



Ecological Assessment Report

Proposed Glamping Pods - Twistgates Farm Cottages, Upottery, Honiton, EX14 9PE



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Summary

- S1. This report has been prepared by Redstone Ecology Ltd to inform a planning application for the erection of three temporary glamping pods in an existing agricultural field at Twistgates Farm Cottages, Upottery, Honiton, EX14 9PE.
- S2. The location of the glamping pods are within an existing agricultural field which is cut for haylage. Access would be through an existing field entrance along the western boundary where a car park is currently located and main access into the farm which currently has holiday accommodation. The grassland was assessed as being Modified grassland of Moderate condition. Broadleaved woodland formed the eastern boundary which included a stream running from south to north. All other boundaries were defined by native hedgerow with the farmhouse located to the west.
- S3. The grassland was assessed as being of Site importance and the boundary hedgerows and woodland of Local ecological importance.
- S4. The grassland was well managed and offered limited potential to support notable and protected species. The offsite and connecting habitats including the hedgerows and woodland provided foraging and commuting habitat for a range of bat species and the presence was assumed. The presence of dormouse within these offsite habitats was also assumed, and these would be retained and protected as part of the proposals. Reptiles could potentially be present within the hedgerows, margins and woodland. The presence of great crested newts was discounted due to lack of suitable breeding habitat within 500m of the site. Otter could potentially use the stream within the woodland however no signs of any halts were recorded and the watercourses were not linked to any key rivers or streams. Water vole are considered absent from this area of Devon and the presence was discounted. No signs of badger were recorded including any setts, prints or latrines. Badger could potentially forage and traverse across the site.
- S5. The proposals have been designed to minimise impacts to habitats on site. This has included the use of an existing area of hardstanding for the car park with footpaths made from geomattng to reduce overall impact which will allow grass to continue to grow. Furthermore the pods sit above the grassland and are fixed to the ground with ground screws. These are removable structures. The retained grassland would be managed to achieve a Good condition and a wetland pond habitat would be created which would be seeded with a wetland meadow mix. This would seek to provide a Net Gain in Biodiversity post works.
- S6. During the construction phase precautionary measures would be included to prevent any impacts to the stream corridor, retained trees/woodland/hedgerow, reptiles, hazel dormouse, nesting birds, badgers and amphibians. Furthermore no construction or operational lighting is proposed to ensure no impacts occur to foraging and commuting bats.
- S7. The proposed development would protect, maintain and enhance biodiversity in accordance with policies concerning the conservation of biodiversity in the National Planning Policy Framework (2021) and Strategy 5 – Environmental Policy DEV 26 Protecting and enhancing biodiversity and geological conservation, Strategy 38 - Sustainable Design and Construction, EN4 - Protection of Local Nature Reserves, County Wildlife Sites and County Geological Sites and EN5 - Wildlife Habitats and Features of the East Devon Local Plan 2013 to 2031 (Adopted 28 January 2016).

Section 1: Introduction

Introduction

- 1.1. Redstone Ecology was commissioned by Duncan Gray to produce an Ecological Assessment Report to support a planning application for the erection of three temporary glamping units in an existing agricultural field at Twistgates Farm Cottages, Upottery, Honiton, EX14 9PE, National Grid Reference ST 22214 09399.
- 1.2. This report was undertaken following BS42020:2013 and Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines (2018). The report contains the following sections:
 - Results of the desk study, Extended Phase 1 Habitat/UK Habs Survey for the site;
 - Assessment of the impacts of the proposals on protected sites, habitats and notable/protected species;
 - Provision of mitigation and enhancement measures for adverse impacts; and,
 - Summary of residual effects i.e., those occurring after mitigation.



Figure 1: Aerial photograph showing site location

Legislation and planning policy

National planning policy

- 1.3. The Government's key national planning policy is set out in the National Planning Policy Framework (NPPF), published in 2023. The NPPF includes the Government's policy on the protection of biodiversity through the planning system. It states that local plan policies and planning decisions should seek to minimise impacts on biodiversity and provide net gains in biodiversity. Planning policies should promote the conservation, restoration and enhancement of priority habitats, ecological networks, and the protection and recovery of priority species populations (e.g., Habitats and Species of Principal Importance under the NERC Act 2006).

Local planning policy

- 1.4. Strategy 5 – Environmental Policy DEV 26 Protecting and enhancing biodiversity and geological conservation, Strategy 38 - Sustainable Design and Construction, EN4 - Protection of Local Nature Reserves, County Wildlife Sites and County Geological Sites and EN5 - Wildlife Habitats and Features of the East Devon Local Plan 2013 to 2031 (Adopted 28 January 2016) are relevant to the scheme.

Wildlife legislation

- 1.5. The following wildlife legislation is relevant to the proposed development.
- Conservation of Habitats and Species Regulations 2017 (as amended).
 - Wildlife and Countryside Act 1981 (as amended).
 - Countryside and Rights of Way Act 2000.
 - Natural Environment and Rural Communities Act 2006.
 - Protection of Badgers Act 1992.
- 1.6. A summary of wildlife legislation with respect to species recorded in either the site and/or adjacent to the site boundary is provided in Appendix 1.

Methodology

Desk study

- 1.7. Information on statutory designated sites of nature conservation value within 1km of the site was obtained by searching the following websites and resources:
- 1km desk study search from Devon Biological Records Centre (DBRC) for designated sites and protected and priority species; and,
 - MAGIC website (www.magic.gov.uk).
 - Devon County Council Environmental Viewer (<http://map.devon.gov.uk/DCCViewer>).
- 1.8. The information obtained from the above websites and sources was considered sufficient for this ecological assessment given the small size of the site and low value habitats that occurs on-site.

Extended Phase 1 Habitat Survey/UK Habs Survey/UK Habs

- 1.9. An extended Phase I habitat survey of the site was undertaken on 17th October 2023 by John Polley an experienced ecological consultant and full member of CIEEM.
- 1.10. The habitat survey methodology was based on guidance set out in the 'Handbook for Phase I habitat survey' (JNCC, 2010). This entailed recording the main plant species and classifying and mapping broad habitat types present. The habitats were also classified under the UK Habs Classifications and condition as per the Natural England Biodiversity Net Gain 4.0 condition assessment.

- 1.11. During the survey, note was taken of the more conspicuous fauna, and any evidence of, or potential for the presence of protected or notable flora and fauna. A basic inventory of the habitats and a representative species list was produced including the completion of a number of quadrats. Where access allowed, adjacent habitats were also considered in order to assess the site within the wider landscape and to provide information with which to assess possible impacts within the context of the site boundary.

Survey limitations

- 1.12. All surveys were undertaken following best practice guidelines and no limitations were noted. The survey also included an assessment of the other habitats present.

Definitions

- 1.13. The 'site' is defined by the application red-line boundary (see Appendix 2 and Plan RSE R0352/P01) along with a blueline survey boundary which included the entire field. This is located around central grid reference ST 22214 09399. The 'study area' extends to a 1km radius for protected and Priority Species records, including bat species, and 1km for non-statutory site designations and nationally designated statutory sites. This was extended to 10km for European sites. Due to the scale of the proposed development this is considered sufficient to inform the potential impacts of the proposals.

Quality assurance and surveyor experience

- 1.14. The author and lead surveyor John Polley has over 18 years' experience working in the ecological sector and is a full member of the Chartered Institute of Ecology and Environmental Management (CIEEM). He has extensive experience of protected species survey and Natural England licensing. He holds a Class 2 Natural England (NE) bat survey licence, Class 1 (CL20a) Hazel Dormouse Licence and Class 1 (CL08) Great Crested Newt Licence. CIEEM's Code of Conduct was followed during the survey and reporting.

Section 2: Ecological Baseline

Designated Sites

Statutory sites

- 2.1. A single European designated site is present within the 10km buffer which was the Quants Special Area of Conservation (SAC). This is located c. 9 km north and designated for Annex I species 1065 Marsh fritillary butterfly *Euphydryas* (*Eurodryas*, *Hypodryas*) *aurinia*.
- 2.2. There are no statutory designated sites within 1km of the site.
- 2.3. This site is located within a Site of Special Scientific Interest Impact Risk Zone. This however does not include glamping applications or any residential applications including overnight accommodation as a risk factor.


Non-statutory sites

- 2.4. Four County Wildlife Sites are located within the 1km study area. The closest of which is Newcott (reference ST20/019) located c. 90 m south of the site and designated as wet heathland.
- 2.5. A single Unidentified Wildlife Site (UWS), Rookery Farm (reference ST20/023), is located within 1km of the site c. 400 m south which is designated as acidic grassland.


Habitats and flora


- 2.6. Habitats and species present within the site, along with their ecological importance CIEEM, 2018 are detailed in Table 2.1 and 2.2 and shown on Plan RSE 0352 P01.


Table 2.1: Habitats

Habitat	Description	Importance	Photo
<p>Modified Grassland / Semi-improved grassland</p>	<p>Modified grassland was present within the site and wider survey area extending to the field boundaries of the agricultural field. This was dominated by perennial rye grass <i>Lolium perenne</i> with abundant Yorkshire fog <i>Holcus lanatus</i> and frequent cock's foot <i>Dactylus glomerata</i>. Occasional sweet vernal grass <i>Anthoxanthum odoratum</i> was also recorded. Abundant soft rush <i>Juncus effusus</i> was also present. Herb species included abundant sorrel <i>Rumex acetosa</i>, meadow buttercup <i>Ranunculus acris</i> and dandelion <i>Taraxacum</i> sp.. Occasional white clover <i>Trifolium repens</i> was present with ribwort plantain <i>Plantago lanceolata</i> and broad leaved dock <i>Rumex obtusifolius</i> rarely recorded. A number of quadrats were undertaken with an average of 6-7 species recorded.</p> <p>The field was cut for haylage and overall the grassland was assessed as being of Moderate condition. It did not qualify as a Priority Habitat</p>	<p>Site</p>	 <p>Photograph 1: Modified grassland with woodland to the left of the photo.</p>


Habitat	Description	Importance	Photo
	and is common and local within the area.		
Native Hedgerow	<p>H1 Formed the western boundary and was predominantly on a bank with a third having a ditch. The hedgerow was managed to c. 2m in height and was intact with minimal gaps recorded. Woody species included abundant hazel <i>Corylus avellana</i> and blackthorn <i>Prunus spinosa</i> with occasional bramble <i>Rubus fruticosus</i>. Ash <i>Fraxinus excelsior</i> and oak <i>Quercus robur</i> trees were present with sycamore <i>Acer pseudoplatanus</i>.</p> <p>Ground flora species were dominated by nettle <i>Urtica dioica</i> with occasional soft shield fern <i>Polystichum setiferum</i>.</p> <p>H2 – Formed the south eastern boundary and was on a bank and also with a ditch along the entirety. This was mostly intact and managed to c. 2-4 m in height. Woody species dominated by hawthorn <i>Crataegus monogyna</i> with frequent hazel. Occasional species including oak, elder</p>	Local	 <p>Photograph 2: Hedgerow H1</p>

Habitat	Description	Importance	Photo
	<p><i>Sambucus nigra</i> and beech <i>Fagus sylvatica</i>.</p> <p>Ground flora species included abundant timothy <i>Phleum pratense</i> with occasional agrimony <i>Agrimonia eupatoria</i> and meadow sweet <i>Filipendula ulmaria</i>.</p> <p>H3 - Formed the southern boundary and was on a bank. This was mostly intact and managed to c. 2 m in height. Woody species dominated by hawthorn with frequent hazel and occasional holly <i>Ilex aquifolium</i>.</p> <p>Ground flora species were dominated by hogweed <i>Heracleum sphondylium</i> and nettle. This had a c. 6 m margin at the greatest point where the grassland was unmanaged.</p>		 <p>Photograph 3: Hedgerow H2</p>

Habitat	Description	Importance	Photo
			 <p data-bbox="1160 895 1727 927">Photograph 4: Hedgerow H3 with c. 6m margin.</p>

Habitat	Description	Importance	Photo
Broadleaved tree belt	<p>Broadleaved trees were scattered across the site and mostly located within hedgerows, the existing car park with a single tree (willow <i>Salix</i> sp.) within the centre of the field.</p> <p>Species recorded included silver birch <i>Betula pendula</i>, copper beech <i>Fagus</i> sp, field maple <i>Acer campestre</i> and cherry <i>Prunus</i> sp..</p>	Site	 <p>Photograph 5: Trees around existing car park and existing access to field behind.</p>

Habitat	Description	Importance	Photo
			 <p data-bbox="1167 954 1559 983">Photograph 6: Willow within field.</p>

Habitat	Description	Importance	Photo
Woodland (Other, broadleaved)	The woodland edge on the eastern boundary of the field was dominated by alder trees within the canopy along with frequent ash and oak. The under-storey scrub layer had frequent blackthorn with occasional holly and hazel. The margin was dominated by nettle with cleavers and cock's foot.	Local	 <p data-bbox="1160 1027 1778 1058">Photograph 7: Woodland edge on eastern boundary</p>
Offsite habitats	Offsite habitats include adjacent agricultural fields with connecting woodland and hedgerows with buildings.	Negligible to Local	N/A

Protected and Priority Fauna

Table 2.2: Protected Species

Species	Desk study	Site	Importance
Amphibians	<p>The nearest great crested newt <i>Triturus cristatus</i> record is located 1.6 km from the site.</p> <p>There are no records of amphibians within 1km of the site.</p> <p>The site is within the Great Crested Newt Consultation Zone however there are no granted European Protected Species Licences within 2km of the site.</p>	<p>The hedgerows and woodland provide optimal terrestrial habitat for common amphibians. The grassland provided sub-optimal habitat.</p> <p>The presence of great crested newts was discounted as there are no ponds on OS Mapping within 500 m of the site. In addition the grassland which the pods are located on was considered sub-optimal for this species.</p>	Site
Nesting Birds	<p>Four records of birds were returned within 1km of the site including woodpigeon <i>Columba palumbus</i>, great tit <i>Parus major</i>, blue tit <i>Cyanistes caeruleus</i> and tawny owl <i>Strix aluco</i>. All are located c. 980 m from the site from 2012.</p>	<p>The trees, woodland and hedgerow offered nesting potential for a variety of urban and farmland species including those species identified within the desk study search. Common species were recorded during the walkover survey including blue tit, robin <i>Erithacus rubecula</i>, carrion crow <i>Corvus corone</i> and magpie <i>Pica pica</i>.</p>	Site
Bats	<p>A single record of brown long-eared <i>Plectous auritus</i> was returned within 1km of the site located c. 600 m from 2009.</p> <p>A single European Protected Species Licence was present within 2km of the site (EPSM2009-1547) which is for common pipistrelle <i>Pipistrellus pipistrellus</i>. This is located c. 500 south west from 2010.</p>	<p>No trees are to be impacted on by the proposals. The trees were in good condition and of Negligible roost potential,. No further surveys were therefore required as per the survey guidelines and these are to be retained as part of the proposals.</p> <p>The offsite woodland and boundary hedgerows provide potential flight corridors which bats could utilise to forage and commute for a range of species including light sensitive and Annex II species Lesser Horseshoe bat.</p>	Site

Species	Desk study	Site	Importance
Reptiles	No records of reptile were identified within the 1km search area. .	The habitats on site are considered sub-optimal for reptiles. The offsite woodland ground flora, field margins and hedgerows all provide suitable habitat for reptiles including slow worm <i>Anguis fragilis</i> and the presence was assumed.	Site
Hedgehog	No records of hedgehog <i>Erinaceus europaeus</i> were returned within the 1km study area completed by DBRC.	The site offers foraging habitat for hedgehog and the presence was assumed.	Site
Badger	No records of badger <i>Meles meles</i> were identified within the 1 km search area.	No evidence of any badger setts were recorded. The site offers foraging habitat for badger and presence was assumed.	Site
Invertebrates	Ghost moth <i>Hepialus humuli</i> and buff ermine <i>Spilosoma lutea</i> were identified within the 1km search area. These were both c. 780 m from the site in 2015.	The habitats on site are sub-optimal for notable invertebrate species however the offsite woodland, stream and hedgerow provide suitable habitat for both ghost moth and buff ermine and the presence was assumed.	Site
Plants	Primrose <i>Primula vulgaris</i> and greater pond-sedge <i>Carex riparia</i> was recorded c.980 m from the site.	No notable or invasive species were recorded on site.	Site
Hazel dormouse	No records of hazel dormouse <i>Muscardinus avellanarius</i> were recorded within the 1km search area. There are no granted European Protected Species Licences within 2km of the site	No habitats on site suitable for hazel dormouse. The offsite woodland and hedgerows provide suitable nesting and foraging habitat for hazel dormouse and the presence was assumed.	Local
Otter	A single record of otter <i>Lutra lutra</i> was identified within the 1 km study area c. 980 m from 2005.	The offsite stream corridor could be used by otter however no holts or evidence of otter were however recorded.	Site
Water vole	No records of water vole <i>Arvicola amphibius</i> were identified within the 1 km study area.	No habitat on site and the stream was sub-optimal for this species with limited foraging resources present. This with the lack of records	Negligible

Species	Desk study	Site	Importance
		of this species within the local would suggest this is absent from the adjacent watercourse.	

Section 3: Assessment of ecological effects

The proposed development

- 3.1. The proposed development would comprise the erection of three temporary glamping units which would sit above the ground secured by ground screws. Access would be through an existing gate and parking would be located on an existing car park. Footpaths to the units would be formed by geogrid matting. Power to the units would be provided by solar panels and sewage would be removed using a package treatment plant beneath the ground in a suitable location buffering hedgerows, woodland and the stream. Landscaping would also be proposed to include enhancement of retained grassland from Moderate to Good condition and the creation of a pond with wetland wildflower meadow planting which would seek to provide a net gain in biodiversity.
- 3.2. Bird and bat boxes would be installed on trees within the blue line ownership boundary of the client (refer to Appendix 2 and Plan RSE 352 P02).

Unmitigated effect during construction

- 3.3. No designated sites would be impacted on by the proposals due to the scale of the development and distances between them and the site.
- 3.4. There is risk that construction works could impact on retained offsite trees, woodland, stream and the hedgerows. This is predicted to be a negative short-term effect at Site to Local level.
- 3.5. No impacts to hazel dormouse are considered likely as the offsite hedgerows and woodland are to be retained and protected.
- 3.6. No impacts to bats are considered likely during the construction phase as no construction lighting is required and trees, woodland and hedgerow are to be retained and protected.
- 3.7. No impacts to birds, reptiles or amphibians are identified. There is a risk that badgers and hedgehogs could potentially become trapped in any open excavations as part of the creation of the pond and drainage required. This is predicted to be a negative effect at Site Level.
- 3.8. No impacts are identified to invertebrates as the key offsite habitats (hedgerows, woodland, stream and trees) are to be retained and protected.
- 3.9. No impacts are identified to otter as the key habitats (stream) are to be retained and protected.
- 3.10. Precautionary measures have however been included to ensure legal compliance would be implemented; refer to Section 4.

Post construction effects

- 3.11. No effects on designated sites of nature conservation value are predicted during the post-construction phase due to the type and scale of the proposals and distance from these designated features.
- 3.12. The proposed enhancement of grassland and creation of wetland habitat would provide an enhancement and mitigate for any loss of habitats and result in a Net Gain in Biodiversity. These created habitats would be of benefit to foraging/commuting bats, reptiles, amphibians, breeding birds, hazel dormouse, badger, hedgehog and invertebrates. Therefore the overall post construction impacts on habitats would be beneficial at the Site level long-term.
- 3.13. The bat boxes on the surrounding trees would provide an increase in suitable roosting habitat suitable for pipistrelle, serotine, Myotis sp and long-eared bats. No increase in lighting on key foraging and commuting habitat is identified as no proposed lighting is included. With the proposed planting and bat boxes overall post-construction impacts to bats would be Negligible in the long-term.
- 3.14. The proposed bird boxes on trees would provide an enhancement for bird nesting habitat. With this and the proposed planting overall post construction impacts to birds would be Negligible in the long-term.
- 3.15. No other effects on protected or notable species from the post construction phase are identified.

Section 4: Mitigation, compensation and enhancement

Habitats

- 4.1. The proposals include the use of geogrid matting beneath paths and the glamping units are installed above the ground secured by ground screws to minimise impacts on the grassland habitat. The grassland within the site and surrounding field would be managed to increase the condition from Moderate to Good through altering the cutting regime. This would allow the grassland to have greater structure throughout the year. Wetland habitat would also be created including standing water and a wetland meadow created around the margins to the water body. This would seek to provide a Net Gain in Biodiversity post works.
- 4.2. Retained trees, hedgerow and woodland would be fenced and protected during construction in accordance with best practise guidance detailed in BS 5837:2012 'Trees in relation to design, demolition and construction' (British Standard, 2012) to reduce potential impacts and accidental damage.
- 4.3. To ensure no impacts occur to the stream standard construction safeguards, such as those provided by CIRIA (Charles, 2015), will take place in relation to noise, vibration, dust and contaminated run-off causing any impact.

Bats

- 4.4. No external lighting would be used during the construction or operational phases of the development phase.
- 4.5. The proposed bat box (2 bat boxes) on suitable trees would provide additional roosting habitat for this species post development. This along with the wetland habitat creation would mitigate for any potential impacts.

Birds

- 4.6. Two nest boxes (2 x traditional wooden bird box), would be installed on suitable trees.

Badger/Hedgehog

- 4.7. During the construction phase any deep pits that are to be left open overnight will be covered or provided with a means of escape should a mammal enter, such as a roughened plank of wood placed in the trench as a ramp to the surface.
- 4.8. Any pits will be inspected each morning to ensure mammals have not become trapped overnight. Any trapped mammals should be caught and moved to a retained section of woodland. The proposed hedgerow enhancement and scrub would provide additional foraging and cover for badgers and hedgehog post development.

Biodiversity Net Gain Assessment

- 4.9. The DEFRA Biodiversity Metric 4.0 was utilised to calculate the pre-development and predicted post-development biodiversity value of the site based on the proposed plans for landscaping (Refer to Appendix 2 and separate Biodiversity Net Gain Metric 4.0 Redstone Ecology 2023).
- 4.10. This metric operates by calculating the number of biodiversity units associated with a particular habitat type (both pre-and post-development) – the ‘unit’ value associated with each habitat type is calculated based on the following parameters:
- Size (in hectares)/Length (in km);
 - Distinctiveness (i.e. how rare/valuable a given habitat is);
 - Condition (i.e. how well the recorded habitat fits [or will fit] the standardised description of that habitat);
 - Connectivity (i.e. how well-connected a given habitat is to similar habitats in the landscape); and
 - Strategic significance (i.e. if the existing or proposed habitat is within an area formally adopted in the local plan for green infrastructure or biodiversity improvements).
- 4.11. When considering the creation of new habitats in the post-development site, other factors are also considered when calculating the ‘unit’ value of a given habitat and these are:
- Time to reach the target condition of each habitat; and
 - Difficulty category for the creation of a given habitat.
- 4.12. A calculation has been undertaken using the baseline habitats identified during the initial ‘extended’ Phase I habitat/UK Habs survey and created/enhanced habitats taken from the proposals (See Appendix 2). This has calculated that the proposals will result in gain of + 22.91 % habitat units.
- 4.13. The majority of the habitat identified in the baseline was that of Modified grassland of Moderate condition which is to be enhanced to Modified grassland of Good condition through sensitive management to enhance the structure within the sward.

Mechanism for mitigation delivery

- 4.14. The ecological mitigation measures detailed in this report could be secured through a planning condition.

Section 5: Residual effects and conclusions

Construction effects

- 5.1. Adverse impacts on retained trees, woodland and hedgerow and the stream could occur through root compaction and contaminated silt laden run off. The effect of this could however be acute, Moderate level (Local). This would be avoided through the adoption of best practice measures which would prevent any impacts occurring.
- 5.2. Impacts on badger/hedgehog through becoming trapped within any excavations during the construction phase would be avoided through implementation of best practice measures such as covering excavations at night/fitting or ramps. The temporary entrapment of mammals effect, however, would be acute low-level (Site).
- 5.3. Precautionary measures would be adopted to prevent any potential impact so no effects would occur during construction.

Post-construction effects

- 5.4. The proposed grassland enhancement along with the wetland habitat creation would provide an overall habitat enhancement that would be beneficial at the Local level in the long-term and result in a net gain in biodiversity.
- 5.5. Effects on protected and notable species in the post-construction phase are considered to be Negligible. The proposed grassland enhancement, wetland habitat, bat and bird boxes would provide supplementary habitat for a range of species including bats, nesting birds, foraging badgers and hedgehog and reptiles.

Conclusions

- 5.6. With the implementation of the mitigation and enhancement strategy described above, the proposed development would be in conformity with relevant planning policy and legislation (see Appendix 1).

References

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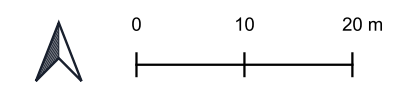
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Plans



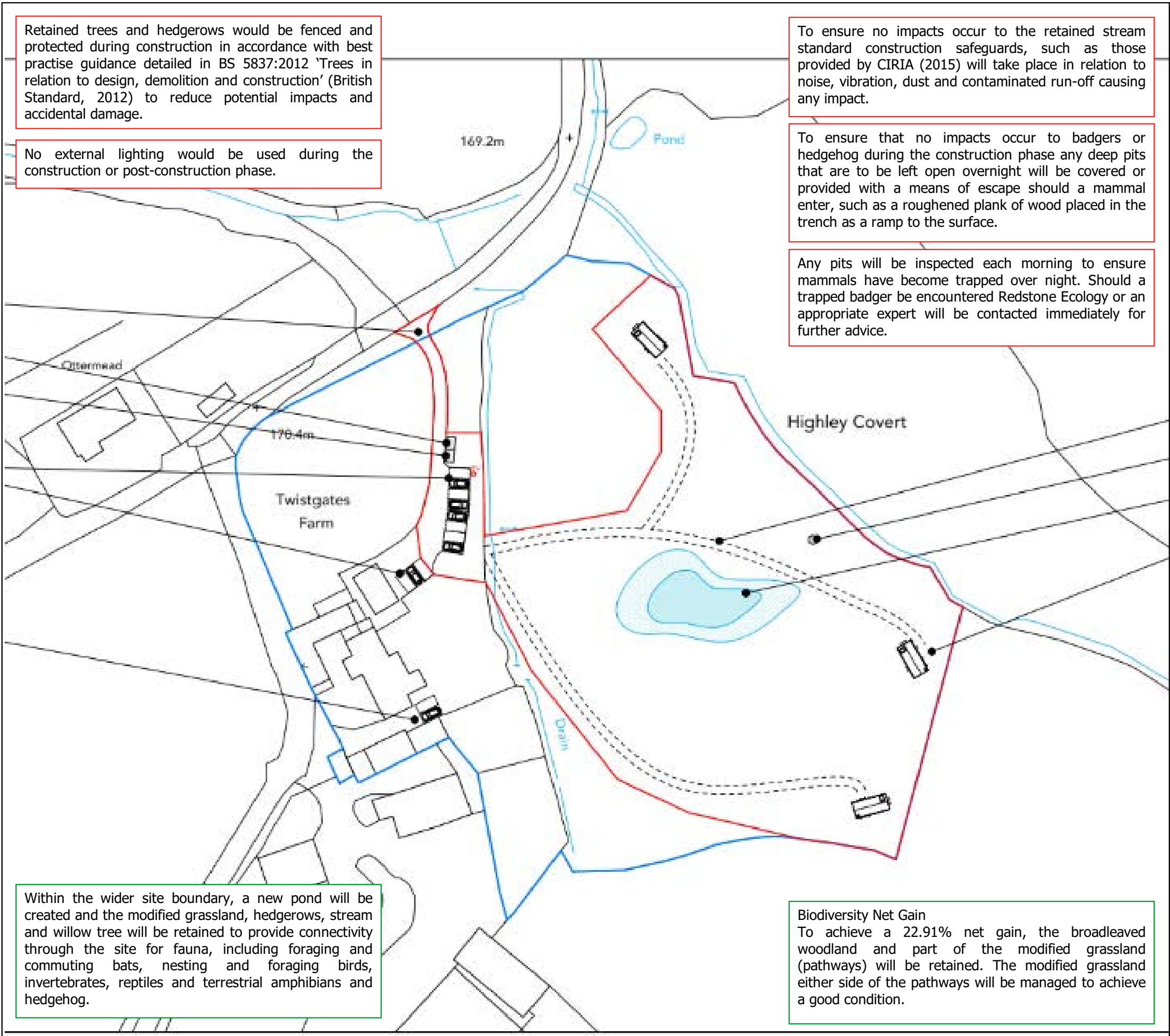
- Site Boundary
- Wider Site Boundary
- Broadleaved Woodland
- Hardstanding
- Modified Grassland
- Hedgerow (Native)
- Stream
- Willow Tree



Project	Twistgate Farm Cottages, Uptorrey, Honiton
Drawing Title	Habitat Features
Drawing No.	RSE 352/P01
Date	November 2023
Checked	SC/JP



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Retained trees and hedgerows would be fenced and protected during construction in accordance with best practise guidance detailed in BS 5837:2012 'Trees in relation to design, demolition and construction' (British Standard, 2012) to reduce potential impacts and accidental damage.

No external lighting would be used during the construction or post-construction phase.

To ensure no impacts occur to the retained stream standard construction safeguards, such as those provided by CIRIA (2015) will take place in relation to noise, vibration, dust and contaminated run-off causing any impact.

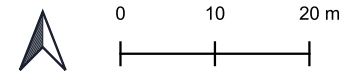
To ensure that no impacts occur to badgers or hedgehog during the construction phase any deep pits that are to be left open overnight will be covered or provided with a means of escape should a mammal enter, such as a roughened plank of wood placed in the trench as a ramp to the surface.

Any pits will be inspected each morning to ensure mammals have become trapped over night. Should a trapped badger be encountered Redstone Ecology or an appropriate expert will be contacted immediately for further advice.

Within the wider site boundary, a new pond will be created and the modified grassland, hedgerows, stream and willow tree will be retained to provide connectivity through the site for fauna, including foraging and commuting bats, nesting and foraging birds, invertebrates, reptiles and terrestrial amphibians and hedgehog.

Biodiversity Net Gain
To achieve a 22.91% net gain, the broadleaved woodland and part of the modified grassland (pathways) will be retained. The modified grassland either side of the pathways will be managed to achieve a good condition.

- Site Boundary
- Wider Site Boundary



Project | Twistgate Farm Cottages, Uptonrey, Honiton
 Drawing Title | Opportunity and Constraints
 Drawing No. | RSE 352/P02
 Date | November 2023
 Checked | SC/JP



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Appendix 1: Legislation

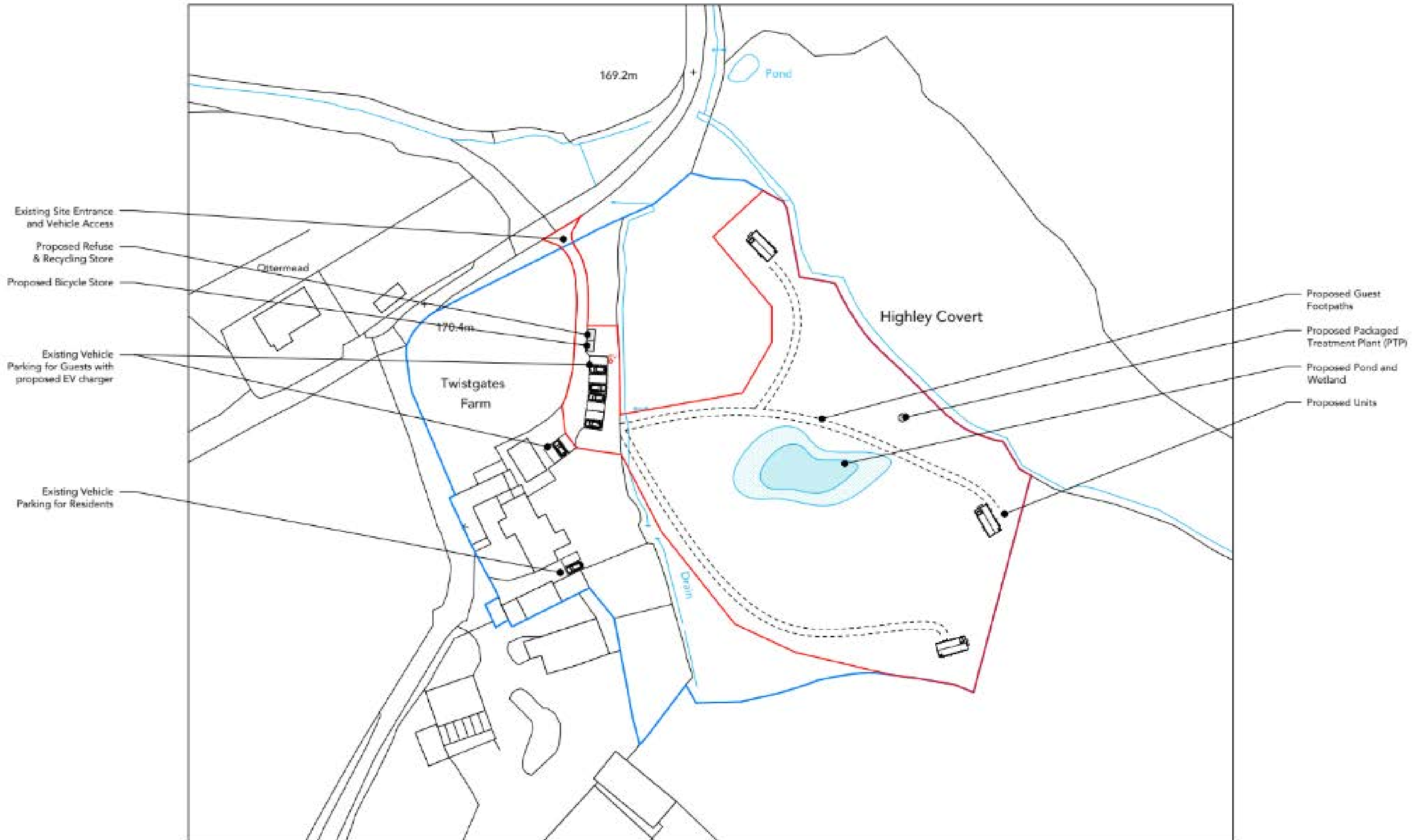
Legislative Context

- A1.1. Specific habitats and species receive legal protection in the UK under various pieces of legislation, including:
- The Wildlife and Countryside Act (WCA) 1981 (as amended);
 - The Conservation of Habitats and Species Regulations 2010 (as amended);
 - The Countryside and Rights of Way (CRoW) Act 2000;
 - The Hedgerows Regulations 1997;
 - The Protection of Badgers Act 1992; and
 - The Natural Environment and Rural Communities Act (NERC) 2006.
- A1.2. The European Council Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, 1992, often referred to as the 'Habitats Directive', provides for the protection of key habitats and species considered of European importance. Annexes II and IV of the Directive list all species considered of community interest. The legal framework to protect the species covered by the Habitats Directive has been enacted under UK law through The Conservation of Habitats and Species Regulations 2010 (as amended).
- A1.3. In Britain, the WCA 1981 (as amended) is the primary legislation protecting habitats and species. SSSIs, representing the best examples of our natural heritage, are notified under the WCA 1981 (as amended) by reason of their flora, fauna, geology or other features. All breeding birds, their nests, eggs and young are protected under the Act, which makes it illegal to knowingly destroy or disturb the nest site during nesting season. Schedules 1, 5 and 8 afford protection to individual birds, other animals and plants.
- A1.4. The CRoW Act 2000 strengthens the species enforcement provisions of the WCA 1981 (as amended) and makes it an offence to 'recklessly' disturb a protected animal whilst it is using a place of rest or shelter or breeding/nest site.

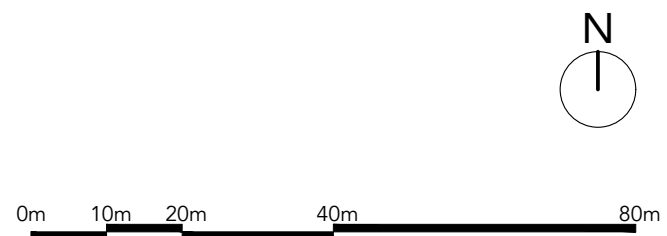
Species and Habitats of Principal Importance and the UK Biodiversity Action Plan

- A1.5. The UK Post-2010 Biodiversity Framework succeeded the UK BAP partnership in 2011 and covers the period 2011 to 2020. However, the lists of Priority Species and Habitats agreed under the UKBAP still form the basis of much biodiversity work in the UK. The current strategy for England is 'Biodiversity 2020: A Strategy for England's wildlife and ecosystem services' published under the UK Post-2010 UK Biodiversity Framework. Although the UK BAP has been succeeded, Species Action Plans (SAPs) developed for the UK BAP remain valuable resources for background information on priority species under the UK Post-2010 Biodiversity Framework.
- A1.6. Priority Species and Habitats identified under the UKBAP are also referred to as Species and Habitats of Principal Importance for the conservation of biodiversity in England and Wales within Sections 41 (England) and 42 (Wales) of the Natural Environment and Rural Communities (NERC) Act 2006. The commitment to preserving, restoring or enhancing biodiversity is further emphasised for England and Wales in Section 40 of the NERC Act 2006.

Appendix 2: Proposed Development Plan



Notes:
 Do not scale from this drawing for construction purposes. Check all dimensions and conditions on site prior to setting out of manufacturing. report discrepancies between site, drawing or specification to the Architect. This drawing is to be read in conjunction with the relevant consultant's specification and schedule. All structural work is to be carried out in accordance with the Structural Engineer's details and calculations. Precise positions of all fixtures and fittings are subject to confirmation on site. All works to be carried out in accordance with current Health & Safety, including CDM regulations. All works to comply with current British standards and regulations, codes of practice and Building Regulations, and appropriate European standards. This drawing is the copyright of the owners.



Issued	04/10/2023
Revision	-
Scale	1:1000
Paper Size	A3
Stage	Planning
Site Address	Twistgates Farm Cottages, Upottery, Honiton, EX14 9PE

Appendix 3: Wildlife Check List

Devon Wildlife Checklist (to be filled in by the ecological consultant and included in the front of the Wildlife Report)

A.1 Protected and priority species (relates to question 13a in the planning application form).

A tick or cross must be placed in all boxes in column two (shaded) and then, where there is a tick, all other boxes in that row. Where species are present please email this form to Devon Biodiversity Records Centre - DBRC@dbrc.org.uk.

Location: Twistgates Farm Cottages, Uptontery, Honiton, EX14 9PE – Glamping Grid reference for centre of site (6 digits): ST 22214 09399

Planning Application reference: NA

Name of surveyor and consultancy John Polley Redstone Ecology Date that surveys carried out: October 2023

Sent to DBRC: No – no records to add to the existing data held by DBRC for this site

Species - terrestrial, intertidal, marine	Walkover shows that suitable habitat present and reasonably likely that the species will be found? <u>Tick or cross</u>	Detailed survey needed clarify impacts and mitigation requirements	Detailed survey carried out and included ?	Species Present or Assumed to be present on site <u>Indicate with P or A and name the species</u>	Impact on species	Detailed Conservation Action Statement included	NE Licence required	Grid reference for specific location of species (if required for large sites)
Bats (roost)	X	As required	Walkover	None recorded	No	None required	No	
Bats (flight line / foraging habitat)	✓	As required	Walkover	Presumed foraging and commuting on	No – as no	None required	Yes	

				hedgerow/ woodland	lighting proposed			
Dormice	✓	As required	Walkover	Presumed present but hedgerow and woodland retained	No	None required	Yes	
Otters	✓	As required	Walkover	Presumed present in offsite stream	No	None required	No	
Great crested newts <i>(*check consultation zone)</i>	x							
Cirl buntings <i>(*check consultation zone)</i>	x							
Barn owls	x							
Other Schedule 1 birds	x							
Breeding birds	✓	As required	Walkover	Hedgerows and woodland but offsite	No	None required	No	
Reptiles	✓	As required	Walkover	Hedgerows woodland and margins but offsite	No	None required	No	
Native crayfish	x							
Water voles	x							

Badgers	✓	As required	Walkover	No setts but foraging habitat	Low	Yes		
Other protected species	X							
UK BAP priority species	x							
Devon BAP key species	X							
Invasive species	X							

- Devon consultation zones for curlew and great crested newts - <http://www.devon.gov.uk/index/wildlife.htm>
- UK BAP priority species - <http://jncc.defra.gov.uk/page-5717>
- Devon BAP key species - http://www.devon.gov.uk/dbap-section_e.pdf (note that this list is currently being updated)

A.2 Designations / important habitats / sites of geological importance (relates to questions 13 b & c in the planning application form)

Designation	Within site potential impact. <u>Tick or cross</u>	Name of site / habitat	Detailed Conservation Action Statement included in report	Habitat balance sheet included (showing area of habitats gained and overall net gain)	Relevant organisation consulted and response included in the application
Terrestrial, intertidal, marine					
Statutory designations					
European designations - Special Area of Conservation (SAC), Special Protection Area (SPA) and RAMSAR site or within Greater Horsepath consultation zone	x				
Site of Special Scientific Interest (SSSIs)	X				

Marine Conservation Zone (MCZ)	X				
Local Nature Reserve (LNR)	X				
<i>Non statutory wildlife designations</i>					
County Wildlife Site (CWS)	X				
Ancient woodland	X				
Special Verge	X				
UK BAP Priority habitat	X				
Local Biodiversity Network (mapped by Devon Wildlife Trust / through Green Infrastructure work)	X				
<i>Non statutory geological designation</i>	X				
County Geological Site (CGS or RIGS)	X				