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Preliminary Ecological Assessment

Bantam House, Church Lane, White Roding, Dunmow, Essex, CM6 1RJ.

February 2024

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Project: Bantam House, Church Lane, White Roding, Dunmow, Essex, CM6 1RJ

Date: 6/2/24

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Table of Contents

1.0 Non-technical summary

1.1 This appraisal outlines the likely impacts and opportunities for mitigation, compensation, and enhancement to understand the site's ecology.

1.2 A desktop search for designated sites and habitats was undertaken using the Multi-agency Geographic Information for the Countryside (MAGIC) website. In addition, a Habitat Survey of the land was conducted, including the likely presence of protected species.

1.3 The site is not designated for its importance for nature conservation at a national or county level. Habitats for protected species were evaluated for their likelihood of providing shelter, roosting, foraging, basking and nesting.[1] Breeding birds and great crested newts require further consideration. The likelihood of other protected species is negligible, and no further consideration is needed.

2.0 Introduction

Purpose of the report

2.1 The survey aimed to assess potential ecological features, including the likely presence of rare or protected habitats and species within the zone of influence concerning the project. The key objectives are:

- Identify the potential ecological constraints associated with the project;
- Identify any mitigation measures likely to be required;
- Identify any additional surveys that may be necessary; and,
- Identify the opportunities offered by the project to deliver ecological enhancement.

2.2 As the British Standard BS 42020:2013 advised,[2] a suitably qualified professional ecologist is appraised to ensure a rigorous and thorough independent review. The assessment followed the Chartered Institute of Ecology and Environmental Management Guidelines, which are proportionate to the scale of the project.

2.3 The Preliminary Ecological Assessment outlines the likely impacts and opportunities for mitigation, compensation, and enhancement. The assessment also considers whether consultation with statutory bodies and consent or licences are required.

[1] National Planning Policy Framework, 2023, paragraph 180.

[2] Biodiversity – Code of practice for planning and development, BS 42020:2013.

Qualifications and Competence of the Ecologist

2.4 The ecologist has over 25 years of conservation experience. He is the founder of a new conservation charity and previously worked as Head of Conservation for a Wildlife Trust, Director of Studies for the Field Studies Council, and Course Director and Lecturer for the University of Essex and Cambridge.

2.5 Respected organisations have nationally recognised the ecologist and have awarded various fellowships for his '*outstanding or significant contribution*' towards these disciplines, including conservation and biodiversity for the delivery of landscape-scale conservation projects. Fellow of the Chartered Institute of Ecology and Environment Management, Fellow of the Royal Entomological Society, Fellow of the Royal Society of Biology, Fellow of the Linnean Society, and Executive Fellow of the School of Biological Science – University of Essex.

2.6 Currently on the external advisory board for the University of Essex and representing the Chartered Institute of Ecology and Environmental Management at the University of Southampton, judging national ecological projects and an ecological expert for the Southwood Foundation.

3.0 Scope of works

Legislation and Planning Policy

3.1 This Preliminary Ecological Assessment concerns the relevant wildlife legislation and planning policies (Appendix 1).

Legislation

3.2 Relevant legislation considered within the scope of this document includes the following:

- The Wildlife and Countryside Act 1981 (as amended);
- The Conservation of Habitats and Species Regulations 2019 (as amended);
- Natural Environment and Rural Communities (NERC) Act 2006;
- The Countryside and Rights of Way (CRoW) Act 2000;
- Protection of Badgers Act 1992; and,
- The Environment Act 2021.

4.0 Methodology

Desk Study

4.1 A desktop study search for statutory designated sites and priority habitats was undertaken using the Multi-agency Geographic Information for the Countryside (MAGIC) website (www.magic.gov.uk). These internet-based aerial mapping services were used to understand the habitats in and around the survey area and habitat linkages and features in the broader landscape.

4.2 The data collated will inform the impacts of the proposed works, ensuring that suitable mitigation and protection measures are considered.

4.3 No biological records were requested at this stage. Instead, a search was conducted on Natural England's magic website for any granted European Protected Species Licences. These licences allow the licence holder to safeguard European Protected Species from adverse impacts of development and other potentially damaging activities. The data is for potential users to assess whether the data are 'fit for purpose.' Any biological data and protected species licence will be deemed current if within two years, and historical data up to five years.

Habitat Survey

4.4 The vegetation and habitat types are classified according to the UK Habitat Classification. The UK Habitat Classification (UKHab) is a comprehensive habitat classification system for the UK to provide outputs suitable for ecological impact assessments, habitat metrics and better data integration between organisations.[3] The UKHab translates easily into Priority Habitat Types and Annex 1 Habitat Types.

Protected Species

4.5 The protected species assessment provides a preliminary view of the likelihood of protected species occurring on-site based on habitat suitability and any direct evidence. The evaluation should not be taken as providing a complete and definitive survey of any protected species group. The assessment is only valid for the time of the study. Additional surveys are recommended if, based on this assessment, it is likely that protected species may be present.

[3] Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2020) The UK Habitat Bank Classification User Manual Version 1.1.

Buildings and other structures

4.6 Any buildings or other structures on site were surveyed. The surveys comprised an external visual inspection and an internal search (where safety allowed) to look for signs of, or potential for, protected species. Indicators could include live animals, carcasses, droppings, feeding remains and nesting material. A ladder, high-powered torch, binoculars, and angled mirror were available as required.

Landscape and Permeability

4.7 Connectivity refers to the degree to which the landscape facilitates movement between different habitat patches.[4] There are two types of connectivity: structural connectivity and functional connectivity. Structural connectivity refers to physical connections in the landscape between habitat patches (often called "corridors", although they do not necessarily have to be linear features). Functional connectivity refers to how much the landscape helps or hinders the movement of species and often relates to the vegetation structure or the management intensity. Functional connectivity is species-specific (as it depends on the mobility of the species and the habitat types present in the landscape).[5]

4.8 Permeability also refers to a species' ability to move through the landscape. It depends on the species and the structural similarity of the landscape to the habitat the species prefers.

5.0 Results

Site location and description

5.1 The site was surveyed on January 27, 2024. The weather was sunny, with a breeze and a temperature of around 6 degrees. A risk assessment was completed, and all appropriate PPE was worn. The client granted the surveyor access to the site.

Desk Study

Designated sites and habitats of principal importance

5.2 The following habitats were recorded:

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[4] Kuttunen, M., Terry, A., Tucker, G. & Jones, A. (2007) Guidance on the maintenance of landscape connectivity features of major importance for wild flora and fauna: Guidance on the implementation of Article 3 of the Birds Directive (79/409/EEC) and Article 10 of the Habitats Directive (92/43/EEC). Brussels: Institute for European Environmental Policy.

[5] Eycott, A. E, Marzano, M. & Watts, K. (2011) Filling evidence gaps with expert opinion: The use of Delphi analysis in least-cost modelling of functional connectivity. Landscape and Urban Planning, 103: 400-40

- Special Protection Area/Special Area of Conservation within 5km: No (Appendix 3)
- Site of Special Scientific Interest (SSSI) within 2km: No (Appendix 4)
- Ancient Semi-Natural Woodland within 1km: Yes (Appendix 5)
- Priority habitat within 1km: Yes (Appendix 6)
- Ponds within 500 metres: Yes (Appendix 7)
- River, streams or water-filled ditches within 100 metres: Yes

5.3 Current and historical data (within 5 years) showed no protected species were granted a European licence within 1 km (Appendix 8). The site is within the amber great crested newt risk zone.

Landscape Connectivity

5.4 The site's local ecological permeability is considered good due to ponds, grassland, and the local churchyard. However, in the wider landscape, it is considered low due to roads, dwellings, associated gardens, and arable land.

Habitat Survey

Building and Hard-Standing

5.5 Walls for part of a dwelling were present.

Vegetated garden

5.6 The habitat resembled a vegetated garden that has been left. As such, butterfly-bush has developed and areas of bare ground.

Trees

5.7 Several trees were present throughout the area. Species included ash (*Fraxinus excelsior*), lime (*Tilia* spp.) and silver birch (*Betula pendula*).

Pond

5.8 Ponds were adjacent to the site.

Habitat Suitability for Eurasian Otter (*Lutra lutra*)

5.9 In the UK, otters (*Lutra lutra*) are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Killing or injuring otters or damaging or destroying a place of shelter or protection is an offence.

5.10 Otters are shy creatures that are rarely seen. Therefore, their presence in an area is usually determined by field signs. Field signs include sleeping and resting places, such as holts,

couches and natal dens, breeding sites, spraints, pathways/trails, slides, hairs, footprints, and food remains.

5.11 The habitats within and immediately adjacent to the site do not provide suitable habitats for this species, and no field signs were found. This species needs **no** further consideration or survey.

Habitat suitability for Barn Owl (*Tyto alba*)

5.12 All breeding wild birds are protected under Part 1 of the Wildlife and Countryside Act (WCA) 1981 (as amended). Offences of taking, damaging or destroying a nest or eggs; barn owls receive special additional protection under Schedule 1 of the WCA. Barn owls (and other Schedule 1 species) are protected from intentional or reckless disturbance when nesting or rearing dependent young. Any such activity constitutes an offence.

5.13 The site had no roosting or breeding opportunities for barn owls (*Tyto alba*). Therefore, this species needs **no** further consideration or survey.

Invertebrates

5.14 Many invertebrates are listed as priority species in the UK Biodiversity Action Plan (UK BAP) and as Species of Principal Importance (Section 41) of the Natural Environment and Rural Communities Act 2006.

5.15 The habitats were not considered necessary for notable invertebrates in the locality. Apart from field observation during the walkover survey, the site needed to be evaluated in detail for the likely presence of essential invertebrates. Surveys require specialist methods, timings, and equipment and are seasonally restricted. Samples are collected over several months and removed from the site for expert identification.

5.16 The site provided typical and common habitats and species. No notable habitats or plant species which may support invertebrates of interest in the locality were recorded. This group needs **no** further consideration or survey.

White Clawed Crayfish (*Austropotamobius pallipes*)

5.17 White-clawed crayfish (*Austropotamobius pallipes*) are protected by the Wildlife and Countryside Act 1981 (as amended). Killing or injuring white-clawed crayfish or damaging or destroying a place of shelter or protection is an offence. They have also been listed as a UK Biodiversity Action Plan (UK BAP) Priority Species.

5.18 There was no suitable habitat within the site to support white-clawed crayfish. This species needs **no** further consideration or survey.

Habitat suitability for Water Vole (*Arvicola amphibious*)

5.19 Water voles (*Arvicola amphibius*) are protected by the Wildlife and Countryside Act 1981 (as amended). It is an offence to kill or injure water voles, damage or destroy a place of shelter or protection, or disturb them in these places. They have also been listed as a UK Biodiversity Action Plan (UK BAP) Priority Species.

5.20 Revised legislation now requires any development involving the displacement of water voles from their habitat or their relocation to be completed by a water vole survey class licence-holding ecologist or under a specific Natural England project licence.

5.21 There was no suitable habitat to support water voles. Therefore, this species needs **no** further consideration or survey.

Habitat Suitability for Hazel Dormouse (*Muscardinus avellanarius*)

5.22 Dormice (*Muscardinus avellanarius*) are protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. This makes it an offence to kill or injure dormice or damage or destroy a place of shelter or protection.

5.23 Dormouse decline has been attributed to its poor adaptation to the UK's unreliable climate, which affects breeding success and overwinter survival. This is also combined with the degradation of its habitat due to unsuitable or non-existent woodland management. Dormice favour ancient and mature woodland with good structural diversity and understorey.

5.24 Hedgerows can be important as dispersal routes, but only if well connected to optimal habitat. They require a diverse food source throughout their active season (May to Oct). Being very territorial, dormice usually remain within 80 metres of their nests. The dormouse is a specialised feeder needing a habitat that can provide high-protein food ranging from pollen and nectar to insects and nuts.

5.25 The lack of suitable habitat and feeding opportunities is also absent. Therefore, this species needs **no** further consideration or survey.

Habitat Suitability for Badger (*Meles meles*)

5.26 Badgers (*Meles meles*) are protected under the Protection of Badgers Act 1992. This legislation makes it an offence to kill or injure a badger, damage or destroy a sett, or disturb a

badger whilst it occupies a sett. The site and a 30m buffer (where accessible) were surveyed for badger evidence, such as setts, latrines, pathways, footprints, snuffle holes and badger hairs. Any setts recorded were classified according to published criteria.[6]

5.27 There were no suitable habitats that were sufficient for sett-building on site. No evidence of prints, foraging or latrines was noted. This species needs **no** further consideration or survey.

Habitat suitability for Bats

5.28 All British bat species are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of the Conservation of Habitats and Species Regulations 2017 as European Protected Species (EPS). This makes it an offence to kill or injure a bat or damage or destroy a place of shelter or protection.

5.29 The potential for the site to support roosting, foraging and commuting bats was assessed in line with the Bat Conservation Trust (BCT) Bat Surveys for Professional Ecologists Good Practice Guidelines.[7] According to the classifications, buildings or structures were evaluated for suitability to support roosting bats (Appendix 2). Any potential roosting features (PRFs), sites, and roost access points were highlighted. Evidence of bats was also searched externally and internally, where access was allowed. Equipment available to aid inspection included binoculars, a ladder, a high-powered torch and an endoscope.

5.30 The surveyor looked for bats, droppings, staining, scratch marks, and feeding remains in potentially suitable locations. Trees were also assessed for potential bat roosting features such as rotten cavities, woodpecker holes, cracked or split limbs, and lifted bark. Trees displaying possible features were assigned a level of suitability for roosting bats.

5.31 Disturbance to bats in their roosts can be caused, for example, by noise, lighting or direct human interference. Where lighting illuminates the roost access point, it may delay emergence from the roost, resulting in bats missing the period in which peak in vertebrate prey is available. This may result in reduced survivorship.

5.32 Most bat species have been recorded commuting along linear features that are dark and sheltered from the wind, such as hedgerows, tree lines, woodland edges and waterways.

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[6] Harris *et al*,. 1989

[7] Bat Conservation Trust (BCT) Bat Surveys for Professional Ecologists Good Practice Guidelines Collins, 2023.

These features also tend to attract or concentrate invertebrate prey, providing a foraging resource, and dark conditions render bats less vulnerable to predation. Species can use open landscapes but are more likely when dark and predation risks are reduced.

5.33 Degradation of the foraging and commuting habitat resources can also occur through increased disturbance by human activities, increased pet density, trampling and vegetation changes, increased light spills from residential areas or lighting for safety concerns, and pollution by dog faeces.

5.34 The site was also assessed for overall value for foraging, commuting or dispersing bats, i.e. how well the habitats on the site link to other offsite habitats and, in particular, the presence of sheltered linear habitats on the site. The availability and quality of the habitat around the bat roost influences foraging. Poor habitat quality is an indicator of poor bat foraging and commuting suitability. For example, species-poor, close-mown grassland is a poor habitat for bats to forage over.

5.35 Based on the nature of the habitats on the site, it would not present attractive foraging areas for bats. Nevertheless, the hedgerow running along Church Lane is retained and enhanced on the site as part of the proposals that could provide a foraging and commuting corridor for bats.

5.36 The proposed development area showed negligible to low roosting potential across the site. During the survey, no field signs (including droppings, staining, scuffs, and scratches) were identified near these features to suggest recent or historical bat activity.

5.37 No features were deemed to support roosting bats, foraging or commuting. Therefore, this species needs **no** further consideration or survey.

Habitat Suitability for Great Crested Newts (*Triturus cristatus*)

5.38 All life stages of the great crested newt (*Triturus cristatus*) and their habitats are protected under the Wildlife and Countryside Act 1981 (as amended). They are also protected by the Conservation of Habitats and Species Regulations 2017 as a European Protected Species.

5.39 The site was assessed for suitability to support amphibians, including great crested newts (GCN), common toads (species of conservation importance) and common frogs. The assessment was undertaken following Gent & Gibson (2003) and Langton *et al.* (2001).

5.40 A search for all waterbodies on site or within a 500m radius was completed using maps and aerial imagery. A focus on those within a 250m radius was applied, generally considered

the critical distance of dispersal by most amphibians. Consideration was given to how well any identified waterbodies were connected to the site in terms of terrestrial habitat quality and features. Any apparent barriers to dispersal or unsuitable habitat were identified.

5.41 A suitable terrestrial habitat for great crested newts has structure and includes meadows, rough grassland with a tall sward height, scrub and woodland.[8]

5.42 The site is within the amber risk zone with ponds within 500 metres. Therefore, this species needs **no** further consideration or survey.

Hedgehog (*Erinaceus europaeus*)

5.43 Hedgehogs (*Erinaceus europaeus*) are listed under England's Habitats and Species of Principal Importance. The Natural Environment and Rural Communities (NERC) Act was enacted in 2006. Section 41 (S41) of the Act requires the Secretary of State to publish a list of habitats and species of principal importance for conserving biodiversity in England. These habitats and species were identified as requiring action in the UK Biodiversity Action Plan (UK BAP) and continue to be regarded as conservation priorities.

5.44 Hedgehogs regularly occur in urban and rural environments. They may use the site for foraging and shelter.

5.45 There was no evidence of hedgehogs on the site, and the site was unsuitable for foraging or shelter. Therefore, this species needs **no** further consideration or survey.

Habitat Suitability for Reptiles

5.47 All British reptile species are afforded protection under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). This makes it an offence to kill or injure reptile species, including grass snakes (*Natrix elvetica*), adders (*Vipera berus*), common lizards (*Zootoca vivipara*) and slow-worms (*Anguis fragilis*).

5.48 The site was assessed for suitability to support reptiles regarding (Gent & Gibson, 2003) and Froglife Advice Sheet 10. Reptiles require warmth from the sun to regulate their body temperature, achieving this through basking. The lower the ambient air temperature, the more time is needed to warm up.

[8] Great Crested Newt Habitat Suitability Index, ARG UK Advice Notes, May 2010.

5.49 The habitats are sub-optimal for reptiles. The site is not considered a suitable habitat for reptiles. The proposal is not considered to harm reptiles or their habitats. The habitat within the site offered foraging, commuting, shelter, and hibernation opportunities. Therefore, this species needs **no** further consideration or survey.

Habitat Suitability for Breeding Birds

5.50 The Wildlife and Countryside Act 1981 (as amended) protects all birds, nests and eggs. It is illegal to take, damage or destroy the nests of wild birds whilst being built or in use.

5.51 Buildings, other structures and vegetation were assessed for suitability to support any nesting bird species. This included searching for evidence of nesting or roosting barn owls or other raptors. The habitats and general location of the site were assessed for their overall likely value to birds, including the likelihood of bird species of conservation importance using the site.

5.52 Birds were observed on-site. Therefore, this species **needs further** consideration or survey.

Invasive Species

5.53 The Wildlife and Countryside Act 1981 (as amended) is the principal legislation dealing with non-native species. It is illegal to release or allow escape into the wild any animal not ordinarily resident in Great Britain and not a regular visitor to Great Britain in a wild state or is listed in Schedule 9 to the Act. It is also illegal to plant or otherwise cause to grow in the wild any plant listed in Schedule 9 to the Act.

5.54 **No** invasive species that require management were encountered during the survey.

Survey Constraints

5.55 The survey was undertaken during the sub-optimal survey season.[9] Given the nature of the site, an accurate record of the habitats and species present was recorded. It may be that additional plant species were present, which were not visible at the time of the survey. Notably, species diversity and dominant plant assemblages may increase or change throughout the season.

[9] PEA optimal survey period is April to September.

5.56 Whilst every effort has been made to provide a comprehensive description of the site, no single investigation could ensure the complete characterisation and prediction of the natural environment. However, the survey provides a general assessment of the potential nature conservation value of the site and needs to include a definitive list of plant species.

6.0 Conclusion

Habitats

6.1 The site is not designated for its importance for nature conservation at an international, national, regional or county level. The site itself and the habitats found on-site are common and widespread throughout the UK,[10] and the habitats are of limited ecological value and only site value.[11]

Protected species

6.2 Habitats for protected species were evaluated for their likelihood of providing shelter, roosting, foraging, basking and nesting habitat.[12] Breeding birds and great crested newts require further consideration. The likelihood of other protected species is negligible, and no further consideration is needed.

Legislation and Planning Policy

6.4 The result of this report is required before determination because paragraph 99 of the ODPM Circular 06/2005 highlights that: "*It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted. Otherwise, all relevant material considerations may not have been addressed in making the decision*."

6.5 This information is therefore required to provide the LPA with certainty of impacts on legally protected species and be able to secure appropriate mitigation by a condition of any consent. This will enable the LPA to demonstrate compliance with its statutory duties, including its biodiversity duty under s40 NERC Act 2006 and prevent wildlife crime under s17 Crime and Disorder Act 1998.

[10] National Planning Policy Framework, 2021, paragraph 175.

[11] CIEEM, 2006, Defining ecological values for component habitats.

[12] National Planning Policy Framework, 2021, paragraph 180.

7.0 Recommendations

7.1 Generally, any lighting should minimise spill onto the surrounding landscape to reduce potential adverse lighting-related effects upon species. Where possible and practicable, operational lighting should be directed away from the hedgerow boundary, although it is noted that the development operation will conform to industry standard guidelines and best practices regarding health, safety and crime prevention. A sensitive lighting strategy should be implemented to prevent light spills from enhancing the dark corridor at the rear of the site, benefiting nocturnal and crepuscular species. In addition, this will ensure that the boundary habitats are kept dark during the hours of darkness.[13]

7.2 Removing suitable habitats must be undertaken outside the bird breeding season. Suppose work during the breeding season is unavoidable. In that case, an inspection will need to be carried out by a suitably experienced ecologist immediately before the start of site clearance to identify whether nests are present. If active nests are found, an exclusion zone will be set up around the nest(s), and work must only continue once the young have fledged.

7.3 The site is within the amber risk zone with ponds within 500 metres. Although the presence of newts is considered low due to unsuitable habitats, a precautionary method statement is required for great crested newts.

[13] National Planning Policy Framework, Paragraph 180(d)(2023)

Appendix 1: Legislation and Planning Policy

The Wildlife and Countryside Act 1981 (as amended)

Full legislation available – https://www.legislation.gov.uk/ukpga/1981/69/contents

The Conservation of Habitats and Species Regulations 2019 (as amended)

Full legislation available – The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (legislation.gov.uk)

Natural Environment and Rural Communities (NERC) Act 2006

Full legislation available – Natural Environment and Rural Communities Act 2006 (legislation.gov.uk)

The Countryside and Rights of Way (CRoW) Act 2000

Full legislation available – http://www.legislation.gov.uk/ukpga/2000/37/contents

Protection of Badgers Act 1992

Full legislation available – http://www.legislation.gov.uk/ukpga/1992/51/contents

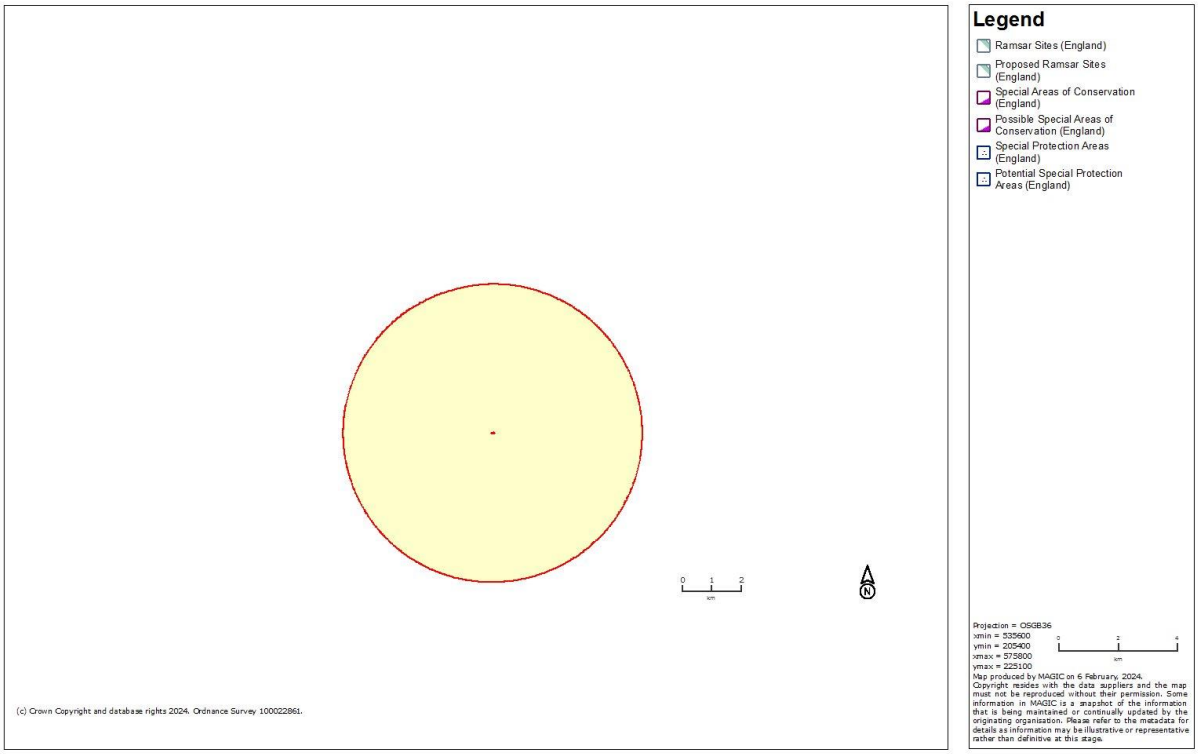
Appendix 2: Bat Roost Assessment Criteria & Classification

Bat Roost Assessment Criteria & Classification (adapted from Collins, 2016)

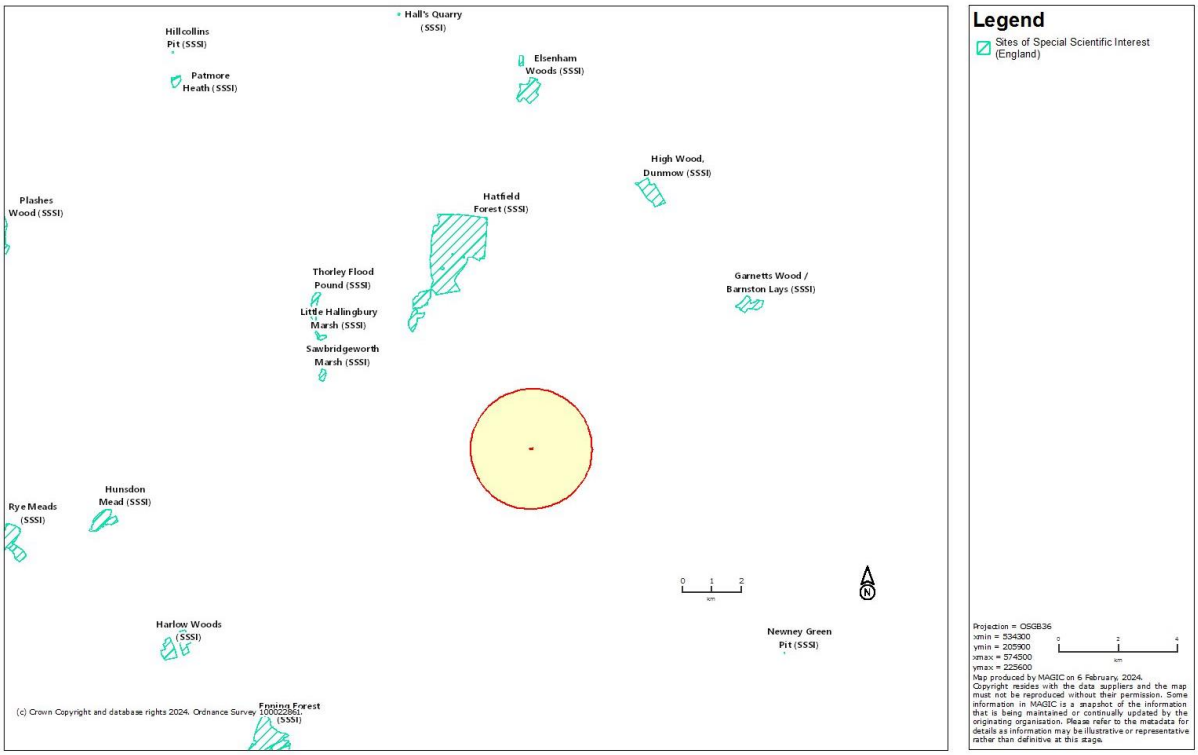
Suitability	Description of Potential Roosting Features (PRFs)	Commuting and Foraging Habitat
NEGLIGIBLE	Negligible roosting features on site that are likely to be used by bats.	Negligible habitat features on site are likely to be used by foraging or commuting bats.
LOW	A structure with one or more features that could be opportunistically used by individual bats. Unlikely to support maternity or hibernation roosts. A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.	Habitat which could be used by small numbers of commuting bats such as a gappy/defunct hedgerow, unvegetated stream/ditch, isolated scrub (not well connected to surrounding landscape by another habitat), or lone tree (not in parkland situation).
MODERATE	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat (unlikely to support roosts of high conservation status). A tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat. These trees are unlikely to support a roost of high conservation status.	Continuous habitat connected to the wider landscape that could be used by bats for commuting, such as lines of trees, scrub, watercourses, grassland or interlinked gardens.

HIGH	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for long periods of time due to their size, shelter, protection, conditions and surrounding habitat. A tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a regular basis and potentially for long periods of time due to their size, shelter, protection, conditions and surrounding habitat.	Continuous, high-quality habitat which is well connected to the wider landscape and is highly likely to be used regularly by commuting bats. Habitats such as tree-lined watercourses, river valleys, hedgerows, grazed parkland, lines of trees, broadleaved woodland and woodland edges. The site is close to or connected to known roosts.

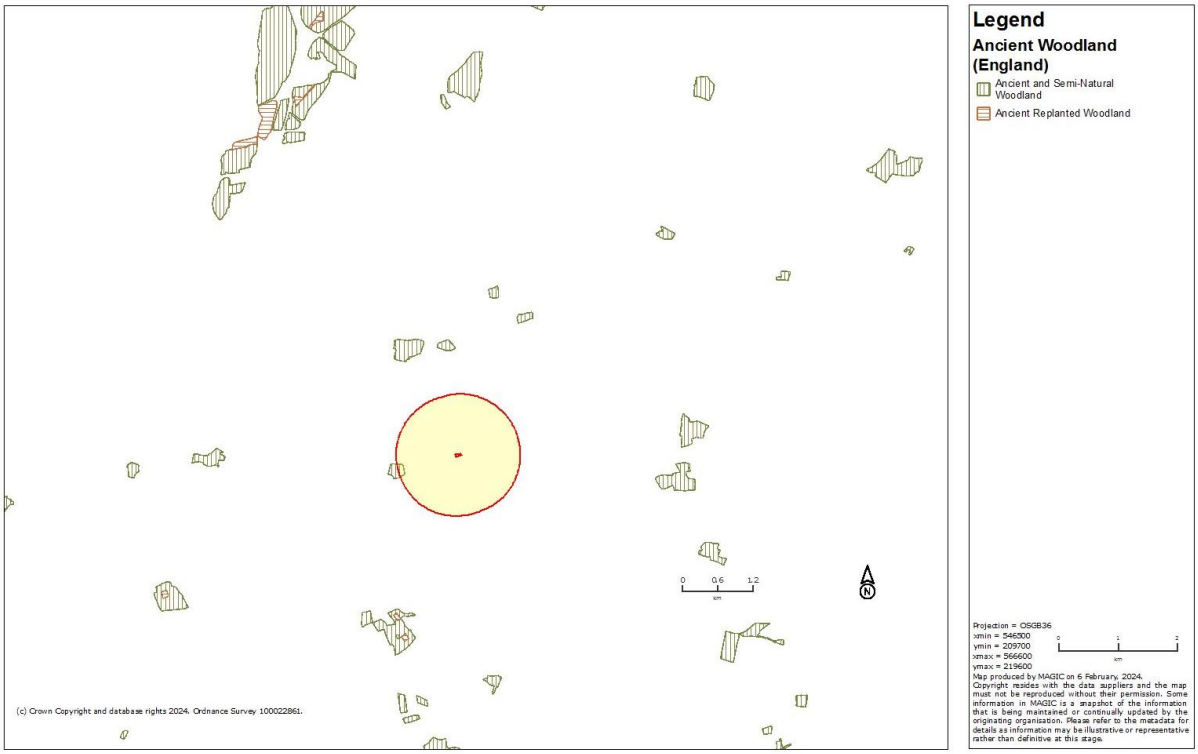
Appendix 3: International Designated Sites



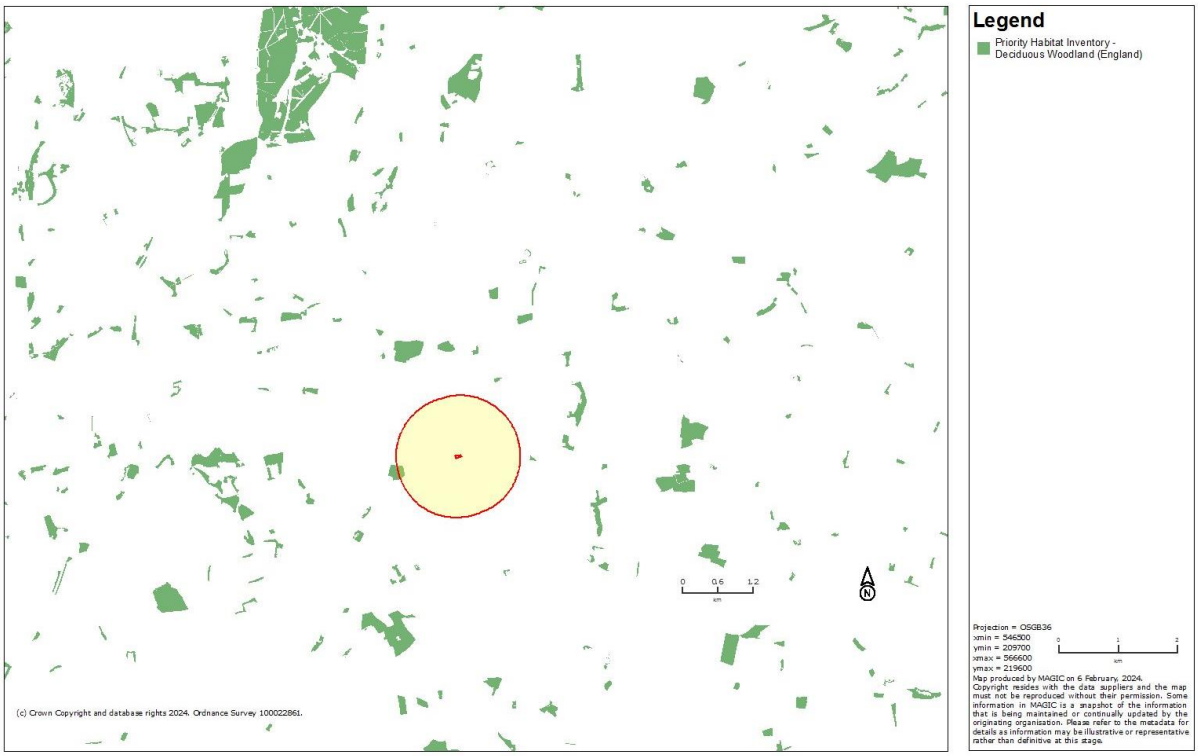
Appendix 4: National Designated Sites SSSI



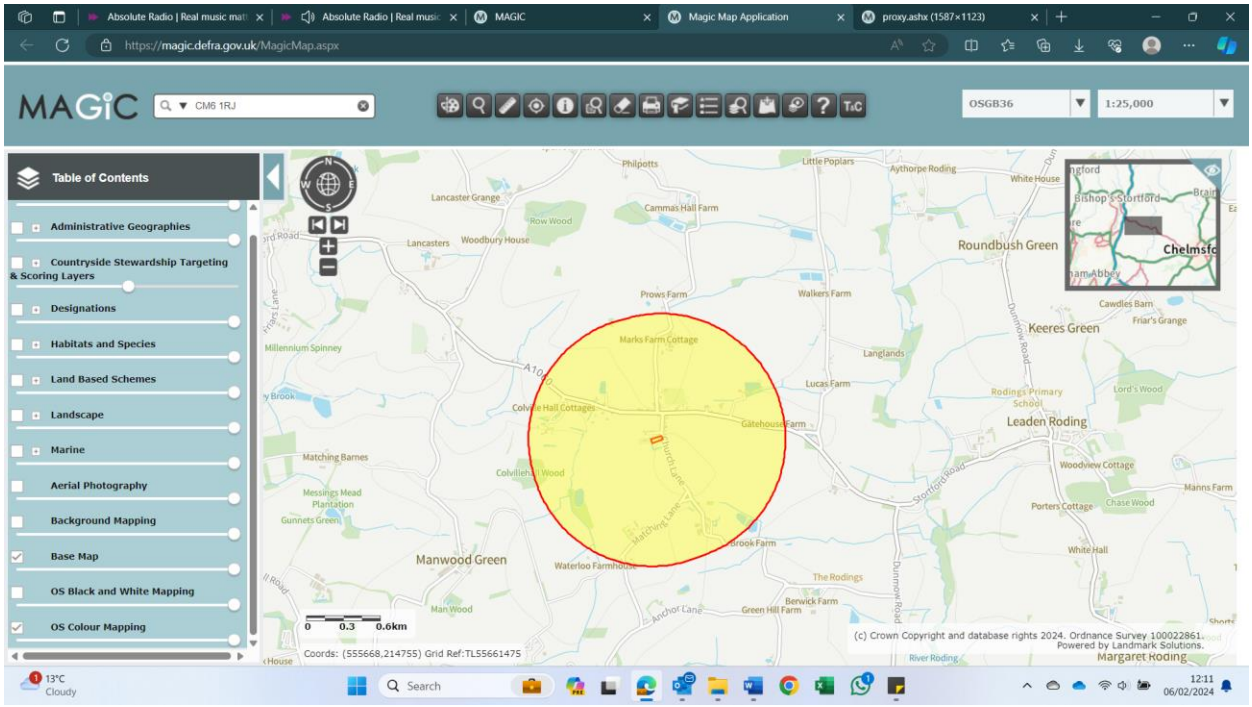
Appendix 5: Ancient Woodland



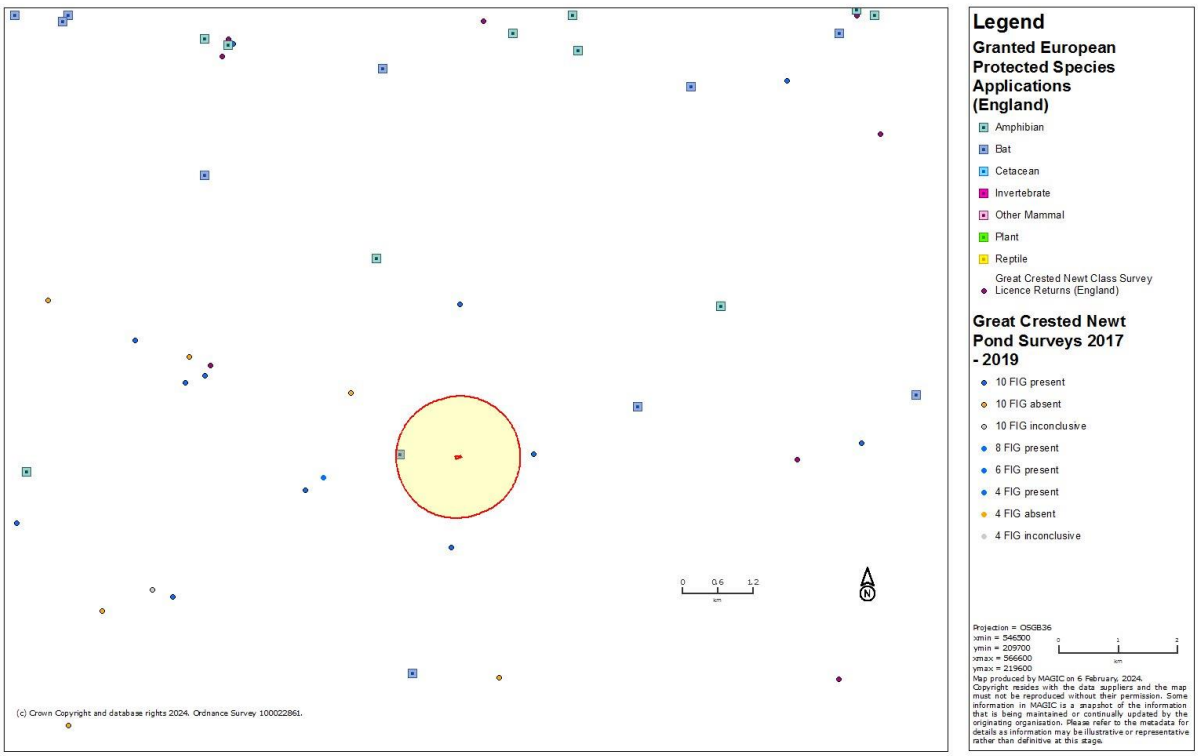
Appendix 6: Biodiversity Action Plan Priority Habitat



Appendix 7: Ponds within 1000 metres of the proposed development



Appendix 8: European Protected Species Licence



Appendix 9: Photographic evidence

Photograph 1: Bare ground

Photograph 2: Trees

Photograph 3: Trees and grass

Photograph 4: Building