commute along and their presence is assumed. The Site provides no potential roosting features for bats.
Birds	X	The data search returned 643 records of birds within 1 km of the Site between 1978 – 2022, the nearest of these was a robin approximately 210m from the Site. The Site provides no suitable habitat for birds to nest or forage in. The trees along the railway to the south-west of the Site could have potential for nesting birds, but as these are offsite they will not be considered further in this report.
Dormouse	X	The data search returned 16 records of dormice within 1 km of the Site between 2012 – 2020, with the nearest of these being approximately 350m from the Site. The Site provides no suitable habitat for dormice to forage or nest in. There is potential that dormice could use the vegetated strip along the railway line to the south-west of the Site, but as this is offsite this species is not considered further in this report.
Hedgehog	X	The data search returned 34 records of hedgehogs within 1 km of the Site between 1994 – 2020, with the nearest of these being approximately 150 m from the Site. There was no evidence of hedgehogs being present on the Site. There is negligible potential for hedgehogs to live or forage on the Site itself, however, they may use it in commuting from one place to another.
Invertebrates	X	The data search returned 11 records of invertebrates within 1 km of the Site between 2009 – 2021, with the nearest being an unarmed

		stick insect approximately 60 m from the Site. This is a non-native, introduced species to the UK. The Site has low potential for all but the most common invertebrates and areas for foraging are very limited.
Reptiles	X	The data search returned 3 records of reptiles within 1 km of the Site between 1964 – 2003, with the nearest being a grass snake and a common lizard approximately 220 m from the Site The Site provides sub-optimal habitat for reptiles. Whilst there is a lot of open and bare ground that would provide spots for basking, due to the lack of dense or varied vegetation there is limited cover for shelter or foraging. There is some potential along the south-western edge, where the adjacent railway corridor provides suitable habitat.
Other notable species	X	The data search returned 4 records of other notable species between 1999 – 2019, with the nearest being a harvest mouse approximately 130 m from the Site. There is no potential for any other notable species, including harvest mice and otters, to live or forage on the Site.

5 IMPACTS AND MITIGATION

5.1 Designated Sites

The Site lies within a risk zone associated with the River Camel SAC, which has been identified as being sensitive to water pollution, in particular phosphates¹. However, this only applies to new residential units where there is a net increase in overnight accommodation and commercial/ industrial developments are generally exempt. The development at this Site will not include overnight accommodation and therefore impacts relating to nutrients have been ruled out.

Given their distance from the Site and the nature and small scale of the proposed development, no impacts are predicted to affect designated sites and they are not considered further in this report.

5.2 Habitats and Flora

Due to the habitats on Site being of low intrinsic ecological value, and lacking potential for any protected or notable species, it is deemed that its loss is not significant. The flora species on Site, although diverse due to the disturbance caused by the recent removal of all tall vegetation, are all very common and widespread species.

However, it is noted that the Site previously comprised dense scrub and whilst this required removal for Japanese knotweed remediation, some compensation for its loss should be provided. Therefore, soft landscaping at the Site will include native shrubs and those listed on the RHS Plants for Pollinators, to provide benefits to native species. The proposed line of shrubs on the eastern boundary of the Site along the road should also consist of a mixture of low maintenance native species, to help improve biodiversity.

5.3 Fauna

The majority of the Site was of low value to fauna and therefore limited adverse impacts are predicted during construction and operation.

The main habitat of importance to local biodiversity is the wooded corridor that runs along the railway, offsite to the south-west. If any of this vegetation requires cutting back during development, there is

¹ <https://www.cornwall.gov.uk/planning-and-building-control/planning-applications/nutrient-neutrality-in-cornwall/>

potential to damage or destroy bird nests, which are protected under the Wildlife and Countryside Act 1981 (as amended) whilst active. As such any works that may impact this corridor should take place outside of the bird nesting season, which runs from March to August inclusive. Failing that works should only take place with an ecologist present to survey the vegetation for nesting bird presence before removal. Any active nest will require a buffer until all chicks have fledged.

There is potential for the development to disturb the dark vegetated corridor to the south-west of the Site, which would have an adverse impact on the commuting and foraging behaviour of bats. It is understood that the proposed lighting for the development consists of single bulkhead lights on individual units solely above the doors, with no lighting on the rear of the western structure. No further security lighting should be installed on the rear of these units.



The vegetation on Site currently provides low potential habitat for reptiles, however, if it is allowed to grow to the point where it can provide shelter for reptiles then it could become colonised from adjacent habitats. For this to be avoided, the vegetation should be kept short until the commencement of construction..

To protect fauna, such as hedgehogs, that may cross the Site at night, all excavations created during construction should be covered overnight or means of escape provided such as a ramp.

6 ENHANCEMENTS

In line with national and local planning policy it is recommended that ecological enhancements are included in the design of the development. This will be in the form of bat and bird boxes at a rate of one per unit; due to the nature of the buildings they would need to be models that could be fitted retrospectively.

Bat boxes should be fitted on southern and western aspects, whereas bird boxes should be fitted northern and eastern aspects as they can become too hot for birds in the summer. Indicative locations are included on **Figure 1**:

-  The Beaumaris WoodStone bat box is what is recommended as the bat box of choice for retrospective fitting <https://www.nhbs.com/beaumaris-woodstone-bat-box>. Three boxes are recommended.
-  The Vivara Pro WoodStone Swift nest box is the recommended bird box for retrospective fitting <https://www.nhbs.com/woodstone-swift-nest-box>. Five boxes are recommended.

7 CONCLUSIONS

In summary the Site was considered to be of low ecological interest, with no adverse impacts predicted on important ecological features.

Avoidance measures and careful timing of works have been incorporated into the design to eliminate impacts protected and notable species and habitat creation has been included to compensate for habitat loss. These are illustrated in **Figure 1**.

Provided the avoidance and mitigation measures are carried out, the proposal is considered unlikely to have significant adverse effects on ecological features.

A number of enhancement measures have been recommended with the aim of providing a net biodiversity gain, contributing to the aims of National Planning Policy Framework and local policy.

8 REFERENCES

- BSI (2013) BS42020: 2013 Biodiversity. Code of practice for planning and development. British Standards Institution, London, UK.
- Butcher B., Carey P., Edmonds R., Norton L. and Treweek J (2020) *UK Habitat Classification – Habitat Definitions V1.1*
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- Joint Nature Conservation Committee (2010) *Handbook for Phase 1 Habitat Survey - a Technique for Environmental Audit*. Reprinted by JNCC, Peterborough.
- Spalding Associates (2022) *Site walkover to establish any ecological considerations prior to vegetation clearance for the development of industrial units on land at Normandy Way, Bodmin, Cornwall*.
- Stace, C. (2019) *New Flora of the British Isles* (4th Edition). C&M Floristics, Middlewood Green.



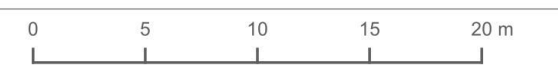
Lighting should be installed away from the western edge of the Site due to the dark vegetated area that follows the railway line which is likely utilised by bats as a dark corridor for commuting and foraging.

The proposed shrub on the eastern boundary should consist of native species or those on the RHS "plants for pollinators" list.

Any work that takes place on the western boundary of the Site might impact on the vegetated area offsite that follows the railway line. If vegetation is to be removed as part of the works it should be done outside of bird nesting season. If this can not be achieved an ecologist should be present to perform a check before works take place.

Bat and bird boxes should be fitted to the buildings retrospectively, locations are indicative.

- Legend:**
- Site Boundary
 - Retrospectively Fitted Bat Box
 - Retrospectively Fitted Bird Box



Proposed Site Plan, November 2022, EDS22.23.221128.L01.01, REV P4

Figure 1: Mitigation and Enhancement Plan

Project: Land West of Normandy Way, Bodmin

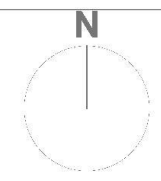
Client: Treveth

Date: 10/3/2023

Drawn: JP

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Revision:



Appendix 1 – General Glossary of Terms

Annex I	Threatened bird listed on Annex I of the EC Birds Directive/ Habitats listed on Annex I of the EC Habitats Directive
Annex II	Species of community interest whose conservation requires the designation of SACs
BAP	Biodiversity Action Plan
BNG	Biodiversity Net Gain
BoCC	Bird of Conservation Concern
CEMP	Construction Environmental Management Plan
CWS	County Wildlife Site
EPS	European Protected Species
EPSL	European Protected Species Licence
HPI	Habitat of Principal Importance required under Section 41 of the NERC Act 2006
HSI	Habitat Suitability Index
JNCC	Joint Nature Conservation Committee
LBAP	Local Biodiversity Action Plan
LEMP	Landscape and Ecology Management Plan
NERC Act	Natural Environment and Rural Communities Act 2006
NPPF	National Planning Policy Framework
NVC	National Vegetation Classification Survey
OSWI	Other Site of Wildlife Interest
pCWS	Potential County Wildlife Site
SAC	Special Area of Conservation
SPA	Special Protection Area
SPI	Species of Principal Importance required under Section 41 of the NERC Act 2006
SSSI	Site of Special Scientific Interest
UWS	Unconfirmed Wildlife Site
WCA	Wildlife and Countryside Act 1981(as amended)
ZOI	Zone of Influence

Appendix 2 – Planning Policy and Legislation

Habitat and Species Legislation

Species and habitats receive legal protection in the UK under various legislation, including:

- 🍌 The Wildlife and Countryside Act (WCA) 1981 (as amended);
- 🍌 The Conservation of Habitat and Species Regulations 2017 (as amended);
- 🍌 The Countryside Rights of Way (CRoW) Act 2000;
- 🍌 The Hedgerows Regulations 1997;
- 🍌 The Protection of Badgers Act 1992; and
- 🍌 The Natural Environment and Rural Communities (NERC) Act 2006.

Where relevant, this report takes into account the legislative protection afforded to specific habitats and species.

National Planning Policy Framework 2021

The National Planning Policy Framework (NPPF) sets out the Governments planning policies for England and how local planning authorities should incorporate them into their own policies and plans. Chapter 15 of the NPPF contains several policies targeted at enhancing the natural environment and requires local authorities to consider how impacts on biodiversity can be minimised and provide net gains in biodiversity. Paragraph 174 states that:

“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.”*

In addition, paragraph 179 (b) ensures that to protect and enhance biodiversity and geodiversity, plans should:

“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.”

Additional Planning Practice Guidance (PPGs) supports the NPPF and includes guidance on:

- 🍌 Landscape;
- 🍌 Biodiversity, ecosystems and green infrastructure; and

- 👉 Brownfield land, soils and agricultural land.

Cornwall Council Local Planning Policy




The Cornwall Local Plan Strategic Policies 2010 – 2030 provides the overarching planning policy framework for Cornwall for the period up to 2030. It contains several policies associated with nature conservation which were considered as part of this report, comprising:

- 👉 **Policy 22 – European Protected Sites – mitigation of recreational impacts from development:** this sets out a requirement for mitigation measures for developments that are within the zone of influence of selected European Sites, which will need to be agreed and secured prior to planning approval. A detailed Supplementary Planning Document (SPD) is due to be released with details of financial contributions;
- 👉 **Policy 23 – Natural Environment:** Relating to sustaining local distinctiveness and character and enhancing Cornwall's natural environment. It includes guidance on development in Cornish Landscapes, the conservation and enhancement of biodiversity and geodiversity and the need for avoidance, mitigation and compensation; and,
- 👉 **Policy 25 – Green Infrastructure:** Relating to the protection and enhancement of a diverse, connected and functional network of open spaces and waterscapes.

Cornwall Council have also published:

- 👉 Planning for Biodiversity Guide (2018) to supplement the above policies. It promotes good practice in the built and natural environment and is a material consideration in planning decisions.
- 👉 European Sites Mitigation Supplementary Planning Document (SPD) (2021) setting out Cornwall's strategic approach to mitigation, via financial contributions, for the impacts of residential development on Penhale Dunes SAC.

Appendix 3 – Site Photographs

Description	Photograph
<p>Bare Ground/Gravel bank: Near the entrance to the Site on the southern boundary there is a bank of loose rock with herbaceous plants growing through it.</p>	
<p>South-western corner – Ruderal/ephemeral: Hardstanding/gravel/concrete, with grasses, herbs, mosses, and sedges cover the majority of the Site. Scrub and taller vegetation recently cut back to ground level; large willow bush cut down but woody stump still present.</p>	
<p>Rubble pile – ruderal/ephemeral: Stone and concrete on top of a pile of earth, herbaceous plants also present</p>	

Vegetated corridor (offsite) woodland:
Trees and rhododendron bushes run along the western boundary of the Site following the railway line.




Hardstanding, western boundary of Site:
Gravel and hardstanding with herbaceous plants growing through it in places, a lot of bare ground present. Past fence is a bank that leads to the offsite vegetated corridor.



North-eastern corner – ruderal/ephemeral:
Cut back bramble scrub dominates this part of the Site, grasses, mosses, sedges and herbaceous plants grow through the remains of the scrub.



<p>South-eastern corner – ruderal/ephemeral: Dominated by grasses, sedges and moss, with herbaceous plants present, growing through loose gravelly soil.</p>	
<p>Central bank – ruderal/ephemeral: Bank that runs down the middle of the Site, sedges and herbaceous plants dominate. Evidence that the bank was previously covered with dense bramble and buddleia scrub.</p>	

Appendix 4 - Flora and Fauna

Table 4.1: Flora Species List

Common name	Scientific name
Birch species	<i>Betula sp.</i>
Bittercress species	<i>Cardamine sp.</i>
Bramble	<i>Rubus fruticosus agg.</i>
Bristly Oxtongue	<i>Picris echinoides</i>
Butterfly-bush	<i>Buddleja davidii</i>
Common Ragwort	<i>Jacobaea vulgaris</i>
Creeping Bent	<i>Agrostis stolonifera</i>
Creeping Buttercup	<i>Ranunculus repens</i>
Daisy	<i>Bellis perennis</i>
Dandelion	<i>Taraxacum agg.</i>
Dock species	<i>Rumex sp.</i>
False Brome	<i>Brachypodium sylvaticum</i>
Germander Speedwell	<i>Veronica charmaedrys</i>
Gorse	<i>Ulex europaeus</i>
Hazel	<i>Corylus avellana</i>
Japanese Knotweed	<i>Reynoutria japonica</i>
Plantain species	<i>Plantago sp.</i>
Rhododendron	<i>Rhododendron ponticum</i>
Sedge species	<i>Carex sp.</i>
Spear Thistle	<i>Cirsium vulgare</i>
St John's-wort	<i>Hypericum sp.</i>
Thistle species	<i>Cirsium sp.</i>
Wild Strawberry	<i>Fragaria vesca</i>
Willow species	<i>Salix sp.</i>
Yorkshire-fog	<i>Holcus lanatus</i>

Table 4.2: Fauna Species List

Common name	Scientific name
Badger	<i>Meles meles</i>
Bullhead	<i>Cottus gobio</i>
Common Frog	<i>Rana temporaria</i>
Common pipistrelle bat	<i>Pipistrellus pipistrelles</i>
Dormouse	<i>Muscardinus avellanarius</i>
Grass snake	<i>Natrix helvetica</i>
Hedgehog	<i>Erinaceus europaeus</i>
Marsh fritillary	<i>Euphydryas aurinia</i>
Otter	<i>Lutra lutra</i>
Robin	<i>Erithacus rubecula</i>
Slow worm	<i>Anguis fragilis</i>
Soprano pipistrelle bat	<i>Pipistrellus pygmaeus</i>
Unarmed stick insect	<i>Acanthoxyla inermis</i>

