

Preliminary Ecological Appraisal

of

The Grange, Monk Soham,

Suffolk, IP13 7EL

Carried out for:

Mrs J Reader

c/o

Architectural Building Design Services

1st

Prepared by:

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1. Background to Commission

- 1.1 Abrehart Ecology Ltd was commissioned by Architectural Building Design Services (ABDS), on behalf of Mrs J Reader, to carry out a Preliminary Ecological Appraisal (PEA) at The Grange, Spring Road in Monk Soham, Suffolk (central grid reference TM 2258 6507; Fig. 1).
- 1.2 The survey was required to inform a planning application at the site: “Householder Application – Erection of single storey side extension including alterations to existing fenestration to enable flat roof and flashing.”

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 survey area is located on Spring Road to the east of the village of Monk Soham, Suffolk. The proposed construction zone is approximately 70 square metres and consists of the existing dwelling, brick and paving slab hardstanding, ornamental flower beds, and managed garden lawn. The building was a two-storey timber framed barn conversion with painted wood panelling and a pitched clay pan-tile roof with wooden window frames and timber barge boards and soffits. The garden consisted of managed grassland, regularly mown, with short sward height (5cm) and very little forb diversity with only small areas of geranium (*Geranium sp.*) and mosses (Bryophyta) found in small areas. South of the survey area, but within the ownership boundary, was a large pond with water fountain and decking which joined to a moat running to the rear of the property and a ditch running further south and west. The wider ownership boundary included three further ponds, one in the north and two on the western boundary, situated in a managed grassland garden. None of the ponds will be impacted by the development. A map showing the habitat types on Site can be seen in Appendix II.
- 1.5 The wider landscape was dominated by agricultural crop fields to the west, south, and east with associated tree and hedge lines. To the north was an industrial yard as well as further dwellings and associated gardens (see Figure 1).

MAGiC Site Location

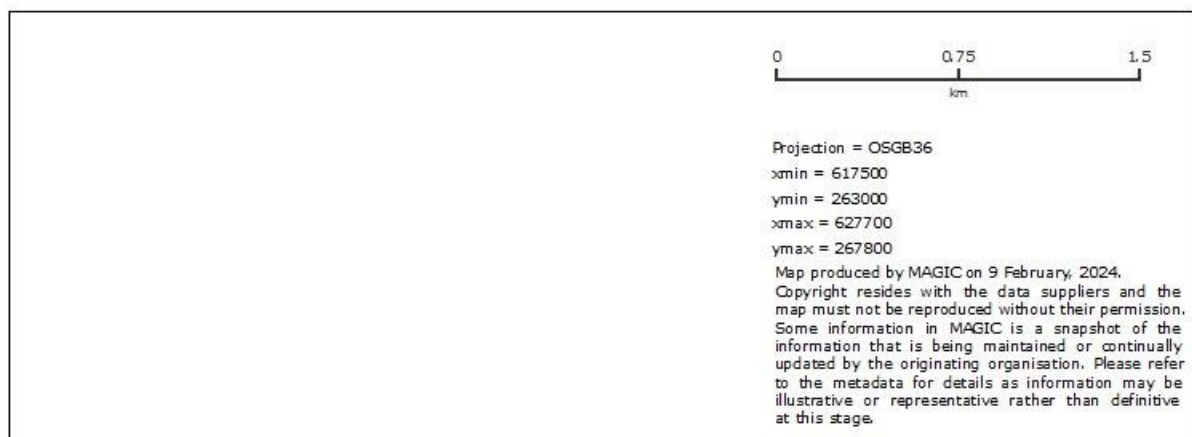
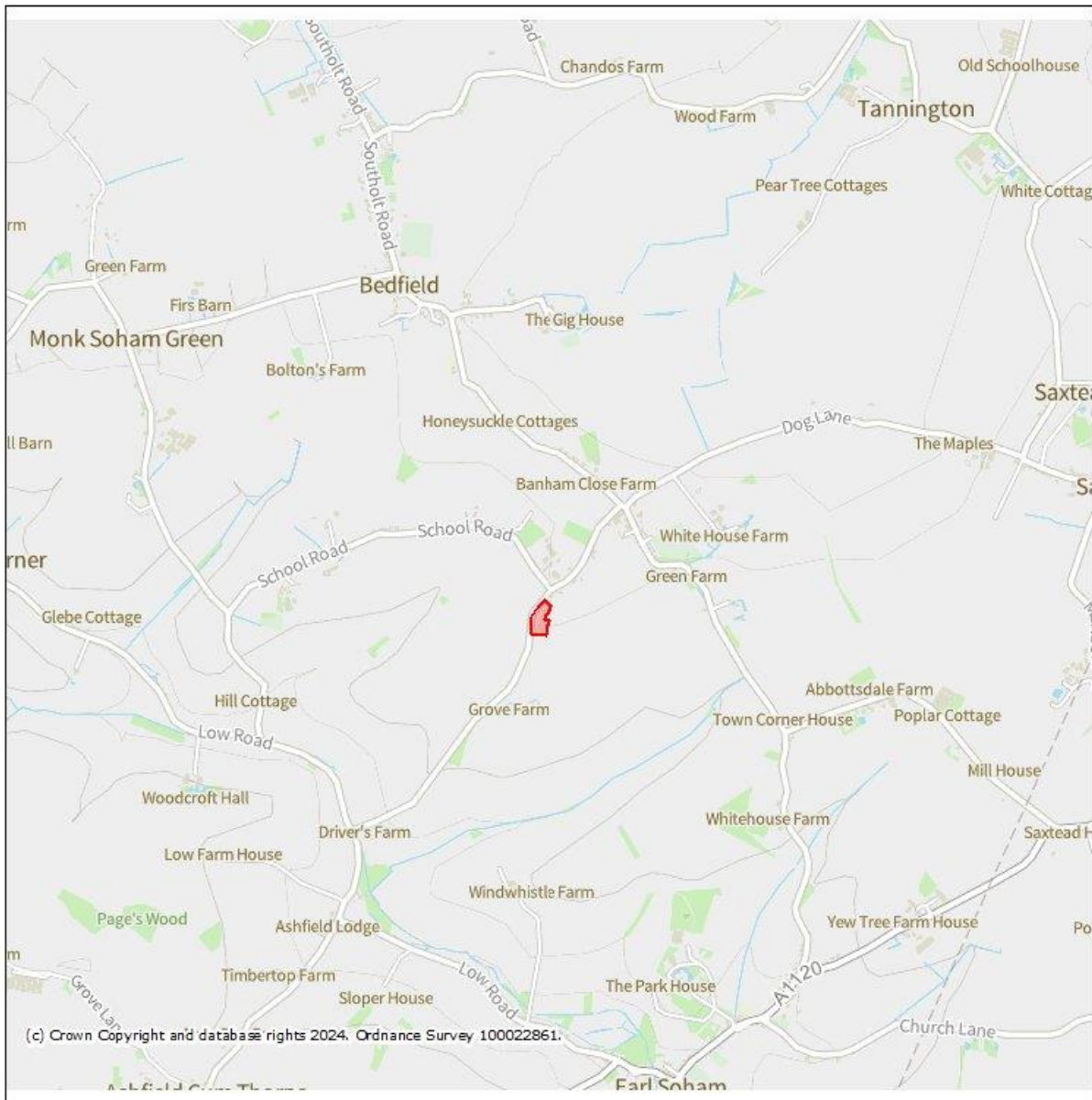


Figure 1. Site location

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 The local plan for biodiversity is detailed below:
 - 1) All development must follow the biodiversity mitigation hierarchy.
 - 2) Development must:
 - a) Protect designated and, where known, potentially designated sites. Proposed development which is likely to have an adverse impact upon designated and potentially designated sites, or that will result in the loss or deterioration of irreplaceable biodiversity or geological features or habitats (such as ancient woodland and veteran/ancient trees) will not be supported;
 - b) Protect and improve sites of geological value and in particular geological sites of international, national and local significance;
 - c) Conserve, restore and contribute to the enhancement of biodiversity and geological conservation interests including Priority habitats and species. Enhancement for biodiversity should be commensurate with the scale of development;
 - d) Where possible plan positively for the creation, protection, enhancement and management of local networks of biodiversity with wildlife corridors that connect areas. This could include links to existing green infrastructure networks and areas identified by local partnerships for habitat restoration or creation so that these ecological networks will be more resilient to current and future pressures;
 - e) Identify and pursue opportunities for securing measurable net gains, equivalent of a minimum 10% increase, for biodiversity. The Councils will Babergh District Council & Mid Suffolk District Council Joint Local Plan – Part 1 - November 2023 73 26 Legislation including but not exclusively - The Conservation of Habitats and Species Regulations (2017), the Wildlife and Countryside Act (1981), the Protection of Badgers Act (1992), and listed as Priority Habitats and Species (s41 Natural Environment and Rural Communities Act (2006) seek appropriate resources from developers for monitoring of biodiversity net gain from developments. Where biodiversity assets cannot be retained or enhanced on site, the Councils will support the delivery of net gain in biodiversity off-site; and
 - f) Apply measures to assist with the recovery of species listed in S41 of the NERC Act 2006.
 - 3) Development which would have an adverse impact on species protected by legislation²⁶, or subsequent legislation, will not be permitted unless there is no alternative and the LPA is satisfied that suitable measures have been taken to:

-
- a. Reduce disturbance to a minimum;
 - b. Maintain the population identified on site; and
 - c. Provide adequate alternative habitats to sustain at least the current levels of population.
- 4) Where appropriate, the LPA will use planning obligations and/or planning conditions to achieve appropriate mitigation and/or compensatory measures and to ensure that any potential harm is kept to a minimum.
- 1.10 Appendix V details legislation which protects species and groups relevant to the Site (bats, reptiles, birds, and badgers).

2. Methods

Desk Study

- 2.1 Data obtained from the Suffolk Biodiversity Information Service (SBIS) were used to conduct 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 14th of February 2024.
- 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 Alister Killingsworth BSc (Hons) MSc ACIEEM (Natural England Great Crested Newt Class Survey Licence WML-CL08, Natural England Bat Class Survey Licence WML-CL17) and James Roberts (BSc (Hons) a qualifying member of CIEEM on the 12th of February 2024 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 0% cloud cover, a gentle breeze (Beaufort Scale 3), a temperature of 6°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 The interior of the building could not be accessed at the time of survey; however, the external features of interest were assessed for their potential to support species of interest.
- 2.5 Constraints were deemed within normal and acceptable limits and the surveys deemed appropriate and to accurately represent findings/status at the time of survey.

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; UKBAP (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 hazel dormice.

Data Search

3.3 There are no statutory designated sites within 2 km of the Site and the site does not fall within any SSSI Impact Risk Zones.

3.4 There are two County Wildlife Sites within 2km of the Site. These are:

- RNR 146 - Boulder Clay Flora. This site is also a Roadside Nature Reserve.
- RNR 188 - Sulphur Clover. This is also a Roadside Nature Reserve.

3.5 There are no National Site Network conservation areas (Ramsar, SAC, or SPA) within 7km of the Site.

3.6 The data search showed records of protected species in the area, which could potentially occur on the Site. These are detailed within the relevant sections below.

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

Flora

- 4.1 No species of interest were recorded during the survey and the managed grassland was considered unlikely to support a rich flora. The desk study highlighted several species of rare plant have been previously recorded within 2km of the Site, this included those listed on Schedule 8 of the Wildlife and Countryside Act 1981 and classified as 'Vulnerable' and 'Endangered' on the England Red List. Almost all the rare and protected species highlighted within the data search are associated with marshland, arable land, heathland, and species-rich meadows.
- 4.2 The proposed development includes a single-storey extension in which the construction area covers an area of hardstanding and managed grassland lawn. The lost habitat is not listed within the Section 41 of the NERC Act 2006 as being of principal important to the conservation of biodiversity within the UK and was not considered suitable to provide opportunities for protected species.
- 4.3 **No further botanical surveys are required.**

Badgers

- 4.4 The Site was visually searched for evidence of the presence of badgers (*Meles meles*), including setts, footprints, latrines, and snuffle marks. Habitats within the Site were considered unsuitable for foraging animals and no evidence of badgers was recorded.
- 4.5 Where possible, habitats within 30m of the construction zone were assessed. No further evidence was found.
- 4.6 There were no badger records within 2km of the Site.
- 4.7 **No further survey is necessary; however, precautionary measures detailed in Section 5 will be adhered to, to avoid disturbing nocturnal species and commuting mammals.**

Bats

- 4.8 There was a single building within the Site boundary with a wood cladding. All wood cladding was well-sealed with no cracks, holes, or lifted areas. There was no loft space within the building (living space open to internal apex) and the clay pan tiles were largely well-sealed and tight fitting. Overall, the building was considered to have negligible bat roost potential.
- 4.9 The proposed extension will be single storey which will not affect the roof.
- 4.10 The grassland offered no foraging potential for bat species; however, the wider ownership boundary contained mature trees and hedgerows which offered some foraging potential for commuting bat species.
- 4.11 The data search returned four records of at least three different species of bat within 2km of the Site; these were common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), and brown long-eared (*Plecotus auritus*).
- 4.12 **No further survey is necessary; however, the Site should incorporate sensitive lighting outlined in Appendix VII – ensuring the boundaries are not illuminated as it could be an important commuting corridor for nocturnal species.** This will follow guidance provided by

the Bat Conservation Trust and Institution of Lighting Professionals (Bats and artificial lighting at night, 2023), to ensure foraging and commuting bats using adjacent habitats are not negatively impacted. Lighting measures should also be applied to temporary security lighting used during the construction phase. This will include low pressure sodium lamps, with hoods, cowls, or shields, to prevent light spillage.

Birds

- 4.13 The ground flora lacked a suitable structure for ground nesting species and appeared regularly mown and was in very close proximity well used footpaths and roadways.
- 4.14 The wider ownership boundary did provide suitable nesting and foraging habitat in the form of mature trees and hedgerows; however, these features will be retained during development.
- 4.15 Common bird species such as wood pigeon (*Columba palumbus*) and great tit (*Parus major*) were seen and heard during the survey.
- 4.16 The data search returned a high number of records of common and protected species that have been observed in the local landscape. The mature trees and hedgerow in the surrounding ownership boundary offered nesting potential for a range of common species however it was considered unlikely that they would be utilised by BoCC red listed and NERC S41 and will not be affected by development.
- 4.17 **Due to unsuitable habitat, no further survey is necessary.**

Great Crested Newts & Reptiles

- 4.18 The manage grassland offered no suitable habitat for supporting herptiles and did not provide habitat for the amphibian or reptile species recorded in the local area (detailed below). The mown grass lacked structure for either foraging or sheltering amphibians. Hedgerows bordering the ownership boundary could be utilised by foraging, commuting, or hibernating animals. Adjacent to the site in the south and east were areas of meadow which provided suitable structure for herpatiles, however this is outside the ownership boundary and won't be impacted by the development.
- 4.19 There were four ponds within the ownership boundary and an additional four ponds within 250m of the Site boundary highlighted on OS maps.
- 4.20 All four ponds within the ownership boundary had a poor Habitat Suitability Index (HSI) for great crested newts meaning that the likelihood of great crested newts utilising the ponds is highly unlikely (Appendix IV).
- 4.21 There were six records of GCN (*Triturus cristatus*) returned in the data search, with one record being approximately 170m to the north-east and connected to the ownership boundary via a tree belt (2018), and a further record being only 250m north-east, on the other side of Bedfield road (2019). Although the habitat within the Site was not suitable for GCN and the ponds in the ownership boundary were unlikely to support GCN the proximity of previous records to the Site indicate that GCN may be present in the area and may commute through the survey Site or utilise habitat such as hedgerows in the wider ownership boundary. Additionally, the HSI is not a definitive metric, although a good indication, and GCN may be utilising one or more of the ponds within the ownership boundary.
- 4.22 Other amphibians recorded in the local area were common frog (*Rana temporaria*), smooth newt

(*Lissotriton vulgaris*), and common toad (*Bufo bufo*)– a NERC S41 species of principal importance in England. One of the four species of common and widespread reptiles, grass snake (*Natrix helvetica*), have been recorded in the local area – four records total.

- 4.23 **Since the ponds and hedgerows are being retained during development and the extent of the site is small, no further survey is necessary; However, precautions outlined in Appendix VI should be adhered to, to minimise the risk of harm to individual GCN that might be using surrounding habitats.**

Water voles and otters

- 1.1 The site contained four ponds/ditches which could provide habitat for water vole or otters. However, none of the ponds had suitable feeding vegetation for water vole. Some of the ponds did contain fish which could be a potential food source for otters. Regardless, the ponds are not being impacted by the proposed developments.
- 1.2 There was one record of water vole 760m North of the Site from 2007. There were no records of otters within 2km of the Site.
- 1.3 **No further survey is necessary; however, a buffer of 5m should be retained to the ponds wherever possible.**

Hedgehogs

- 4.24 The managed grassland and hard standing offered limited foraging potential for hedgehogs as neither offer good access to potential prey items nor were likely to support high numbers of prey. In the wider ownership boundary, the hedgerows and mature trees offer foraging and hibernation potential as well as commuting corridors, however, these features will be retained during development. No evidence was recorded.
- 4.25 The data search returned 12 records of hedgehog within 2km of the Site from 2014 to 2022. The nearest of these records was from approximately 315m northeast of the Site.
- 4.26 **No further survey is necessary; however, as the Site provides suitable foraging habitat for foraging mammals, and hedgehogs and badgers have been recorded in the local area, construction works will implement several precautionary measures listed in Section 5.**

Invertebrates

- 4.27 The managed grassland was unsuitable for supporting assemblages of common and rare/protected terrestrial invertebrates; however, much higher quality habitat was available within the adjacent mature trees and hedgerows (not being impacted). It was considered extremely unlikely for invertebrates of interest to be utilising any habitats throughout the Site.
- 4.28 The data search included records of several S41/UKBAP butterflies and moths; however, none of the species returned in the data search are likely to be found within habitats recorded throughout the Site.
- 4.29 **No further survey is necessary.**

5. Conclusions

- 5.1 The preliminary ecological appraisal found the Site contained habitats suitable for supporting protected species – Great crested newts. Hedgehogs are listed as a Species of Principal Importance in England (and listed on Schedule 6 of the Wildlife and Countryside Act 1981 – making it illegal to kill or injure through certain methods) and so should also be considered as part of this application. The following measures will be implemented to minimise the risk of harm to individual animals:
- Adherence to Precautionary Measures in Appendix V to minimise the risk of harm to GCN that might be using the habitats surrounding the Site and could enter the construction zone. Such measures would also minimise the chance of GCN entering the construction zone.
 - Adherence to Precautionary Measures in Appendix VI to minimise the risk of harm to bats that might be using the habitats surrounding the Site.
 - Covering of excavations and/or provision of exit ramps is recommended during works to prevent harm to mammals.
 - Safe storage of materials that may harm animals.
 - 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).
 - Recommendations for precautionary working methods should be followed during clearance of any scrub to prevent harm to hibernating/sheltering hedgehogs if plans are extended beyond the aforementioned Site boundary.
 - Sensitive lighting measures to prevent disturbance to foraging bats or other nocturnal species. An experienced ecologist will liaise with construction staff to inform these measures.
- 5.2 As detailed in Paragraphs 1.9, the Local Policy requires new developments to have consideration for priority habitats and species, protected sites, protected species, and biodiversity. The proposed extension will not cause significant harm or disturbance to any priority habitats. The development will follow the mitigation hierarchy and avoid negative impacts to biodiversity wherever possible.
- 5.3 In addition to having a negligible impact to biodiversity within the construction boundary, the development will not negatively impact species or habitats within the wider ownership boundary or adjacent land. There will be no impact on SSSIs or National Site Network conservation areas and no requirement for a Habitat Regulations Assessment.

6. References

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Froglife (1999) Reptile survey: an introduction to planning, conducting and interpreting surveys for snake and lizard conservation. Froglife Advice Sheet 10. Froglife, Halesworth.

JNCC (2010) Handbook for Phase 1 habitat survey: a technique for environmental audit (revised reprint) JNCC: Peterborough.

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Stace, C. (1997). New Flora of the British Isles (2nd Edition). Cambridge University Press, Cambridge.

Web references

http://www.bats.org.uk/data/files/bats_and_lighting_in_the_uk_final_version_version_3_may_09.pdf

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

Appendix I: Site Photos

 A photograph showing the front exterior of a dark grey, horizontally-slatted building with a red-tiled roof. There are windows and a blue door, and some potted plants in the foreground.	 A close-up photograph of the dark grey horizontal slatted panelling on the building's exterior, showing the texture and the gaps between the slats.
<p>Front aspect of the building.</p>	<p>Well-sealed panelling</p>
 A photograph of a paved area made of square tiles and bricks, leading from a grassy area towards a building. There are some potted plants nearby.	 A close-up photograph of the dark grey horizontal slatted panelling, showing the texture and the gaps between the slats.
<p>Tile and brick hardstanding</p>	<p>Well-sealed barge boards</p>
 A photograph of a pond with a fountain spraying water into the air. The pond is surrounded by trees and a wooden fence.	 A photograph of a well-maintained green lawn with a large stone planter in the foreground. The lawn is adjacent to a building with large windows.
<p>Pond adjacent to site</p>	<p>Managed grassland</p>



Pond 2 in the southwest



Pond 3 in the west



Pond 4 in the north

Appendix II: Species Lists

Plants

Species

Geranium sp.

Lolium perenne

Taraxicum officinale

Appendix III: Figures

Phase 1 Habitat Map

TM 2258 6507: , The Grange, Monk Soham, Suffolk



Key

PEAcodes

- Managed grassland - g4,827
- Hardstanding path - u1e
- Site boundary

Drawing Title: Preliminary Ecological Appraisal site map

Date: 13/02/2024

Projection: EPSG: 27700 (British National Grid)

Produced by Abrehart Ecology Ltd for Mrs J Reader

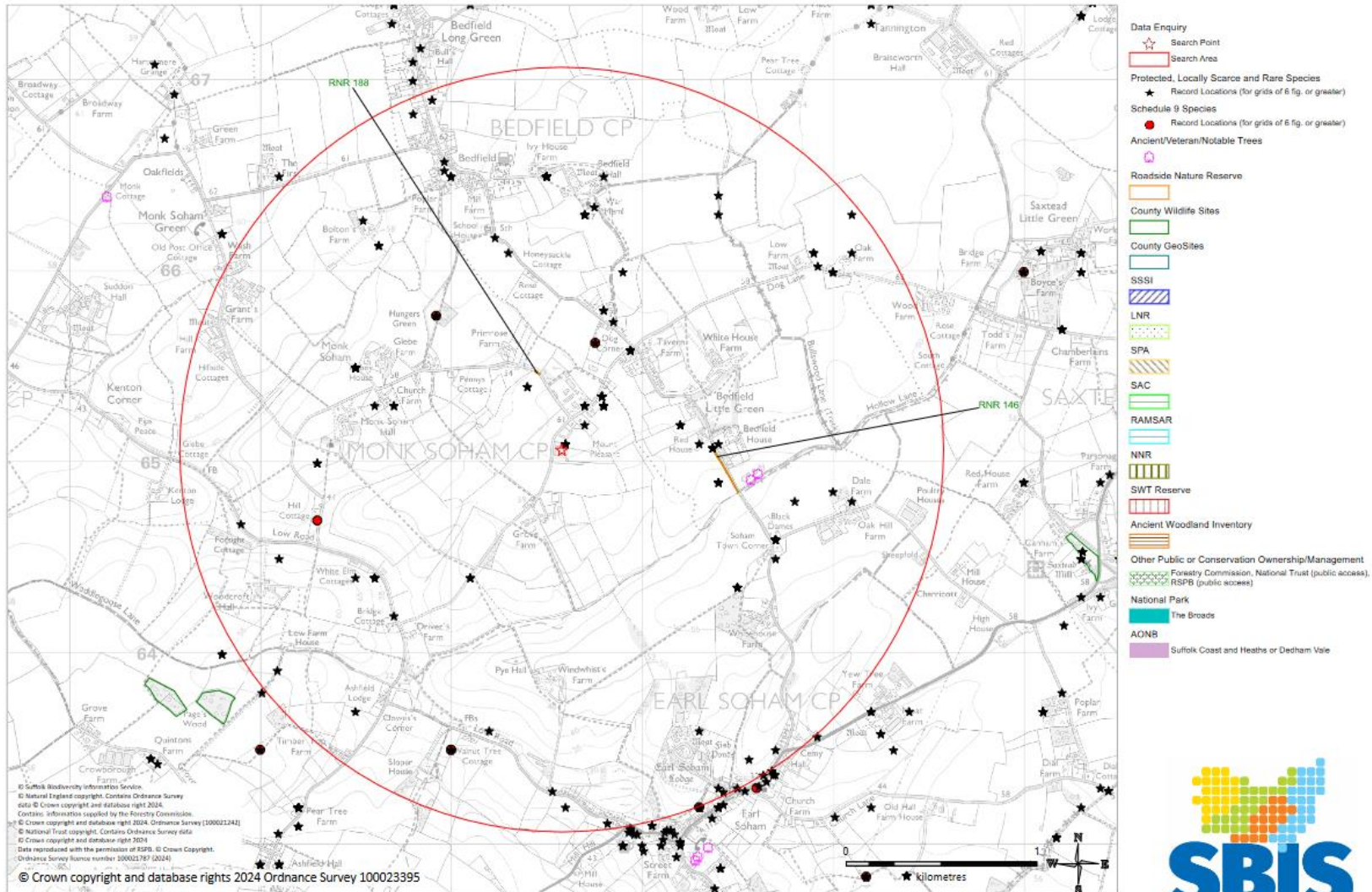
Contains aerial imagery @ECNES 2023

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abrehart
ecology Ltd

Non-Statutory Designated Sites within 2km of the Site



Abrehart Ecology (The Grange, Bedfield Road, Monk Soham TM2586507) 2km Data Enquiry

Date: 14/02/2024 | Drawn by: Andy Mercer

Appendix IV: Habitat Suitability Index (HSI) scores

Pond number	HSI Score	HIS Score Category
1	0.31	Poor
2	0.32	Poor
3	0.34	Poor
4	0.38	Poor

Appendix V: Relevant Protected Species Legislation

Species	Legislation	Protection
Bats	<ul style="list-style-type: none"> ▪ Conservation of Habitats and Species Regulations (2010) (as amended) ▪ Wildlife and Countryside Act (WCA) (1981), Schedule 5 (as amended) ▪ Wild Mammals Act (1996) 	<p>It is an offence to:</p> <ul style="list-style-type: none"> ▪ Intentionally kill, injure or take any bat ▪ Intentionally or recklessly disturb a bat ▪ Intentionally or recklessly damage, destroy or obstruct access to a bat roost
Great Crested Newts	<ul style="list-style-type: none"> ▪ Conservation of Habitats and Species Regulations (2010) (as amended) ▪ Wildlife and Countryside Act (WCA) (1981), Schedule 5 (as amended) 	<p>It is an offence to:</p> <ul style="list-style-type: none"> ▪ Intentionally kill, injure or take a great crested newt ▪ Intentionally or recklessly disturb a great crested newt ▪ Intentionally or recklessly damage, destroy or obstruct access to any place used by a great crested newt for shelter or protection
Widespread Reptiles	<ul style="list-style-type: none"> ▪ Wildlife and Countryside Act (WCA) (1981), Schedule 5 (as amended) 	<p>It is an offence to:</p> <ul style="list-style-type: none"> ▪ Intentionally kill or injure a reptile ▪ Sell, offer or expose for sale, have in possession or transport for the purpose of sale any live or dead reptile or any part of, or anything derived from, a reptile
Birds	<ul style="list-style-type: none"> ▪ Wildlife and Countryside Act (WCA) (1981) (as amended) 	<p>It is an offence to:</p> <ul style="list-style-type: none"> ▪ Intentionally kill, injure or take any wild bird ▪ Intentionally take, damage or destroy nests in use or being built ▪ Intentionally take, damage or destroy eggs <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>

Appendix VI: Precautionary Measures for GCN

Any individual animals (not including GCN) found during work will be safely removed and translocated to adjacent areas of suitable habitat. If GCN are found at any point throughout the development, then work must be stopped immediately, and a Natural England licence will be required.

Safe Working Practices

The Landowner/Site Manager will be responsible for performing a thorough site check each morning to assess the condition of the working practices listed below.

Vegetation within and immediately adjacent the Site is currently very short and unsuitable for GCN. This should be retained as such prior to and throughout the construction period.

There are to be no fires on Site throughout the construction process. Materials stored for fires could attract amphibians as a refuge/shelter.

Vehicles and material storage should avoid better quality habitats identified during the PEA, such as the other natural grassland surrounding the derelict barn.

All materials should be stored on pallets. This will prevent places of refuge being created within the construction zone.

Any aggregates delivered to Site should be stored in bulk-bags and placed on pallets. Again, this will prevent places of refuge / hibernacula being created within the construction zone.

Any excavated soil should be placed on habitats unsuitable for GCN – such as hardstanding or short-mown grassland.

All waste should be stored in skips prior to removal from Site.

Any excavations (approved by the ECoW) should contain an escape ramp, made from earth or wooden sticks (or multiple ramps within large excavations – to be determined by the ECoW). This will allow amphibians (including GCN) to exit excavations.

The landowner/site manager will check the excavations each morning. Should common amphibians or mammals be found, then these animals will be moved to safe habitat outside the construction zone. If great crested newts are found within the excavations, then a suitably licensed ecologist will be contacted and discussions for future methods/works will take place.

Appendix VII: Precautionary Measures for Bats – Works to Single Storey Extension

Any individual small mammals (not including bats) found during work will be safely removed and translocated to adjacent areas of suitable habitat. If any individual bats are found at any point throughout the development, then work must be stopped immediately, and a Natural England licence will be required.

Safe Working Practices

The Landowner/Site Manager will be responsible for performing a thorough site check each morning to assess the condition of the working practices listed below.

Works to the roof, particularly the removal of the roofing slates must be completed by hand. This is to ensure that no bats are present throughout the works.

There are to be no fires on Site throughout the construction process. Smoke from fires would be detrimental to bats using the structures or other habitats throughout the Site.

External construction lighting must not be used at any point throughout the development. Habitats throughout the wider site (hedgerows, tree lines, ponds, and other buildings) are highly likely to be used by bats. It is essential that these features are not disturbed or illuminated throughout works or following the development.

Bats have been previously recorded within the wooden barn on Site, this building must not be impacted/disturbed throughout works. Any works to be undertaken on this building must be done following details set out in the licence.

If plans are altered and works are to be undertaken which would impact the main roof space of the dwelling, then further advice should be sought from a suitably qualified ecologist.