



Preliminary Ecological Appraisal

Little Coppice, Thornbury

Mr Josh Stott

CRM.922.001.EC.R.001



Contact Details:

Enzygo Ltd. (Bristol Office)
The Byre
Woodend Lane
Cromhall
Gloucestershire
GL12 8AA

tel: 01454 269237
email: derek.allan@enzygo.com
www: enzygo.com

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Author:	Harri Williams, MSc, BSc, QCIEEM - Consultant Ecologist
Reviewer:	Chris Schofield MSc, BSc (Hons), ACIEEM – Principal Ecologist

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Registered Office Gresham House, 5-7 St. Pauls Street, Leeds, England, LS1 2JG

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Non-Technical Summary

- i. In January 2024 Enzygo Ltd was commissioned by Mr Josh Stott to undertake a Preliminary Ecological Appraisal (PEA) of Little Coppice, Kington Lane, Thornbury, BS35 1NA (central grid reference: ST 632 900), located within the South Gloucestershire planning authority. This document shall provide supporting information for a planning application.
- ii. The purpose of this report is to provide biodiversity information identifying ecological features, confirmed impacts/effect, and proportionate avoidance/mitigation/compensation strategies, followed by enhancements. This information will support the planning application and assist the Planning Officer in making an informed decision.
- iii. Identified impacts from the works include:
 - **Bats:** The house is assessed as having *Moderate* bat roosting potential and will require two dusk emergence surveys to determine presence/absence. The garage has *Low* suitability and will require one dusk survey. Further bat survey and assessment of mature trees would be required if these cannot be retained and protected as recommended.
 - **Breeding Birds:** Demolition of buildings will be planned to be conducted outside of the bird nesting season. If it is necessary to undertake these works during the bird nesting season, an Ecological Clerk of Works will supervise the clearance to ensure no active nests are affected. Proposals do not include significant loss of hedgerow or mature trees making further breeding bird unnecessary.
 - **Mature Trees, Hedgerow, Green Infrastructure & Dormouse:** Proposals include the loss of only a small section of hedgerow making Hedgerow Assessment and Dormouse surveys unnecessary. Further Dormouse survey would be required if significant length of hedgerow is to be removed.
- iv. Additional biodiversity enhancements are outlined within this report including installation of bat and bird boxes. Full details can be presented within a Biodiversity Enhancement Strategy [BES] or detailed on landscape plans in accordance with BS42020:2013. A Biodiversity Net Gain (BNG) DEFRA Metric will also likely be required to demonstrate at least +10% gain in accordance with the Environment Act 2021.
- v. Further bat survey is required to inform the overall assessment of impacts and to confirm the mitigation requirements necessary. However, considering the development proposals and notwithstanding these further surveys, this report has demonstrated that, if the outlined mitigation measures are implemented in full then no significant residual impact could be expected, and the proposed application will result in 'no net loss in biodiversity,' whilst also providing opportunities for 'biodiversity net gain' in accordance with NPPF and Local Planning Policy.

1.0 Introduction

1.1 Commission

1.1.1 In January 2024 Enzygo Ltd was commissioned by Josh Stott to undertake a Preliminary Ecological Appraisal (PEA) of Little Coppice, Kington Lane, Thornbury, BS35 1NA (central grid reference: ST 632 900), located within the South Gloucestershire planning authority. This document shall provide supporting information for a planning application.

1.2 Proposed Development/Identification of Impacts

1.2.1 The study will inform outline/full planning permission for residential development, and a corresponding zone of influence has been considered (this includes any transboundary effects regardless of administrative areas). Works will involve the demolition of the existing house and garage to allow the construction of a new property. No significant construction impacts are anticipated as access for the demolition works will utilise the existing path/fence, and no compound will be installed for the works. Additionally, no significant dust or noise levels are likely to impact any designated sites. See Appendix A for proposals.

1.3 Aims and Objectives

1.3.1 The purpose of this report is to provide biodiversity information which succinctly identifies ecological features on site and within the corresponding zone of influence, outlines potential impacts resulting from the proposed application, identifies associated effects to identified ecological features and proportionate avoidance/mitigation/compensation strategies, and outlines suitable enhancements that can be implemented in accordance with the British Standard for Biodiversity BS42020:2013 (BSI, 2013).

1.3.2 This information will support the planning application and assist the Planning Officer in making an informed decision on whether the application can demonstrate 'no net loss in biodiversity' and a 'biodiversity net gain' in accordance with National Planning Policy Frameworks (NPPF) and Local Planning Policy.

1.3.3 This report has been produced with reference to current Guidelines for Ecological Impact Assessment in the UK and Ireland, Terrestrial, Freshwater, Coastal and Marine (CIEEM, 2018), Guidelines for Ecological Report Writing (CIEEM, 2017), Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th edition (Collins, 2023), and is in accordance with Biodiversity – Code of practice for planning and development BS42020:2013 (BSI, 2013).

1.4 Background/Acknowledgments

1.4.1 An application to erect lighting at Thornbury Tennis Courts 100m to the south of the site in 2023 (P23/01608/F) necessitated a bat survey which found a Common Pipistrelle roost in the tennis club; and a second application for roof repairs at another property on Kington Lane from 2023 200m to the east (P23/02085/LB) also included a bat survey but recorded no roosting bats at the property (South Gloucestershire Council, 2024).

1.4.2 It is our understanding that to date there has been no correspondence with the County Ecologist or any statutory consultees i.e. Natural England, regarding this application. Additionally, we have not been informed of any Local Validation requirements i.e. biodiversity checklist for completion or specific standards for surveys.

1.5 Local Planning Policy

1.5.1 The following policies of the South Gloucestershire Core Strategy (2006-2027) are applicable to biodiversity:

- **CS2:** Green Infrastructure;
- **CS9:** Managing the Environment and Heritage; and
- **CS34:** Rural Areas.

1.5.2 There is a Supplementary Planning Document (SPD) 'South Gloucestershire Local Biodiversity Action Plan (2016-2026)' which is applicable to biodiversity and should be reviewed prior to submission of the application.

1.5.3 Refer to Appendix B for relevant details of European and National Legislation, and National Planning Policy.

1.6 Site Context

1.6.1 The site comprises a detached house with associated garage and shed and surrounding garden area, bordered to the south by Kington Lane and to the east and west by hedgerows. Mature/semi-mature trees and shrubs have been planted throughout the garden area. The site is located in a rural area to the west of Thornbury and is surrounded in all directions by arable fields and agricultural land. Please note that the survey area may differ from the red-line application boundary, as off-site areas may have been included where relevant to this assessment.

Figure 1 – Survey Area



Image courtesy of Google Image Pro 7.3.6. Imagery date June 2023.

2.0 Methodology

2.1 Desk Study

2.1.1 Desk study details were obtained from the following sources on the associated dates to provide background on ecological features in the vicinity of the site. In each case the search included the site and the specified area beyond the site boundary based on the expected zone of influence. Candidate and potential designations are considered too as these are also legally protected. Records obtained included:

- Statutory sites designated or classified under international conventions or European legislation within a 10km radius, statutory sites designated under national legislation (including Marine), Natural England GCN Pond Surveys for District Level Licensing data (and GCN Risk Zones), and existing EPS Licence applications within a 2km radius, and Priority Habitat & Ancient Woodland Inventory within a 0.5km radius (23rd January 2024) (DEFRA, 2024);
- Tree Preservation Orders (TPOs) and Biodiversity Conservation Areas within the immediate zone of influence 23rd January 2024 (South Gloucestershire County Council, 2024);
- Waterbodies within a 0.5km radius (Online mapping sources including: Google Maps; MAGIC; and Ordnance Survey Street View, 23rd January 2024); and
- Locally designated wildlife sites & any notified Local Biodiversity Action Plan (BAP) Habitats, Legally protected species, any Priority species (which includes: National Biodiversity Species, Local BAP Species, Species of conservation concern and Red Data Book (RDB) species, Birds of Conservation Concern (BOCC), nationally rare and nationally scarce species, and OSPAR Commission list of threatened/declining species) and Invasive species (listed under section 14 of Schedule 9 only) within a 2km radius, and any important hedgerows/veteran trees within the immediate zone of influence Bristol Regional Environmental Records Centre (BRERC).

2.1.2 Data received has been extracted and summarised using QGIS 2.18, with original sources not extracted directly. Data has also been edited where relevant to prevent sensitive or confidential records being made public in accordance with Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK (CIEEM, 2020).

2.2 Field Survey

2.2.1 Field Surveys were undertaken on the following dates by the identified staff, all of whom satisfy necessary field survey competencies as stipulated by the Chartered Institute for Ecology and Environmental Management (CIEEM). Weather conditions on the day of survey have been included and where relevant survey/class licence numbers referred to.

Table 1 – Survey Dates and Conditions

Survey	Date	Staff/Licence	Environmental Conditions
Preliminary Ecological Appraisal and Bat Roost Assessment	30/01/2024	Harri Williams MSc, BSc (hons) – Consultant Ecologist (Under direction of Bat Licence CL18 2015-14659-CLS-CLS – Derek Allan MSc, BSc, MCIEEM, Director of Ecology)	100% cloud, drizzle, moderate wind, temperature of 8°C.

Preliminary Ecological Appraisal

2.2.2 In accordance with Guidelines for Preliminary Ecological Appraisal 2nd Edition (CIEEM, 2017) the Preliminary Ecological Appraisal (PEA) survey included the following.

Mapping of Habitat Types

2.2.3 This assessment has utilised the UK Habitat Classification (UKHab) methodology (UKHab, 2023) as the recommended published method of habitat classification. It has been used to categorise and map the primary habitat types present within the survey area using a standard set of habitat categories, with associated secondary codes/features identified where applicable. Details of current management and habitat condition have also been recorded where appropriate.

2.2.4 Each of the main habitats has been described; including details of component plant species abundances (recorded using the DAFOR scale: D=Dominant, A=Abundant, F=Frequent, O=Occasional, R=Rare). Additionally, any stands of non-native invasive plant species were recorded. Habitat extents have been visually mapped onto a topographic plan, with approximate location/areas recorded only (a GPS unit has not been utilised to accurately recorded these).

Assessment of possible presence/likely importance for Protected & Priority Species

2.2.5 An assessment of the possible presence of protected or priority species, and the likely importance of habitat features present for such species has also been undertaken, particularly where uncommon or specialised habitats are present in accordance with current PEA guidelines (CIEEM, 2017). However, no specific protected species survey has been undertaken unless listed under additional surveys as below. Any incidental sightings of protected or priority species, or field signs of such species has also been recorded. Species assessed include: Plants & Fungi; Terrestrial/aquatic invertebrates; Fish; Amphibians; Reptiles; Breeding, wintering and migratory birds; Bats (including potential roost sites, foraging and commuting habitats/features), Badger, and other mammal species.

Additional Surveys

Bat Preliminary Roost Assessment of buildings

2.2.6 In accordance with current guidance (Collins, 2023), an inspection of structures within the site was undertaken. Equipment used to aid the survey included: high-powered torches. Notes were made on the following:

- Type, construction, and age of structure (particularly if traditional materials have been used or the presence of specialist bat roosting features);
- Presence/absence of potential roost features (i.e. crevices between bridge girders, cracks within concrete etc);
- Environmental factors that would increase the probability of bat presence (i.e. dark zones with no/limited exterior lighting, south/west facing aspects, good quality foraging/commuting habitat nearby particularly prominent linear features) and those that would decrease the probability of bat presence (high light levels, dense urban areas, recent works, high levels of noise or vibration or human disturbance, poor quality foraging/commuting habitat etc); and

- Type and location of any roosting bat evidence (i.e. presence of live or dead bats, audible squeaking, droppings, feeding remains, urine stains, grease marks etc).

2.3 Assessment

Bats

2.3.1 Based on the findings of the survey, each building/structure has been classified into one of the following categories in accordance with current guidance (Collins, 2023). The assessment is made irrespective of species conservation status, which is established after presence is confirmed/following further surveys:

- Known or confirmed roost – Structure with evidence of bat use or bat presence;
- High Suitability – 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 longer periods of time due to their size, shelter, protection, conditions, and surrounding habitat;
- Medium Suitability – 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 but unlikely to support a roost of high conservation status;
- Low Suitability – A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions, and/or suitable surrounding habitat to be used on a regular basis or by large numbers of bats (i.e. unlikely to be suitable for maternity or hibernation);
- Negligible Suitability – No obvious habitat features on site likely to be used by roosting bats; or
- None – No habitat features on site likely to be used by roosting bats at any time of year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).

2.3.2 Where roosts are identified (irrespective of species conservation status), these have been categorised as follows in accordance with current guidance (Collins, 2023):

- Transitional roost (April-September/October) – used by a few individuals or occasionally small groups of bats on waking from hibernation or in the period prior to hibernation;
- Maternity roost (May-August) – used by breeding females, where babies are born and raised to independence. Adult males rarely found here;
- Satellite roost (May-August) – used by a few individuals to small groups of breeding females as alternative roost sites in close proximity to maternity roosts;
- Mating roost (September-November) – established by males of some species to display/call to females to mate;
- Hibernation roost (October-March) - where bats may be found during the winter. They vary greatly in terms of the number of individuals and diversity of species using them;

- Night roost (March-November) – used by bats as roosts other than traditional day roosts to rest in during the night. May be used by a single individual on occasion or regularly by an entire colony;
- Day roost (March-November) – used by bats during the day to rest in, often by males. Bats may regularly use a number of days roosts or the same site for several weeks;
- Feeding roost (May-November) – can be occupied by a single bat or a few individuals to an entire colony to feed, shelter from the weather or to rest temporarily; and
- Swarming sites (August-November) – where large numbers of bats from several species.

2.3.3 Following the framework for valuing bats in Ecological Impact Assessment set out by Wray et al. (2007), bat roosts are assigned a value, based on roost type and species rarity, using a geographic frame of reference, as detailed in the below tables.

Table 2 - Categorisation of Bats by National Rarity

Rarity within Range	England	Wales	Scotland	Northern Ireland
Common (population over 100,000)	Common Pipistrelle Bat (<i>Pipistrellus pipistrellus</i>), Soprano Pipistrelle Bat (<i>Pipistrellus pygmaeus</i>), Brown Long-eared Bat (<i>Plecotus auritus</i>)	Common Pipistrelle Bat, Soprano Pipistrelle Bat	Common Pipistrelle Bat, Soprano Pipistrelle Bat	Common Pipistrelle Bat, Soprano Pipistrelle Bat
Rarer (population 10,000-100,000)	Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>), Whiskered Bat (<i>Myotis mystacinus</i>), Brandt's Bat (<i>Myotis brandtii</i>), Daubenton's Bat (<i>Myotis daubentonii</i>), Natterer's Bat (<i>Myotis nattereri</i>), Leisler's Bat (<i>Nyctalus leisleri</i>), Noctule Bat (<i>Nyctalus noctula</i>), Nathusius' Pipistrelle Bat (<i>Pipistrellus mathusii</i>), Serotine Bat (<i>Eptesicus serotinus</i>)	Lesser Horseshoe Bat, Daubenton's Bat, Natterer's Bat, Brown Long-eared Bat	Daubenton's Bat, Natterer's Bat, Brown Long-eared Bat	Daubenton's Bat, Natterer's Bat, Leisler's Bat, Nathusius' Pipistrelle Bat, Brown Long-eared Bat
Rarest (population under 10,000)	Greater Horseshoe Bat (<i>Rhinolophus ferrumequinum</i>), Bechstein's Bat (<i>Myotis bechsteinii</i>), Alcahloe Bat (<i>Myotis alcahloe</i>),	Greater Horseshoe Bat, Whiskered Bat, Brandt's Bat, Bechstein's Bat, Alcahloe Bat, Noctule Bat, Nathusius'	Whiskered Bat, Brandt's Bat, Alcahloe Bat, Noctule Bat, Nathusius' Pipistrelle Bat, Leisler's Bat	Whiskered Bat

Rarity within Range	England	Wales	Scotland	Northern Ireland
	Barbastelle Bat (<i>Barbastelle barbastellus</i>), Grey Long-eared Bat (<i>Plecotus austriacus</i>)	Pipistrelle Bat, Serotine Bat, Barbastelle Bat		
*Vagrant species and occasional visitors	Greater Mouse-eared Bat (<i>Myotis myotis</i>), Parti-coloured Bat (<i>Vespertilio murinus</i>), Kuhl's Pipistrelle Bat (<i>Pipistrellus kuhlii</i>), Savi's Pipistrelle Bat (<i>Hypsugo savii</i>), Pond Bat (<i>Myotis dasycneme</i>), Notch-eared Bat (<i>Myotis emarginatus</i>), Northern Bat (<i>Eptesicus nilssoni</i>)			

Table 3 - Roost Valuation System

Geographic Frame of Reference	Roost Types
District, Local or Parish	Feeding Perches (common species), individual bats (common species), small numbers of non-breeding bats (common species), mating sites (common species)
County	Maternity sites (common species), small numbers of hibernating bats (common and rarer species), feeding perches (rarer/rarest species), individual bats (rarer/rarest species), small numbers of non-breeding bats (rarer/rarest species)
Regional	Mating sites (rarer/rarest species) including well-used swarming sites, maternity sites (rarer species), hibernation sites (rarest species), significant hibernation sites
National/UK	Maternity sites (rarest species), Sites of Special Scientific Interest (SSSI)
International	Special Areas of Conservation (SAC)

General

- 2.3.4 A level of importance has been assigned to each ecological feature, where sufficient baseline data is available to do so, in accordance with current guidance (CIEEM, 2018). This is defined within a geographical context as follows: International and European; National; Regional; Metropolitan, County, vice-county, or other local authority-wide area; River Basin District; Estuarine system/Coastal cell; and Local (plus Negligible where no associated value has been identified). For example, importance of designated sites reflects the geographical context of the designation (where designated sites no longer meet designation criteria and those formally 'de-notified' OR where an undesignated site meets published selection criteria must also be considered). When considering habitats and species contextual information about distribution and abundance of that habitat/species in the area must be considered (if the habitat/species status is currently in a degraded or unfavourable condition its potential value should be considered).
- 2.3.5 The assessment then considers potential impacts (both positive and negative) generated during the construction and operational phase of the proposed application. Only impacts that are likely to be significant are considered. Impacts that are either unlikely to occur, or if they did occur are unlikely to be significant, are not considered.
- 2.3.6 Cumulative impacts are then considered where the application meets criteria in accordance with national EIA screening guidance (GOV.UK, 2019), and where agreed with the competent authority during scoping. This takes into consideration existing background levels of threat or pressure, looks at critical thresholds, and assess both additive/incremental and associated/connected impacts and effects.

- 2.3.7 Relevant aspects of ecological structure and function are then considered when determining if identified impacts will have a significant effect upon ecological features. Where necessary, this assessment utilises information from other specialists i.e. air quality, hydrology etc, to determine the level of impact. In accordance with current guidance (CIEEM, 2018) these are described using the following characteristics, where relevant: positive or negative; extent; magnitude; duration; frequency and timing; and reversibility.
- 2.3.8 The mitigation hierarchy is then explored in accordance with BS42020:2013 (BSI, 2013). This seeks as a preference to avoid impacts, then to mitigate unavoidable impacts, and as a last resort, to compensate for unavoidable residual impacts that remain after avoidance and mitigation measures. Justification has been provided by the client/their planner where the mitigation hierarchy cannot be followed, or for example where compensation is a preferred approach where the competent authority has adopted a County wide strategy i.e. District Level Licensing Schemes (GOV.UK, 2019). In this instance current national Biodiversity Offsetting guidance has also been consulted (GOV.UK, 2019). Additional information has also been provided by the client/their planner where the applicant wishes to demonstrate exceptional circumstances or where they wish to pursue alternative strategies. Any residual impacts following mitigation measures etc are then identified.
- 2.3.9 All mitigation measures follow species specific current best practice guidance, and the source has been identified accordingly. Deviation from guidance has been explained by the ecologist and is proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed works.
- 2.3.10 It is important that planning decisions are based on up-to-date ecological data, and the specific timeframe over which survey data is considered valid should follow general advice (CIEEM, 2019). Although it should be noted that the presence/absence and status of protected species can change seasonally/annually. The age of data should also be assessed separately when considering the submission of an EPS Licence (i.e. Natural England may require data to be from the current season).
- 2.3.11 Local Environmental Records Centres (LERC) issue a licence for use of provided biodiversity data for 1 year only, after which time this should be renewed to validate an application (and reports updated accordingly to incorporate any new records). Following completion of surveys all relevant biodiversity data will be submitted to the relevant LERC and other groups as appropriate.

2.4 Limitations

- 2.4.1 Data held by consultees may not be exhaustive. The absence of evidence does not indicate evidence of absence. Enzygo cannot take responsibility for the accuracy of external data sources and as such discrepancies and inaccuracies may occur.
- 2.4.2 Natural England do not hold information of Ancient Woodland less than 2ha in size.
- 2.4.3 Records over 10 years old for transient species (as these are likely to have moved during the interim) and species protected from sale only under the W&C Act 1981 and amendments, are excluded (as these are not relevant to a planning application). Additionally, given the large number of priority species, these have only been included if identified from the desk study and/or habitats recorded on site have been assessed as providing suitable conditions.
- 2.4.4 Sites designated for Landscape or Geological reasons have not been included within this report.

- 2.4.5 At certain times of year flora species may be in a state of senescence and are not readily identifiable. However, June represents a favourable time to identify the majority of flora species and it was possible to easily classify the commonly occurring habitat types. It is not considered likely that any indicators of more valuable habitat would be present at any other time year that could result in an alteration of the habitat classification presented in this report. The timing of the survey is not perceived as a survey limitation.
- 2.4.6 At certain times of year flora species may be in a state of senescence and are not readily identifiable. During January many species are not flowering or easily identifiable, however, most flora species were able to be identified and it was possible to easily classify the commonly occurring habitat types. The timing of the survey is not perceived as a survey limitation.
- 2.4.7 This document does not contain a comprehensive list of botanical species on site. Only plant species characteristic of each habitat and incidental observations of notable plant species were recorded. In addition, many plant species are only evident at certain times of the year and so some plant species may have gone undetected.
- 2.4.8 Access inside the house was possible therefore the ground and first floor were able to be inspected internally, however the house's roof void was not accessible during the survey, and the garage was locked. This access limited has been considered in the precautionary approach to further survey recommendations and therefore does not represent a significant overall assessment limitation.


3.0 Baseline Ecological Conditions



3.1.1 Ecological features identified by the desk study/field survey are presented below, along with their details and associated ecological value. Refer to Drawing CRM.922.001.EC.D.001 for the location/extent of ecological features where relevant.




Table 4 – Ecological Features

Ecological Feature	Details	Ecological Importance
Statutory sites designated or classified under international conventions or European legislation		
Severn Estuary SAC 4.3km north-west	Annex I habitats that are a primary reason for selection of this site: <ul style="list-style-type: none"> • Estuaries • Mudflats and sandflats not covered by seawater at low tide • Atlantic salt meadows Annex II species that are a primary reason for selection of this site: <ul style="list-style-type: none"> • Sea lamprey • River lamprey • Twaite shad 	International
Severn Estuary SPA 4.3km north-west	Qualifying features: <ul style="list-style-type: none"> • Bewick’s swan • Greater white- fronted goose • Dunlin • Common redshank • Common shelduck • Gadwall 	International
Severn Estuary RAMSAR 4.3km north-west	‘The estuary has the second highest tidal range in the world and consists of an extensive intertidal zone comprising intertidal mudflats, sand banks, saltmarsh, shingle, and rocky platforms. Flora and fauna communities typical of extreme physical conditions occur at the site. The invertebrate community provides an important food source for passage and wintering waders. The site is of particular importance for staging nationally important numbers of several species of waterbirds, including <i>Tadorna tadorna</i> and <i>Numenius phaeopus</i> , and supports internationally important numbers of various species of wintering waterbirds, including <i>Limosa limosa islandica</i> . This site is important for several species of fish migrating between sea and river via the estuary. Small patches of a nationally rare plant <i>Lythrum hyssopifolia</i> are found in the grassland zone.’	International

Ecological Feature	Details	Ecological Importance
River Wye SAC 8.5km west	Annex I habitats that are a primary reason for selection of this site: <ul style="list-style-type: none"> • Water courses of plain to montane levels with the Ranunculion fluitantis and Callitriche-Batrachion vegetation Annex II species that are a primary reason for selection of this site: <ul style="list-style-type: none"> • White-clawed (or Atlantic stream) crayfish • Sea lamprey • Brook lamprey • River lamprey • Twait shad • Atlantic salmon • Bullhead • Otter 	International
Statutory sites designated under national legislation (& Impact Risk Zones)		
Impact Risk Zone (from Severn Estuary SSSI, 4.1km north-west)	LPA should consult Natural England on likely risks from the following: <ul style="list-style-type: none"> • Airports, helipads, and other aviation proposals. • Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t). • General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. • Any discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream. 	N/A – proposals do not meet criteria for which the LPA should consult NE
England HPI, Local BAP Habitats, Ancient Woodland, Important Hedgerows, Veteran Trees, TPOs and Conservation Areas		
Kington Grove SNCI 0.7km south-west	Broadleaved woodland.	County
Filnore Woods SNCI 1.3km south-east	Woodland habitat mosaic.	County
Park Mill Covert SNCI 1.7km north	Ancient woodland.	County
Stock Grove & Cole’s Brake SNCI 1.9km west	‘Ancient Woodland BW with Ash F.maple, Oak, Hazel coppice with standards. Assoc ground flora. Giant fescue, Wood millet, Ramsons, Bluebell, Wood anemone.’	County
Priority Habitat - Traditional Orchards 0.2km north-west	17 fragments of deciduous woodland lie within 2km of the site, the nearest of which lies 0.2km to the south-east, along the main road (B4039).	Local

Ecological Feature	Details	Ecological Importance
Green/Blue & Aquatic Infrastructure, Dark Zones, and Local Policy		
Green Infrastructure	The hedgerows bordering the site and the mature trees within the boundary provide foraging opportunities and commuting routes, and link with the wider landscape's hedgerows thereby providing ecological connectivity with surrounding woodland blocks and arable fields.	Local
Blue Infrastructure	None present on site. One pond lies within a 500m radius, 0.4km to the north-west within a woodland block separated from the site by an agricultural field.	Negligible
Habitat Types		
<p>Buildings (u1b5)</p> 	<p>The main house is a two-storey detached property with a hip roof and concrete interlocking tiles. A single-storey extension is present on the northern elevation. Internally the house has been gutted, and a loft void is present which is presumed to cover the entire second storey.</p> <p>To the north of the main house is a concrete garage with a pitched roof and interlocking concrete tiles, with a small timber extension on its northern aspect.</p> <p>A timber shed is also present in the northern section of the site which has numerous holes in the roof and is uninsulated.</p> <p>No significant vegetation assemblages are associated with the buildings/structures. Buildings do not represent or contribute to any UK BAP or Local Priority Habitat.</p>	Negligible

Ecological Feature	Details	Ecological Importance
<p>Modified Grassland (g4)</p> 	<p>Modified grassland is present around the house and features frequent Perennial Ryegrass, Yorkshire Fog, Creeping Buttercup, White Clover, Dandelion, occasional Snowdrops, Common Thistle, Daffodils, Daisy, and Cleavers.</p> <p>This species-poor modified grassland does not represent, or contribute to, any UK BAP or Local Priority Habitat. The species assemblage is common and typical of close-mown lawn areas and there are no specific indicators of any uncommon or species-rich grassland.</p> <p>Modified grassland is not a UK BAP or Local Priority Habitat.</p>	<p>Negligible</p>
<p>Built up areas and gardens (u1) and Scattered Trees (32)</p> 	<p>A garden area is present to the north of the house, which features planted areas of typical ornamental shrubs such as Cottoneaster, Japanese Spindle, Male Fern, Japanese Mahonia, Montbretia, Rhododendron, and Holly. Two greenhouses are also present in this section.</p> <p>Scattered trees are present throughout the garden area including a mixture of mature/semi-mature Elder, Hazel, Oak, Pine <i>spp.</i>, and Willow <i>spp.</i></p> <p>This garden area does not represent, or contribute to, any UK BAP or Local Priority Habitat.</p> <p>This is not a UK BAP or Local Priority Habitat.</p>	<p>Negligible</p>

Ecological Feature	Details	Ecological Importance
<p>Non-native and ornamental hedgerow (h2b)</p> 	<p>A hedgerow dominated by Garden Privet, Bramble, Ivy, and less frequent Hazel and Cotoneaster runs along the site's southern boundary running parallel with Kington Lane. The associated ground flora comprises the same lawn species as the modified grassland. This is non-native as Garden Privet comprises more than 20% of the species cover, although this could still be an important foraging/commuting route and green infrastructure. This is not a UK BAP Priority Habitat.</p>	<p>Local</p>
<p>Mixed Scrub (h3h)</p> 	<p>Areas of mixed scrub are present along the eastern boundary, featuring dominant Bramble, Blackthorn, and Japanese Spindle. This is not a UK BAP or Local Priority Habitat.</p>	<p>Negligible</p>
<p>Developed Land, Sealed Surface (u1b) and Built Linear Features (u1e)</p> 	<p>Small areas of hard standing are present around the house and some sections of the garden area are paved. A fence also runs along the easternmost boundary. Sparse colonising moss species are associated with the hard standing. This is not a UK BAP or Local Priority Habitat.</p>	<p>Negligible</p>

Ecological Feature	Details	Ecological Importance
Legally Protected & Priority Species (& Functionally Linked Land [FLL], Core Sustenance/Consultation Zones [CSZ/CZ] where applicable)		
<p>Bats</p> 	<p>One European Protected Species Licence has been granted for bats within 2km of the development site, which covers Common Pipistrelle from 2017-2024 and is located 0.4km to the north-east. The site does not fall within any bat consultation zones. One Soprano Pipistrelle roost within 2km recorded in 2014 at a property to the south of Kington Lane (grid reference given to low accuracy only). Records of foraging/commuting Brown Long-eared bats, Serotine, Noctule, Common and Soprano Pipistrelle, Greater and Lesser Horseshoes, and Barbastelle from within 2km.</p> <p>The main house's roof has numerous gaps under tiles and some small gaps within the soffit/fascia boards. The loft is assumed to be suitable for void dwelling species, and the house is assessed as having <i>Moderate</i> suitability for roosting bats according to current guidelines (Collins, 2023), as it has multiple potential roost sites which could support bats due to their size, shelter, and conditions, however would not support a roost of high conservation status. Its hibernation potential is classed as <i>Low</i> with no notable hibernation potential including the site lacking any underground features or other dark enclosed spaces likely to provide suitable environmental conditions through the winter months.</p> <p>The garage features gaps beneath the timber fascia board along its length and has some gaps in its ridge tiles at the southern elevation. Internally it features timber beams on which bats could roost. This building has been assessed as having <i>Low</i> suitability for roosting bats as it has fewer potentially suitable roosting features for bats who would only use it individually.</p> <p>The timber shed has no PRFs as it is too thin and open to the elements to provide suitable shelter. It is assessed as having <i>Negligible</i> suitability (Collins, 2023).</p> <p>Green infrastructure on site (hedgerow, trees, scrub) provides foraging/commuting habitat for bats and connect the site to the wider landscape, which features woodland blocks and further foraging grounds in the form of agricultural fields.</p>	<p>Local</p>
<p>Great Crested Newt</p>	<p>Four records of GCN within 2km of the development, all from 2017 and located 0.5km to the north-east in a pond on a farm property.</p> <p>One European Protected Species Licence for GCN has been granted within 2km of the development site, located 1.8km to the north-east and valid from 2017-2027.</p>	<p>Negligible</p>

Ecological Feature	Details	Ecological Importance
	No suitable aquatic habitat is present on site and the terrestrial habitat offers very little for this species, as the grassland is frequently mown and kept short. The one pond within 500m (located 300m to the north-west) offers potentially suitable habitat and is not blocked by any significant barriers, however there is minimal habitat on-site which GCN would utilise. Additionally, the works to the house/garage are not anticipated to impact the pond indirectly given its distance from site. Unlikely presence of species.	
Common Reptiles	Numerous records of Slow worm, the most recent dating from 2018, located 2km to the east. Limited extent of suitable terrestrial habitat on site which is regularly disturbed i.e. mown. Scrub and hedgerow offer some potential habitat however it is considered unlikely reptile species will be present. Unlikely presence of species.	Negligible
Other Protected Herpetofauna	No records. No suitable habitat. Unlikely presence of species.	Negligible
Specially Protected Birds	Numerous records of Buzzard, House Sparrow, Skylark, Dunnock, Cuckoo, and Starling. No suitable habitat including no suitable nesting or roosting opportunities for Barn Owl associated with the existing buildings. Unlikely presence of species.	Negligible
Breeding, wintering, and migratory birds	Numerous records of common and rarer bird species including but not limited to Robin, Pied Wagtail, Little Egret, Blue Tit, Wren, Blackcap, Coal Tit, Great Spotted Woodpecker. Limited extent of suitable habitats within garden shrubs/trees/hedgerow for small number of common nesting bird species. No specific opportunities for wintering or migratory birds.	Local
Dormouse	No records. No evidence of species. The hedgerow could potentially provide habitat for Dormice as the preferred species (Hazel) is present and the hedgerow is linked with the wider landscape's green infrastructure.	Local
Otter & Water vole	One Otter record from 2016 located 2km to the north-east. No Water Vole records. No suitable habitat.	Negligible
Protected Fish/Marine	No records. No suitable habitat.	Negligible
White-clawed Crayfish	No records. No suitable habitat.	Negligible
Other Mammal Species	One record of hedgehog exists from 2015. Potentially suitable habitat in hedgerow/scrub however no specific opportunities. Unlikely presence of species.	Negligible
Protected Invertebrates	No records. Limited extent of suitable habitat within garden but regularly mown. Unlikely presence of species.	Negligible

Ecological Feature	Details	Ecological Importance
Protected Flora	A small number of records of bee orchid, downy birch, spurge laurel, and heath speedwell are present within 2km. Limited extent of suitable habitat within garden but regularly mown. Unlikely presence of species.	Negligible
Priority species	Records of priority amphibians (e.g. Smooth Newt, Common Frog, Palmate Newt) and priority mammals (Hedgehog, Brown Hare) within 2km. Limited extent of suitable habitat within garden but regularly mown. Scrub provides some potential habitat.	Local
Invasive Flora & Fauna	Records of giant hogweed are present within 2km. Cotoneaster, Montbretia, Japanese Spindle, and Rhododendron have all been planted ornamentally in the garden area.	Local

4.0 Assessment and Mitigation

- 4.1.1 Assessment of impacts and the associated ecological effect to identified ecological features are presented below. To clarify, ecological features have been screened out where these are of negligible importance, no likely significant impacts have been identified or where impact is unlikely to occur i.e. no impacts to statutory sites/wider woodland as no recreation pressure/air pollution/aquatic runoff is anticipated as a result of the works. Mitigation measures can be subject of a condition where appropriate. It is confirmed no potential pathways for impacts on Severn Estuary SAC/SPA/RAMSAR or the River Wye SAC in the wider area have been identified. No further separate Habitat Regulations Assessment is deemed necessary in this instance to confirm this.
- 4.1.2 Enzygo Ltd are not considered to act as a Principal Designer for any mitigation/enhancement strategies identified within this document, in accordance with the Construction (Design and Management) Regulations 2015 (CITB, 2016). It is our understanding that the client has confirmed all site conditions, including geology & hydrology etc as necessary, to ensure the proposals are feasible, and consulted with landscape & building architects etc where relevant.

Table 5 – Assessment of effect and mitigation measures

Ecological Feature	Impact	Avoidance/Mitigation	Compensation	Significance of Residual Effect
Green Infrastructure, Hedgerow & Dormouse	Loss/degradation of habitat. Potential injury/killing of species if hedgerow cleared. Minor adverse, permanent, reversible impact.	It is recommended that the final site proposals include the retention and protection of mature trees and hedgerow. Mature trees and hedgerow should be protected throughout the construction phase in accordance with BS5837:2012 Trees in relation to design, demolition, and construction, to ensure no damage or habitat degradation. All contractors are to be made aware of the purpose of the fencing, with signage used where necessary, and no works are to occur beyond this established boundary, including no storage of materials or machinery. In addition, to avoid potential degradation of these habitats through excessive artificial lighting overspill, a sensitive lighting scheme shall be implemented making use of suitable products such as directional, low-level, capped, screened and/or low-lux lighting. Removal of any small areas of vegetation undertaken sensitively under supervision of ECoW. If the preliminary proposals to change and significant areas of hedgerow are to be removed, further Hedgerow Assessment and Dormouse Surveys would be necessary in accordance with current guidance (DEFRA, 2007) and (Bright, 2006).	None	None

Ecological Feature	Impact	Avoidance/Mitigation	Compensation	Significance of Residual Effect
Bats	Risk of killing/injury to bats & loss of roosting features during construction activities, in particular during roof works. Risk of significant adverse, permanent, irreversible impact.	The main house has been found to have <i>Moderate</i> roosting potential for bats, whilst the garage has <i>Low</i> , and the shed has <i>Negligible</i> (Collins, 2023). Guidelines recommend that buildings with <i>Moderate</i> bat roosting suitability are subject to two dusk emergence surveys, undertaken between May and August, and buildings with <i>Low</i> bat roosting potential subject to one. These surveys will confirm the presence or absence of roosting bats. In any case, when works commence best practice measures should be undertaken, where works should progress sensitively with a soft strip approach, where contractors are aware of the potential presence of bats, and roofs removed carefully and slowly. An ecologist need not supervise. If bats or evidence of a roost was identified, works would cease, and Natural England consulted on the need for further survey and/or licence requirements with associated mitigation. A sensitive lighting strategy should also be incorporated to avoid indirect lighting impacts to off-site bat habitats, in accordance with current guidance (Institution of Lighting Professionals, 2023).	TBD following further survey	TBD following further survey
Nesting Birds	Risk of disturbance of nesting birds during construction phase. Minor adverse, temporary, irreversible impact. (no significant loss of habitat)	To avoid an offence being committed in respect of nesting birds, demolition of buildings will be planned to be conducted outside of the bird nesting season (March to August inclusive) where possible. If it is necessary to undertake these works during the bird nesting season, a suitably trained Ecological Clerk of Works (ECoW) would supervise the clearance to ensure no active nests are affected. If any active nests are detected, an appropriate protection area around the nest(s) will be established until it can be determined that the nest is longer active. Mature trees and hedgerow which offer potential nesting habitat are to be retained and so no further breeding bird surveys are considered necessary.	None	None
Priority Species	Risk of killing/injury during construction activities. Minor, adverse, temporary, reversible impact.	As above, sensitive clearance of habitats under the supervision of an ECoW. Any priority species allowed to disperse into off site habitats or relocated by hand.	None	None
Invasive Species	Risk of causing the spread of invasive species in the wild.	An invasive species contractor should advise on appropriate measures to treat/eradicate and/or prevent the spread in the wild of invasive flora.	None	None

Ecological Feature	Impact	Avoidance/Mitigation	Compensation	Significance of Residual Effect
	Minor adverse, temporary, reversible impact.	This may include hand-pulling, herbicide treatment, licensed removal and/or burial on site in addition to possible completion of a detailed invasive species survey to confirm extent of flora.		

5.0 Enhancement and Monitoring

5.1.1 Opportunities for biodiversity enhancement (above and beyond those required to mitigate for any identified impacts) have been determined through consideration of: Ecological Features identified on site and within the zone of influence; Historical records of protected species/habitats present within the locality; National and Local planning policy including National and Local Biodiversity habitats/species; Local Development Plans including consideration of Green/Blue Infrastructure Resource; Consultation with third parties/stakeholders where applicable; and Other influencing factors such as underlying Geology/Hydrology, intended operational activities, and existing disturbance activities within the locality. This makes specific reference to Biodiversity Net Gain, Good practice principles for development (CIEEM, IEMA, CIRA, 2019).

5.1.2 In accordance with the Environment Act 2021 there is a requirement to demonstrate at least +10% biodiversity net gain, and a Biodiversity Net Gain (BNG) calculation i.e. DEFRA metric, may be requested. The following enhancements, in combination with the above-described mitigation measures, will demonstrate an overall net gain for biodiversity. Additional biodiversity enhancements will include the following. The specific location and details of the proposals will be detailed within a Biodiversity Enhancement Strategy (BES) in accordance with BS42020:2013.

Table 6 – Enhancement and Monitoring

Ecological Feature	Enhancement & Monitoring
Bats	Installation of Vivara Pro Build-in Woodstone Bat Boxes (or similar product), built into the new building to provide additional roosting opportunities. Situated on the south or west facing aspects, at least 6ft from ground level, and away from human/lighting disturbance.
Breeding birds	Installation of Schwegler 1B boxes (or similar if not available) shall be placed on the north aspects of retained mature trees. These locations are chosen to reduce the risk of excessive sunlight causing chicks to overheat in the box, which can occur with south-facing locations.

5.1.3 To comply with guidance set out in BS42020:2013, a Construction Environment Management Plan (CEMP) which includes consideration of biodiversity would normally be produced prior to the commencement of construction activities, including site clearance works. However, due to the limited number of ecological features identified, this report (specifically the mitigation details outlined within section 4.0) will sufficiently serve to advise site contractors of any measures necessary to avoid/mitigate impacts to any protected habitat/species. A Landscape and Ecological Management Plan (LEMP) would also normally be produced prior to operation of the site. Again, due to the limited features that will be incorporated into the landscape, this will not be produced.

6.0 Conclusion

6.1.1 Further bat survey is required to inform the overall assessment of impacts and to confirm the mitigation requirements necessary. However, considering the development proposals and notwithstanding these further surveys, this report has demonstrated that, if the outlined mitigation measures are implemented in full then no significant residual impact could be expected, and the proposed application will result in 'no net loss in biodiversity,' whilst also providing opportunities for 'biodiversity net gain' in accordance with NPPF and Local Planning Policy

7.0 References

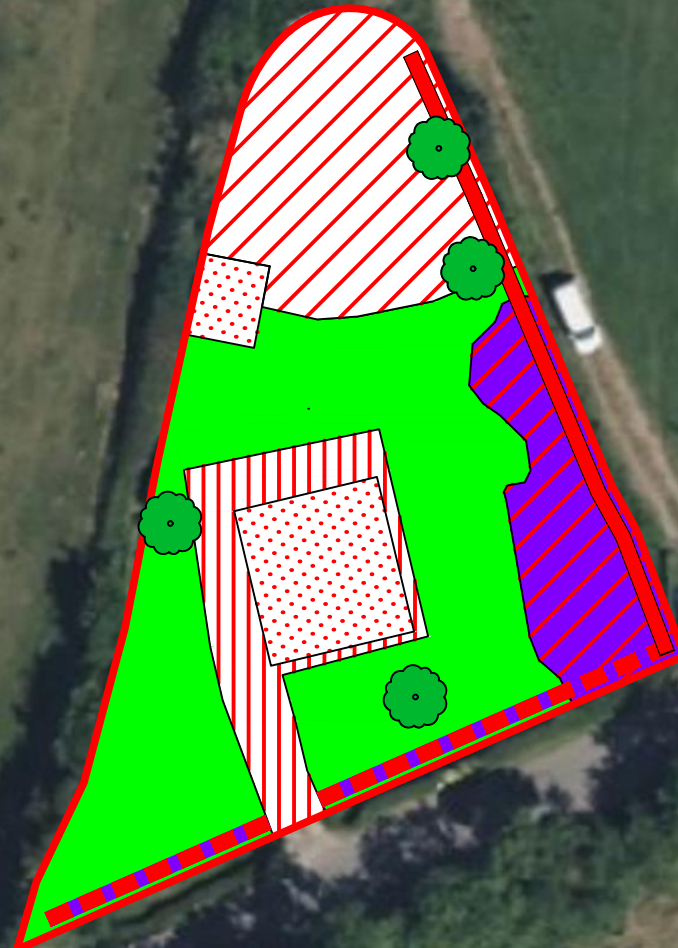
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Drawing CRM.922.001.EC.DR.001 – Habitat Map



KEY:

	Site Boundary
	Modified Grassland (g4)
	Non-Native and Ornamental hedgerow (h3b)
	Dense scrub (h3)
	Built-up areas and gardens (u1)
	Developed land, sealed surface (u1b)
	Buildings (u1b5)
	Built linear features (u1e)
	Scattered Trees (33)



Rev	Date	Description	DRA	CHK	APP
P01	20/02/24	Issued for comment / approval	LW	HW	HW

Project
Little Coppice, Thornbury

Client
Josh Stott

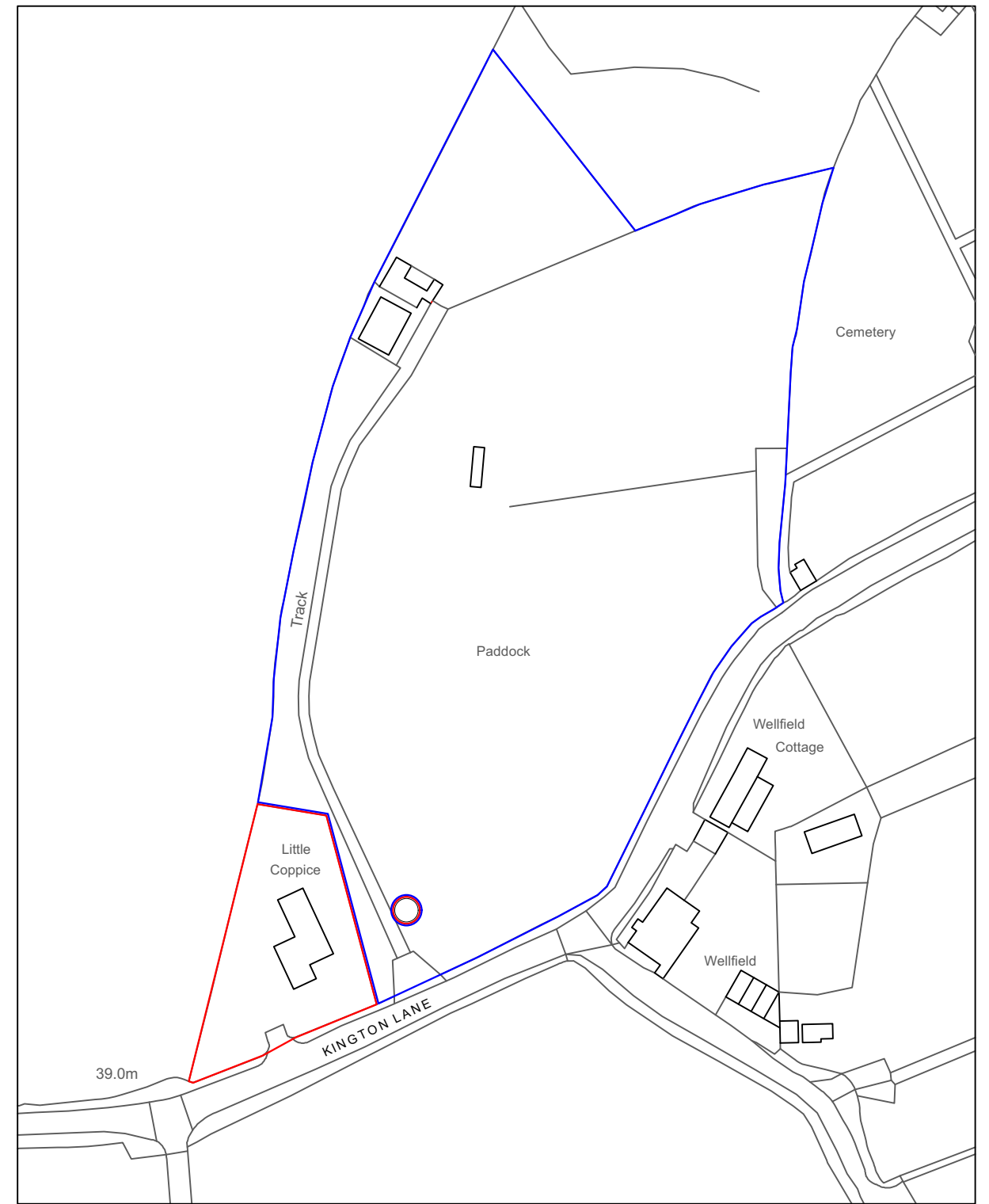
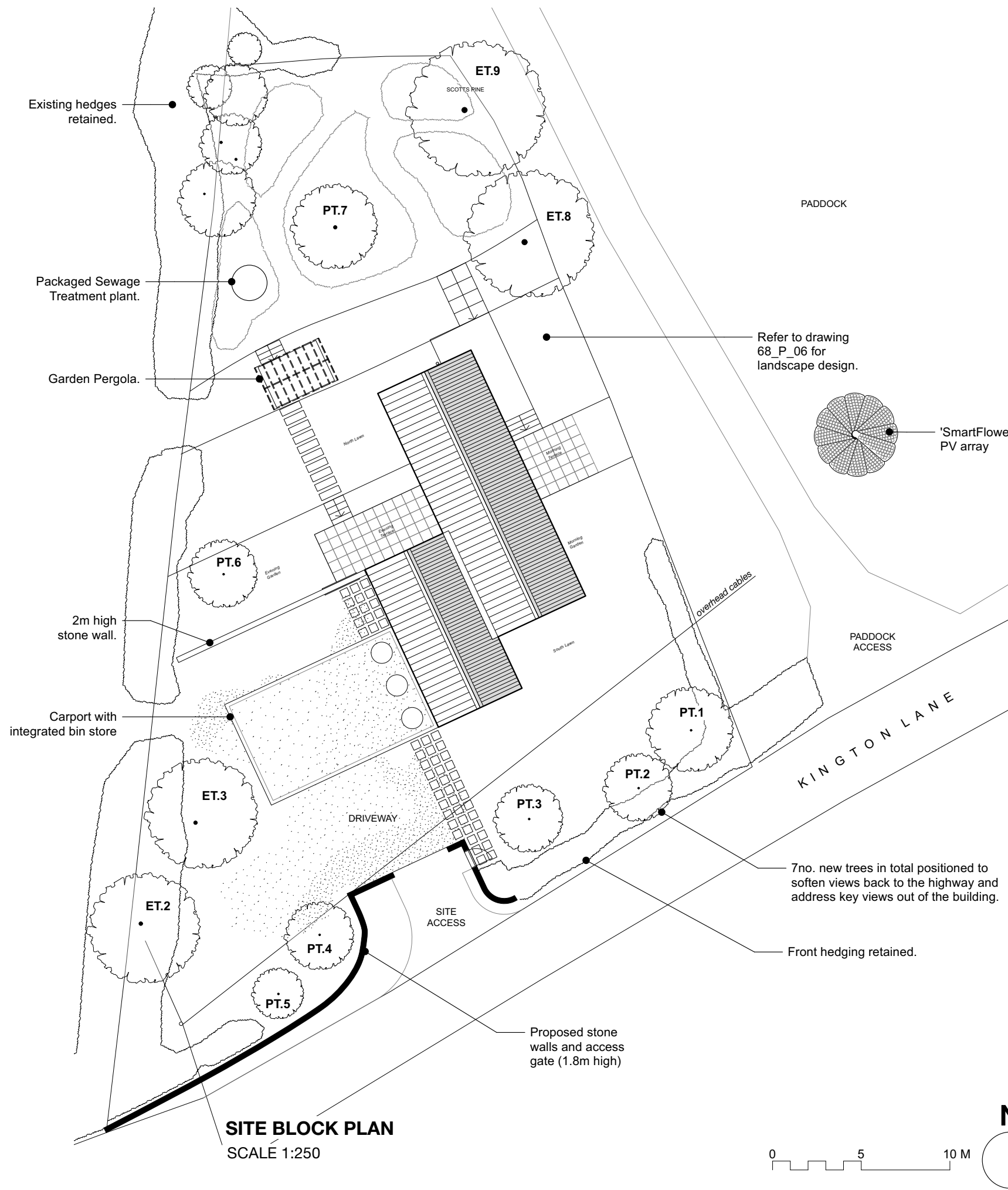
Drawing Title
UK Habitat Classifications Map

Scale 1:500@A3	Date 20/02/24	Status Preliminary
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DWG No. CRM922001-ENZ-XX-XX-DR-Z-0001	Revision P01
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Bristol 01454 269 237	Cardiff 02920 023 700	
Manchester 0161 413 6444	Cambridge 01799 542 473	
Sheffield 0114 321 5151	Belfast 07377673948	
<p>Scale 1:500</p>		

@enzygo
enzygo.com
hello@enzygo.com



SITE LOCATION PLAN
SCALE 1:1250

This drawing is not to be used for construction purposes.

DRAWING Proposed Site Location and Block Plan

DRAWING NO. 68-P-01

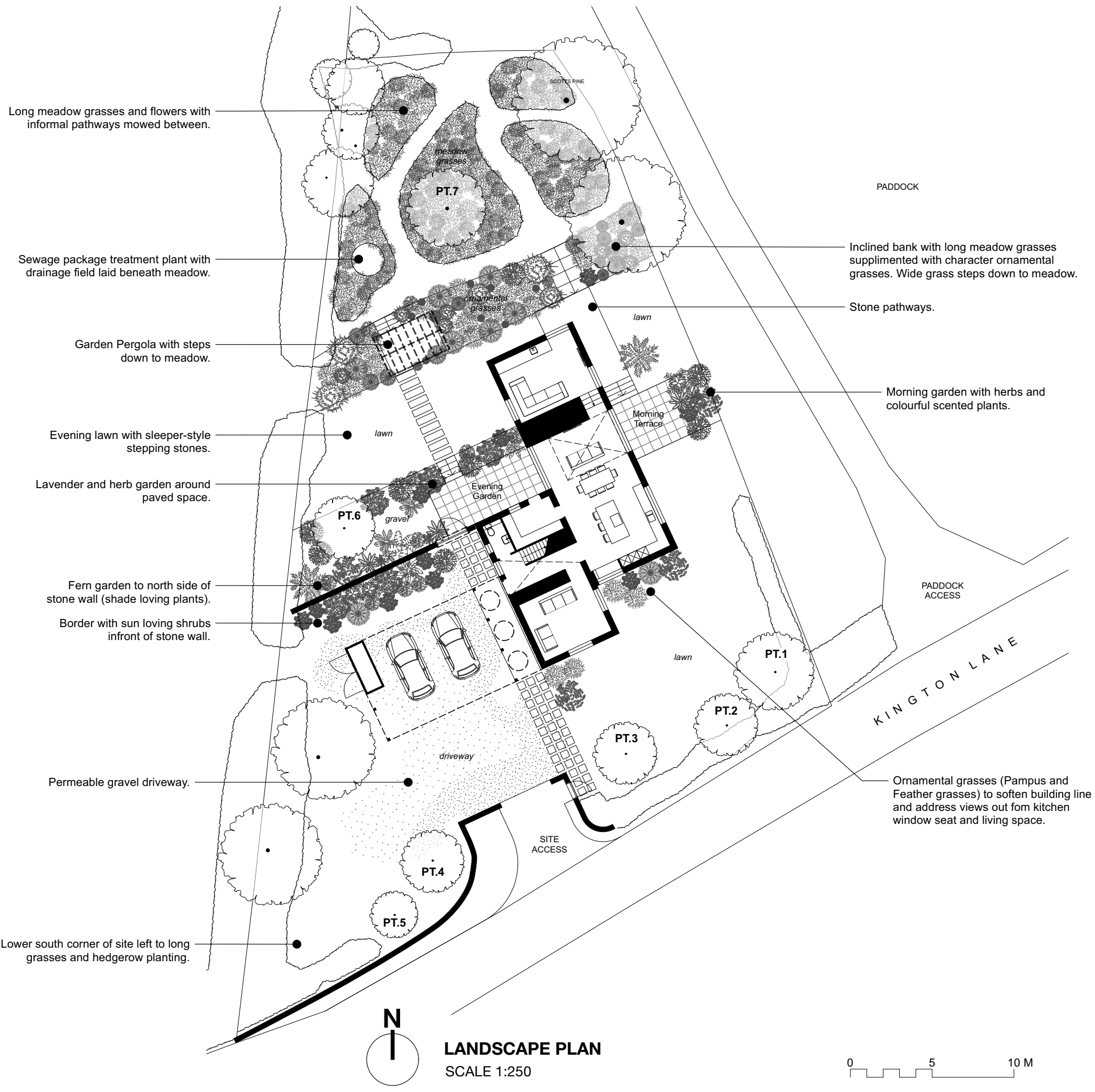
SCALE various@A3

REV.

DATE February 2024

JOB TITLE Kington Lane, Thornbury, Bristol BS35 1NA

studio fourpointten
studio@fourpointten.co.uk
01225 688410



Long meadow grasses and flowers with informal pathways mowed between.

Sewage package treatment plant with drainage field laid beneath meadow.

Garden Pergola with steps down to meadow.

Evening lawn with sleeper-style stepping stones.

Lavender and herb garden around paved space.

Fern garden to north side of stone wall (shade loving plants).

Border with sun loving shrubs in front of stone wall.

Permeable gravel driveway.

Lower south corner of site left to long grasses and hedgerow planting.

PADDOCK

Inclined bank with long meadow grasses supplemented with character ornamental grasses. Wide grass steps down to meadow.

Stone pathways.

Morning garden with herbs and colourful scented plants.

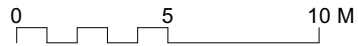
PADDOCK ACCESS

KINGTON LANE

Ornamental grasses (Pampus and Feather grasses) to soften building line and address views out from kitchen window seat and living space.



LANDSCAPE PLAN
SCALE 1:250



studio four point **ten**
studio@fourpointten.co.uk
01225 688410

This drawing is not to be used for construction purposes.

DRAWING	Proposed Landscape Plan	DRAWING NO.	68-P-06	SCALE	1:250@A3	REV.		DATE	February 2024	JOB TITLE	Kington Lane, Thornbury, Bristol BS35 1NA
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Appendix B – Legislation and National Planning Policy

Legislation

Wildlife legislation and policy relevant (or potentially relevant pending further survey) to the proposed works, based on the findings of the desk study and field survey are set out below. This legal information is a summary only, and the original legal documents should be consulted for definitive information.

Legislation Protection Afforded to Sites/Habitats that could Potentially be Affected by the Proposed Works

Designated Site/Habitat	Legal Status
SAC, SPA	<p>Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) are protected areas in the UK designated under:</p> <ul style="list-style-type: none"> • the Conservation of Habitats and Species Regulations 2017 (as amended) in England and Wales (including the adjacent territorial sea) and to a limited extent in Scotland (reserved matters) and Northern Ireland (excepted matters), • the Conservation (Natural Habitats &c.) Regulations 1994 (as amended) in Scotland, • the Conservation (Natural Habitats, &c) Regulations (Northern Ireland) 1995 (as amended) in Northern Ireland, and • the Conservation of Offshore Marine Habitats and Species Regulations 2017 in the UK offshore area.
RAMSAR	<p>The Convention on Wetlands of International Importance covers all aspects of wetland conservation and 'wise use'. It has three main 'pillars' of activity:</p> <ul style="list-style-type: none"> • The designation of wetlands of international importance as Ramsar Sites; • The promotion of the wise use of all wetlands in the territory of each country; and • International co-operation with other countries to further the wise use of wetlands and their resources.
Hedgerows	<p>Hedgerows that meet certain criteria are protected by The Hedgerows Regulations 1997, under which it is an offence to remove or destroy such hedgerows without permission from the Local Planning Authority.</p>

Legislation Protection Afforded to Species that could Potentially be Affected by the Proposed Works

Species	Legal Status
European Protected	
Bats, Dormouse	<p>These animal species and their breeding sites or resting places are protected under Regulation 41 of the Conservation of Habitats and Species (Amendment) Regulations 2012, which makes it illegal to:</p> <ul style="list-style-type: none"> • Deliberately capture, injure or kill any such animal or to deliberately take or destroy their eggs; • Deliberately disturb such an animal; • Damage or destroy a breeding site or resting place of such an animal. <p>European Protected Species (EPS) licences can be granted by Natural England in respect of development to permit activities that would otherwise be unlawful under the Conservation Regulations, providing that the following 3 tests (set out in the EC Habitats Directive) are passed:</p>

Species	Legal Status
	<ul style="list-style-type: none"> • The development is for reasons of overriding public interest; • There is no satisfactory alternative; and • The favourable conservation status of the species concerned will be maintained and/or enhanced. <p>Under Regulation 9(5) of the Conservation Regulations, Planning Authorities have a legal duty to 'have regard to the requirements of the EC Habitats Directive in the exercise of their functions'. This means that they must consider the above 3 tests when determining whether Planning Permission should be granted for developments likely to cause an offence under the Conservation Regulations. As a consequence, Planning Applications for such developments must demonstrate that the 3 tests will be passed.</p>
Nationally Protected	
Bats, Dormouse	<p>These animals receive full protection under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal (subject to exceptions) to:</p> <ul style="list-style-type: none"> • Intentionally kill, injure or take any such animal; • Intentionally or recklessly damage, destroy or obstruct any place used for shelter or protection by any such animal; and <p>Intentionally or recklessly disturb such animals while they occupy a place used for shelter or protection.</p>
Breeding Birds	<p>All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal (subject to exceptions) to:</p> <ul style="list-style-type: none"> • Intentionally kill, injure or take any wild bird; or • Take, damage or destroy the nest (whilst being built or in use) or eggs of any wild bird.
Invasive Species	
Rhododendron	<p>Schedule 9 of the Wildlife and Countryside Act 1981 lists non-native plants and animals which are not allowed to be planted in the wild or allowed to spread from private land into the wild.</p>

Section 40 of the Natural Environment and Rural Communities Act 2006 (the NERC Act) places a legal duty on public bodies, including planning authorities, to 'have regard' to the conservation of biodiversity when carrying out their normal functions, which includes consideration of planning applications.

In compliance with Section 41 of the NERC Act, the Secretary of State has published a list of species and habitats considered to be of principal importance for conserving biodiversity in England under the UK Post-2010 Biodiversity Framework. This is known as the list of Habitats and Species of Principal Importance (HPI/SPI), of which there are 56 habitats and 943 species. The HPI/SPI list is used to guide planning authorities in implementing their duty under the NERC Act.

National Planning Policy

The NPPF (2023) set out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development. This presumption does not apply where development requiring Appropriate Assessment under the Birds or Habitats Directives is being considered, planned or determined.

The NPPF states that:

"When determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

The following should be given the same protection as habitats sites; potential Special Protection Areas and possible Special Areas of Conservation, listed or proposed Ramsar sites and sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

Under the NPPF, the Planning Authority has a responsibility to promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Also, under the NPPF the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and sites of biodiversity (in a manner commensurate with their statutory status or identified quality in the development plan) and to minimise impacts on, and provide net gains for biodiversity, including by establishing a coherent ecological network that are more resilient to current and future pressures.



Enzygo specialise in a wide range of technical services:

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BRISTOL

The Byre
Woodend Lane
Cromhall
Gloucestershire
GL12 8AA
Tel: 01454 269 237

SHEFFIELD

Samuel House
5 Fox Valley Way
Stocksbridge
Sheffield S36 2AA
Tel: 0114 321 5151

MANCHESTER

Ducie House
Ducie Street
Manchester
M1 2JW
Tel: 0161 413 6444

CARDIFF

Regus House
Malthouse Avenue
Cardiff Gate Business Park
CF23 8RU
Tel: 02920 023 700

Please visit our website for more information.

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