

# T4 ECOLOGY LTD

ECOLOGY CONSULTANCY SERVICES, MALDON, ESSEX



## **Preliminary Ecological Appraisal Incorporating Bat Survey Inspection**

The Fox Pub  
Haverhill Road  
Little Wratting  
Suffolk  
CB9 7UD

**Prepared for:**

Mr D. Pomfrett

**March 2020**

# **T4ecology Ltd**

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## **1. Survey Finding and Recommendations Summary**

In summary, the application building comprises a pub building and associated car park and garden. The site has been subject to significant vandalism. It is situated within a wider arable and residential land use context. As such, the site and surrounds are subject to management, land use and disturbance as would be reasonably expected in such a land use context.

The statutory designation search undertaken as part of the desk study identified that the site is not situated within nor bounding any statutory or non-statutory designated locations. It is not considered reasonably likely that the proposal would have any adverse impact upon statutory or non-statutory designated locations.

The pub building is considered to provide a negligible level of bat roosting potential. Further surveys are considered to be neither necessary nor appropriate.

There are no trees on site with potential roosting habitat and no trees with roosting potential would be lost to the proposal. Small numbers of bats may commute and forage in the area given presence of woodland to the south. Such behaviours would be expected to continue post development.

It is noted from the proposal that the existing hedgerow/tree line on the boundaries would be retained, and enhanced with additional tree and infill planting. As an enhancement, given the presence of woodland to the south, use of a bat considerate lighting scheme is advised for the construction and completed phase, along with appropriate planting and installation of integral bat boxes. Enhancement recommendations have been provided in section 5.2.

It is not considered reasonably likely that reptile or great crested newt species would be adversely affected by the development proposals.

No active or inactive badger setts were found, with no evidence of badger activity identified. No surveys have been advised. However, general appropriate precautionary measures for the construction phases have been advised in section 5.2.

Appropriate recommendations in respect of due diligence relating to nesting birds and ecological enhancements have been made in section 5.2 of the report.

It is considered and concluded that the proposal can proceed without adverse impacts upon legally protected/priority species and habitats provided the specific mitigatory guidance and enhancement recommendations identified within section 5.2 are fully adhered to. Where necessary, appropriately worded conditions should be placed upon any consent granted in order to ensure appropriate measures are followed.

## Contents

1. Survey Finding and Recommendations Summary.....	3
2. Introduction.....	6
2.1. Phase 1 Brief.....	6
2.2. Bat Survey Brief.....	6
2.3. Development Proposals & Planning Context.....	6
2.4. Scope of Survey.....	7
3. Methodology.....	8
3.1. Survey.....	8
3.1.1. Survey Timings and Conditions.....	8
3.2. Desktop Study & Records Search.....	9
3.2.1. Historical Protected Species Data.....	9
3.2.2. Designations.....	9
3.2.3. Additional Information.....	9
3.3. Bat Survey Methodology.....	9
3.3.1. External/Internal Inspection.....	9
4. Results.....	11
4.1. Desk study Results.....	11
4.1.1. Magic-Statutory Designations.....	11
4.1.2. Local Wildlife Sites-Non-Statutory Designations.....	11
4.1.3. Biological Records.....	11
4.2. Survey Results & Analysis.....	14
4.2.1. Site & Surroundings Description & Habitats.....	14
4.3. Potential for Protected Species Impact with Proposals.....	15
4.3.1. Bats & Internal/External Inspections.....	15
4.3.2. [REDACTED].....	[REDACTED]
4.3.3. Nesting Birds.....	16
4.3.4. Reptiles.....	16
4.3.5. Great Crested Newt.....	17
4.3.6. Hazel Dormouse.....	18
4.3.7. Invertebrates/Plant life.....	19
4.3.8. Other Species.....	19
4.3.9. General Wildlife & Biodiversity.....	19
5. Conclusion & Recommendations.....	20

5.1	Conclusion .....	20
5.2	Recommendations and Further Action.....	20
1.	Annex 1 – Legislation & Planning Policy.....	23
1.1.	Habitat Regulations.....	23
1.2.	Wildlife & Countryside Act .....	23
1.3.	Natural Environment & Rural Communities Act.....	23
1.4.	National Planning Policy Framework (NPPF) .....	23
1.5.	Biodiversity Action Plans.....	23
1.6.	Local Development Plans.....	24
1.7.	Natural England Standing Advice .....	24
2.	Annex 2 – Photographs.....	26
3.	Annex 3 – Habitat Plan.....	38

## **2. Introduction**

### **2.1. Phase 1 Brief**

T4 Ecology Ltd was commissioned by Mr D. Pomfrett to undertake an ecological assessment at The Fox Public House, Little Wratting, Haverhill, Suffolk.

This report contains the findings of a Preliminary Ecological Appraisal-PEA. The Purpose of a PEA is to identify the potential for presence of protected species on a site, in line with European legislation, UK law and the requirements of The National Planning Policy Framework (NPPF) (2019). The brief of the ecological survey was to assess the habitats found on site and identify the potential for presence on site of protected species.

The site-based element is supported by a desktop study undertaken to identify presence of Statutory/National/Local designations or protected species within the vicinity (up to a 5KM radius) of the site. The final part of the project brief was to identify and make recommendations as appropriate for any further surveys required to determine presence/absence of protected species on site if the survey determined that presence of a protected species on site was considered to be reasonably likely.

### **2.2. Bat Survey Brief**

In addition, this report also contains the results of a Preliminary Roost Assessment (PRA) undertaken at the same time as the PEA, comprising an internal/external inspection of the existing building/s. Bats are a strictly protected species under European Legislation. In this regard, given presence of buildings where demolition/alteration works are proposed, the inspection was undertaken in order to meet the specific requirements of the legislation to inform design, mitigation and if appropriate, European Protected Species License Applications.

### **2.3. Development Proposals & Planning Context**

Proposals are for the demolition of the existing pub building and construction of a replacement pub/restaurant.

The following plans have been viewed as part of the assessment:

- Site & Location Plan – 2234-001 Rev. A – MP Architects.

Given availability of proposal plans, it was possible to undertake an assessment of any potential impacts resultant from the proposal and recommend further works/appropriate mitigation/enhancements for inclusion at reserved matters stage as appropriate in section 5.2 of this report.

## **2.4. Scope of Survey**

The purpose of this report is to provide an independent opinion of the likely presence of protected species on a site to inform the client of their obligations, and to assist the Local Planning Authority (LPA) in their determination of a planning application.

It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment. This PEA does not constitute a full botanical survey or a Phase 2 preconstruction survey for Japanese Knotweed. In this regard, this survey provides a preliminary view of the likelihood of protected species occurring on site, based on the suitability of the habitat and any direct evidence on site. Additional surveys may be required if it is considered reasonably likely a protected species may be present.

The survey presents a snapshot in time, and therefore makes an assessment purely of what was seen at the time the survey was undertaken. The PEA does not therefore make any retrospective analyses.

## 3. Methodology

### 3.1. Survey

Habitats on site were recorded in accordance with the general principles and methods provided in the Handbook for Phase 1 Habitat Survey, JNCC 1993. The survey methodology involves undertaking a site visit to gain an understanding of the site ecology and surrounding characteristics. During the site visit the recording and mapping of habitat types and ecological features present on site is undertaken, including the identification of the main species present. The potential for presence of protected species is assessed as part of the overall methodology, and further advice/surveys recommended as considered appropriate based on the evidence obtained.

The survey works were undertaken in accordance with Guidelines for Preliminary Ecological Appraisal produced by the Chartered Institute of Ecology and Environmental Management (CIEEM) in December 2017.

Methods are also in accordance to the general principles contained within British Standards Institute (BSI) BS42020 – Biodiversity-Code of Practice for Planning & Development.

A habitat plan is included as Annex 3. Photographs are included within Annex 2.

#### 3.1.1. Survey Timings and Conditions

The survey was undertaken by Consultant Ecologist Peter Harris BSc (hons) MCIEEM on the 13<sup>th</sup> February 2020. Weather conditions were dry and calm, with 80% cloud cover, and an ambient air temperature of 9°C.

Peter Harris is a full member of the Chartered Institute of Ecology & Environmental Management (CIEEM). The surveyor is licenced by Natural England for surveying great crested newts. The surveyor is an ecologist with over 12 years of experience, and has been involved in a wide range of projects from single dwelling developments to large strategic urban renewal schemes subject to full Environmental Impact Assessment (EIA).

As an ecologist for over 12 years, Peter has obtained significant experience in respect of a wide range of protected and priority species. Species worked with include reptiles (surveys/mitigation), great crested newt (surveys/mitigation), [REDACTED] dormouse (surveys) and bat, encompassing a wide range of survey and monitoring techniques. These include internal/external inspections/Preliminary Roost Assessment (PRA), in addition to involvement with successful bat mitigation license applications working in conjunction with specialist organisations.



## **3.2. Desktop Study & Records Search**

To gain an understanding of any designations on/around the site in addition to the historical presence of protected species, desktop data has been obtained from the following sources:

### **3.2.1. Historical Protected Species Data**

Records of protected/priority species were obtained from the Suffolk Biodiversity Information Service within a 2km radius of the site. SBIS also provided information in respect of non-statutory designations situated within the search radius.

Use of data is in accordance with CIEEM Guidelines for Accessing & Using Biodiversity Data, March 2016.

### **3.2.2. Designations**

A desktop study was undertaken through MAGIC (Multi-Agency Geographic Information System for Countryside). The search looked to identify the presence of statutory designated sites within a 5km radius (e.g. Special Areas of Conservation (SACs), Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR) and Local Nature Reserves (LNR).

### **3.2.3 Additional Information**

Freely available on-line mapping information and Ordnance Survey Maps were consulted as part of the background assessment.

## **3.3. Bat Survey Methodology**

The PRA was undertaken employing methods based on the guidance described in the Bat Workers' Manual, English Nature's Bat Mitigation Guidelines and updated Bat Conservation Trust Bat Surveys Guidelines for Professional Ecologists (2016).

However, the first page of all three editions includes the following: *The guidelines should be interpreted and adapted on a case-by-case basis according to site-specific factors and the professional judgement of an experienced ecologist. Where examples are used in the guidelines, they are descriptive rather than prescriptive.*

Surveyors are expected to make judgements in respect of methodology appropriate to the survey conditions/evidence noted, and make conclusions based upon experience.

### **3.3.1 External/Internal Inspection**

The first section of the survey involved an external inspection of the external surfaces of the buildings to identify any features that could be potentially be utilised by bats for roosting purposes. Such features may include small gaps and openings in brick work/roof structure, broken or missing tiles, or gaps in the soffits. During the external inspection, the buildings were also examined for key indicators of bat activity, such as droppings/staining in areas such as window ledges, walls other suitable external structural features.

The second section of the survey involved an inspection of internal areas of the buildings where safe access was possible. The purpose of the inspections was to identify whether there is any evidence of bat activity/roosting. Again, indicators of evidence such as droppings, fur deposits, scratching and staining were searched for, in addition to features such as insect remains that may have been brought into a building by a bat. In addition, issues such as structural integrity of the buildings, and whether the building has structural features such as enclosed/hidden roof spaces are taken into account.

An assessment of any vegetation potentially affected by the development proposals was also undertaken where appropriate.

## 4. Results

### 4.1. Desk study Results.

#### Site Details

- The site is located at Central Grid Reference: TL 67891 46749
- Postcode: CB9 7UD

#### 4.1.1. Magic-Statutory Designations

The search identified that the site is not directly located within nor bounding a statutory designation. The following statutory designated locations are situated within a 5km radius of the site:

- Trundley & Wadgell's Woods, Great Thurlow Site of Special Scientific Interest (SSSI) – Approx. 3.5km north east.
- Over & Lawn Woods SSSI – Approx. 4.0km north west.
- Haverhill Railway Walks Local Nature Reserve (LNR) – Approx. 3.0km south.

#### Impact Assessment

The site is not situated within nor bounding a statutory designated location and given relative distance, has no connectivity with such a location. The proposal is also of small scale and relating to demolition of existing and construction of a replacement public house (see section 4.2). Consequently, it is not considered that the proposal would be reasonably likely to have any adverse impact upon offsite statutory designated locations.

#### 4.1.2. County Wildlife Sites-Non-Statutory Designations

County Wildlife Sites (CWS) are used in the planning system to protect areas that have substantive nature conservation value at a local level.

The site is not situated within, nor bounding any CWS locations. The nearest such location comprises Ann Suckling Way CWS situated approx. 0.8km north west of the site.

#### Impact Assessment

The site is not situated within nor bounding a statutory designated location and given relative distance, has no connectivity with such a location. The proposal is also of small scale and relating to demolition of existing and construction of a replacement public house (see section 4.2). Consequently, it is not considered that the proposal would be reasonably likely to have any adverse impact upon offsite non-statutory designated locations.

### 4.1.3. Biological Records

The records have been analysed as part of the desk research and considered as part of the conclusions and subsequent recommendations of this report. A summary of records is provided below, with the majority of records available to 1km grid square resolution:

#### **Terrestrial Mammal**

##### Bats

<b>Species</b>	<b>No. of Records</b>	<b>Date Range</b>
W. Barbastelle	1	2014
Pip/Pip species	25	2006-2017
B. Long eared	2	2000 + 2012
Noctule	2	2014

##### Hedgehog

The search identified 46 records dating from 2006 - 2015.

##### European Otter

The Search identified 1 record dated 2017.



##### European Water Vole

The search identified 3 records dating from 2003 – 2018.

##### Harvest Mouse

The search identified 1 record dating from 2001.

##### Hazel Dormouse

The search identified 1 record dating from 2015.

#### **Amphibian/Reptile**

##### Grass Snake

The search identified 3 records dating from 2003 – 2018.

### Common Lizard

The search identified 7 records dating from 2003 – 2017.

### Slow Worm

The search identified 3 records dating from 2003 – 2017.

### Great Crested Newt

The search identified 1 record dating from 2014.

### Common Toad

The search identified 7 records dating from 2003 – 2015.

### Common Frog

The search identified 10 records dating from 2003 – 2015.

### **Avian Species**

Species noted include: Skylark, Kingfisher, Yellowhammer, Common Gull, Lesser Spotted Black Gull, Snipe, Woodcock, Sandpiper, Lapwing, Kestrel, Hobby, Moorhen, Coot, Redkite, Sparrowhawk, Buzzard, Canada Goose, Mute Swan, Greylag goose, Shelduck, Mandarin, Wigeon, Gadwell, Teal, Mallard, Tufted Duck, Little Egret, Grey Heron, Grey Partridge, Golden Pheasant, Little Grebe & Cormorant. A large variety of more commonly spotted garden birds were also noted.

## **4.2. Survey Results & Analysis**

### **4.2.1 Site & Surroundings Description & Habitats**

The Fox public house comprises a former pub and associated land situated approximately 1.3km north east of Haverhill town centre.

The site comprises a plot of land approximately 0.32ha in size, and situated in an approximate north east to south west delineation.

To the north and east, the site is bounded by agricultural land that has been fenced off with heras, in preparation for the construction of residential development. Old Haverhill Road (A143) runs alongside the western perimeter, with a large residential estate currently under construction on the opposing side of the road. A small remnant copse of woodland is situated to the south, with further housing located along the road located to the south of the wood.

Within the site survey boundary, the site comprises a former public house. The existing building is situated in the south western corner of the site. The building has been subject to a significant amount of breaking, entering and vandalism and is in poor condition. The building is described and considered further in section 4.3.2.

The north of the site comprises almost entirely of tarmac hardstanding car park, which is bounded by a small laurel hedge on the roadside, hawthorn dominant bounding the neighbouring fields and a broken picket fence. The southern and eastern section of the site comprises the former pub garden lawn and associated hard standing patio. The lawn has not been recently managed, and bramble has colonised on the margins of the lawn and in-between stored/fly-tipped rubbish.

In summary, the application building comprises a pub building and associated car park and garden. The site has been subject to significant vandalism. It is situated within a wider arable and residential land use context. As such, the site and surrounds are subject to management, land use and disturbance as would be reasonably expected in such a land use context.

### **4.3. Potential for Protected Species Impact with Proposals**

The site was assessed for the potential presence of protected species that may have a material impact upon the development proposals.

The ecological value of the site in respect of the potential presence of and impact upon protected species is considered further in the following sections:

#### **4.3.1. Bats & Internal/External Inspections**

All bat species are strictly protected under the Wildlife and Countryside Act 1981 and the Conservation Regulations (Habitat Regulations).

The locations of building described is illustrated on the plan contained within Annex 3.

##### Building

The main pub building comprises a 2-storey brick building with slate tile apex roof situated in a north east to south west delineation. The main building has more recent single storey extensions on the northern, southern and eastern sides with plastic uPVC wall cladding and an adjoining freezer room.

The pub business has ceased trading. Whilst windows have been boarded up, the building has been subject to significant breaking in, vandalism and damage. As such, large sections of roof tiles have been removed, leading to large holes in the roof, broken wall sections a general damage/fly-tipping. As a result, the building is partially exposed and open to the elements.

Internally, the 2-storey section of the building was found to have a shallow roof void, accessible via a hatch. The void was found to be shallow (approx. 1.2m from floor to ridge). No evidence of bats was identified, and the void was found to be thick with cobwebs from floor to ridge, indicative that bats had not been present.

The more recent single storey extensions located to the south, north and east were found to have vaulted ceilings with no roof voids present. In addition, the roofs on the northern and eastern sections were found to have been vandalised such that there were large holes in the roof allowing in wind, water and daylight, presenting conditions completely unsuitable for the species.

The main building was found to have a basement. However, this was completely flooded and unsuitable to support bat species.

As a result of the environmental conditions associated with the building, in addition to absence of any evidence, the building is considered to offer a negligible level of bat roosting potential. Further surveys are considered to be neither necessary nor appropriate.

### Vegetation/Foraging/Commuting

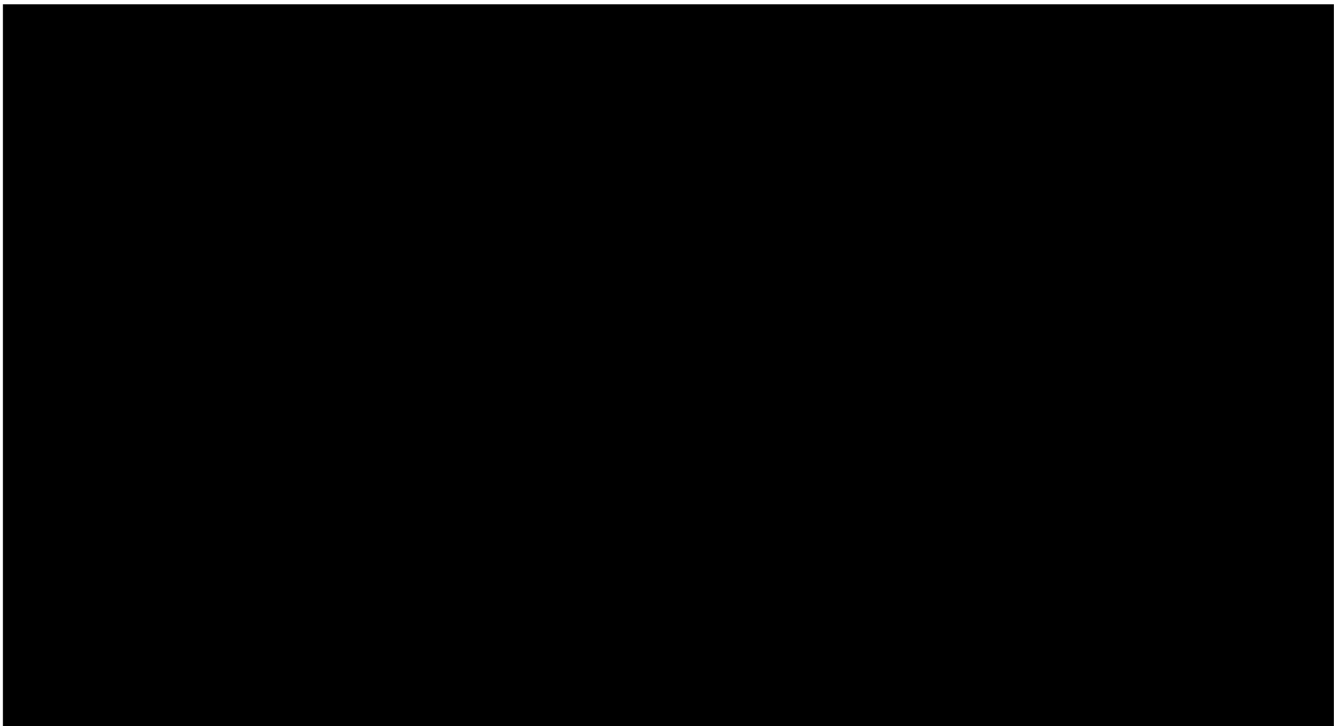
There are no trees on site with potential roosting habitat and no trees with roosting potential would be lost to the proposal. Small numbers of bats may commute and forage in the area given presence of woodland to the south.

### Impact Assessment

The pub building is considered to provide a negligible level of bat roosting potential. Further surveys are considered to be neither necessary nor appropriate.

There are no trees on site with potential roosting habitat and no trees with roosting potential would be lost to the proposal. Small numbers of bats may commute and forage in the area given presence of woodland to the south. Such behaviours would be expected to continue post development.

It is noted from the proposal that the existing hedgerow/tree line on the boundaries would be retained, and enhanced with additional tree and infill planting. As an enhancement, given the presence of woodland to the south, use of a bat considerate lighting scheme is advised for the construction and completed phase, along with appropriate planting and installation of integral bat boxes. Enhancement recommendations have been provided in section 5.2.



### **4.3.3. Nesting Birds**

Nesting birds and their eggs are protected under the Wildlife & Countryside Act 1981.

The building and existing vegetation on site present limited nesting opportunities. As general guidance, the bird breeding season is from March to September. If works to buildings/vegetation is proposed during the season, a check should be made for nests



prior to works commencing. If nests are present, they should be left intact and undisturbed until the young have fledged.

#### Impact Assessment

Provided works are undertaken during appropriate seasonality/due diligence as recommended above, the proposals would not have any impact upon nesting birds.

New opportunities for nesting birds will be provided over and above the existing condition of the site through provision of nesting boxes integral to the structure of building, in addition to new planting undertaken as part of the proposal. Further recommendations in respect of enhancements have been made in section 5.2 and Annex 4.

#### **4.3.4. Reptiles**

Reptiles are afforded protection under the Wildlife & Countryside Act 1981, with smooth snake and sand lizard afforded full protection under the same act and the Conservation Regulations (Habitat Regulations).

As described in section 4.1, the application area is a former pub comprising building, associated hard standing/carpark and pub garden. Whilst section of the site is unmanaged/subject to fly-tipping, the site is small and isolated by surrounding agriculture, ongoing residential development and road infrastructure such that presence is not reasonably likely. The site is not considered to provide potentially suitable reptile habitat nor have connectivity with offsite habitats and no further surveys are necessary or appropriate.

#### Impact Assessment

Based on the above, it is considered that the risk of potential impact of the proposals upon the conservation status of reptiles is negligible. The risk of potential impact of the proposals upon reptiles is also negligible given lack of potentially suitable habitat impacted by the development proposals. No further surveys are considered necessary or appropriate in respect of these species.

#### **4.3.5. Great Crested Newt**

Great crested newt is strictly protected under the Wildlife and Countryside Act 1981 and the Conservation Regulations (Habitat Regulations).

The proposed development area does not contain any ponds or waterbodies, and none would be affected by development proposals. Distance from a potentially suitable water body and intervening land use is a critical factor in determining suitability for the species. As such, a search using mapping data was undertaken to identify ponds within a 500m radius. No ponds with potential connectivity were identified within the search radius.

Whilst it is acknowledged that small numbers of GCN have been known to range significant distances (1km) to colonise new ponds, sometimes over a number of years if connective habitat is suitable, research undertaken by English Nature<sup>1</sup> (now Natural England) indicates that it is most common to encounter them within 50m of a breeding pond, with few moving further than 100m unless significant linear features or suitable terrestrial habitat is involved, when great crested newts can be encountered at distances of between 150m – 200m. At distances greater than 200-250m great crested newts are hardly ever encountered. This valuation of habitats according to distance from great crested newt breeding ponds has also been adopted as part of Natural England's European Protected Species application form, with specific reference to the guidance provided by Natural England in WMLa14-2.

It is acknowledged that there is no way of identifying whether there are other small ponds that may be hidden within any nearby dwellings/field margins and not shown on maps. None were immediately visible from site/analysis of mapping data. Identification of such ponds located on private property and not shown on maps cannot be reasonably expected as part of this survey/desk study.

#### Impact Assessment

Based upon the evidence above, it is not considered reasonably likely that great crested newt would be affected by or at risk from the development proposals given that proposals relate to an existing building within the context of an active farmyard. Risk of harm to the species is not considered a reasonable likelihood. Consequently, it is considered that the risk of potential impact of the proposals upon the conservation status of great crested newt is negligible. The risk of potential impact of the proposals upon great crested newt is also negligible. No further surveys are considered necessary or appropriate in respect of this species at this site.

#### **4.3.6 Hazel Dormouse**

Hazel dormouse is strictly protected under the European Habitat Regulations and the Wildlife and Countryside Act 1981.

No potentially suitable habitats would be lost/impacted as a result of the proposal. The site neither contains, nor has connectivity to suitable habitat nor locations where the species has been previously recorded. No potentially suitable habitat would be affected by the proposal.

#### Impact Assessment

It is not considered reasonably likely that the proposal would result in adverse impact upon the species. No further surveys are considered necessary or appropriate and the proposal would not have any impact upon the species.

#### **4.3.7 Invertebrates/Plant life**

Given the existing and surrounding land uses, the site is not considered to provide habitat for protected, priority or notable species. No further surveys are considered to be necessary or appropriate.

Recommended general enhancements are identified in section 5.2.

#### **4.3.8 Other Species**

The site is not situated in a location, nor provides potentially suitable habitat where other protected species such as, water vole and otter would be considered at risk. No further surveys/precautions are considered necessary or appropriate.

#### **4.3.9 General Wildlife & Biodiversity**

It is acknowledged that the wider site and development area may be utilised by a range of transitory wildlife species including fox, hedgehog etc.

#### Impact Assessment

As part of appropriate due diligence, it is advised that the full range of recommendations identified in section 5.2 be fully implemented, and all reasonable enhancements incorporated into a development proposal such that biodiversity is maximised as part of the development.

In addition, to enable wildlife to continue using the development area post development, it is advised that boundaries remain relatively open as per the current situation such that wildlife can continue to radiate in the area. This includes the use of permeable boundaries such as tree lines and hedgerows, in addition to leaving hedgehog gaps in any new fencing proposals.

## 5. Conclusion & Recommendations

### 5.1 Conclusion

In summary, the application building comprises a pub building and associated car park and garden. The site has been subject to significant vandalism. It is situated within a wider arable and residential land use context. As such, the site and surrounds are subject to management, land use and disturbance as would be reasonably expected in such a land use context.


The statutory designation search undertaken as part of the desk study identified that the site is not situated within nor bounding any statutory or non-statutory designated locations. It is not considered reasonably likely that the proposal would have any adverse impact upon statutory or non-statutory designated locations.

The pub building is considered to provide a negligible level of bat roosting potential. Further surveys are considered to be neither necessary nor appropriate.

There are no trees on site with potential roosting habitat and no trees with roosting potential would be lost to the proposal. Small numbers of bats may commute and forage in the area given presence of woodland to the south. Such behaviours would be expected to continue post development.

It is noted from the proposal that the existing hedgerow/tree line on the boundaries would be retained, and enhanced with additional tree and infill planting. As an enhancement, given the presence of woodland to the south, use of a bat considerate lighting scheme is advised for the construction and phase, along with appropriate planting and installation of integral bat boxes. Enhancement recommendations have been provided in section 5.2.

It is not considered reasonably likely that reptile or great crested newt species would be adversely affected by the development proposals.



Appropriate recommendations in respect of due diligence relating to nesting birds and ecological enhancements have been made in section 5.2 of the report.

It is considered and concluded that the proposal can proceed without adverse impacts upon legally protected/priority species and habitats provided the specific mitigatory guidance and enhancement recommendations identified within section 5.2 are fully adhered to. Where necessary, appropriately worded conditions should be placed upon any consent granted in order to ensure appropriate measures are followed.

## 5.2 Recommendations and Further Action

Following the survey, the following recommendations have been made to ensure obligations in respect of protected species are met/the site is enhanced for the benefit of biodiversity if developed. The recommendations are considered to be appropriate and in context with the size of the proposals, and based upon the findings of the impact assessment section of the report (4.3.1 – 4.3.9).

### Construction Phase & General Precautions

- To protect any radiating mammals, it is recommended that any trenches be covered over with wooden sheeting at night and fencing off the demolition/construction zone and associated compounds would be advisable during the demolition/construction phase.

### Nesting Birds

- As general guidance, the bird breeding season is from March to September. If works to buildings/vegetation are proposed during the season, a check should be made for nests prior to works commencing. If nests are present, they should be left intact and undisturbed until the young have fledged.

### Bats & Lighting

- In order to minimise risk of disturbance to potential features that may provide bat commuting and foraging habitat during the construction phase and as part of the completed development, a low impact lighting scheme is advised:
  - a) Brightness of lights should be as low as possible, and in accordance with British Standard Institute (BSI) and Bat Conservation Trust (BCT) guidance. Where possible, low pressure sodium lights are advised.
  - b) Lighting should not be directed at features that may be utilised by bats such as woodland, tree lines, hedgerows and water bodies/water courses.
  - c) Directional lighting and/or fittings with hoods and cowls should be utilised.
  - d) Where possible, security lighting should be motion sensitive and timers to minimise the amount of time that lights are on.
  - e) Where possible, directional low impact solar bollard lighting should be used to illuminate roads, paths and parking areas.

## Enhancements

- The following ecological enhancements are recommended:
  - 2 integral bird boxes within the structure of the building;
  - 2 integral bat boxes within the structure of the building;
  - Installation of 1 x invertebrate box on the building;
  - New tree and hedgerow planting as and where appropriate.
  - Suggested habitat boxes/plant species are provided within Annex 4.
- To enable wildlife to continue using the development area post development, it is advised that boundaries remain relatively open such that wildlife can continue to radiate in the area. This includes the use of permeable boundaries such as tree lines and hedgerows, in addition to leaving hedgehog gaps in any new fencing proposals.

## **1. Annex 1 – Legislation & Planning Policy**

### **1.1. Habitat Regulations**

The Conservation of Habitats and Species Regulations transpose Council Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna (Habitats Directive) into English law, making it an offence to deliberately capture, kill or disturb wild animals listed under Schedule 2 of the Regulations. It is also an offence to damage or destroy a breeding site or resting place of such an animal (even if the animal is not present at the time).

### **1.2. Wildlife & Countryside Act**

The Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act (CROW) 2000 and the Natural Environment and Rural Communities Act (NERC) 2006, consolidates and amends existing national legislation to implement the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and Council Directive 79/409/EEC on the Conservation of Wild Birds (Birds Directive), making it an offence to:

- Intentionally kill, injure or take any wild bird or their eggs or nests (with certain exceptions) and disturb any bird species listed under Schedule 1 to the Act, (which includes Cirl Bunting) or its dependent young while it is nesting;
- Intentionally kill, injure or take any wild animal listed under Schedule 5 to the Act; intentionally or recklessly damage, destroy or obstruct any place used for shelter or protection by any wild animal listed under Schedule 5 to the Act; intentionally or recklessly disturb certain Schedule 5 animal species while they occupy a place used for shelter or protection;
- Pick or uproot any wild plant listed under Schedule 8 of the Act.

Sites of Special Scientific Interest (SSSI) are designated under this Act.

Special Protection Areas (SPA) are strictly protected sites, designated under the Birds Directive, for rare and vulnerable birds and for regularly occurring migratory species.

### **1.3. Natural Environment & Rural Communities Act**

The NERC 2006 places a duty on authorities to have due regard for biodiversity and nature conservation during the course of their operations.

### **1.4. National Planning Policy Framework (NPPF)**

The NPPF February 2019 (Paragraphs 170-183) are specific in respect of conservation and biodiversity. ODPM 06/2005 remains in place. NPPF places a duty on planners to make material consideration to the effect of a development on legally protected species when considering planning applications, with a focus upon sustainable development and biodiversity net-gain.

### **1.5. Biodiversity Action Plans**

The UK Biodiversity Action Plan (UKBAP) (Anon, 1995) was organised to fulfil the Rio Convention on Biological Diversity in 1992, to which the UK is a signatory. A list of

national priority species and habitats has been produced with all listed species/habitats having specific action plans defining the measures required to ensure their conservation. Regional and local BAPs have also been organised to develop plans for species/habitats of nature conservation importance at regional and local levels.

### **1.6. Local Development Plans**

County, District and Local Councils have Development Plans and other policy documents that include targets and policies which aim to maintain and enhance biodiversity. These are used by Planning Authorities to inform planning decisions.

### **1.7. Natural England Standing Advice**

Natural England has adopted national standing advice for protected species. It provides a consistent level of basic advice which can be applied to any planning application that could affect protected species. It replaces some of the individual comments that Natural England has provided in the past to local authorities.

### **1.8. Bats**

All species of bat found in the UK are protected by law and are designated as a protected species. Paragraph 98 of Circular 06/2005 states that *'the presence of a protected species is a **material consideration** when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat.'*

Bats are protected under UK legislation under The Wildlife and Countryside Act 1981 through inclusion on Schedule 5 -Protected bat species in Britain. On a European basis, bats are subject to protection under the Conservation (Natural Habitats &c.) Regulations.

The November 2017 the Conservation (Natural Habitats &c.) Regulations make it an offence to:

- Intentionally or deliberately kill, injure or capture (take) bats.
- Intentionally or recklessly damage or destroy bat roosts or disturb bats.

A bat roost is defined as 'any structure or place which is used for shelter or protection', whether or not the bats are utilising the roost at the time. European protected animal species and their breeding sites or resting places are protected by the Habitat Regulations.

In this regard, it is an offence for anyone to deliberately capture, injure or kill any such animal or to deliberately take or destroy their young/eggs as applicable. It is also an offence to damage or destroy a breeding or resting place of a European Protected Species and it is an offence to possess a European Protected Species.

The threshold above which a person will commit the offence of deliberately disturbing a wild animal of a European protected species has been raised. A person will commit



an offence only if he deliberately disturbs such animals in a way as to be likely to significantly affect:

- The ability of any significant groups of animals of that species to survive, breed, or rear or nurture their young, or;
- The local distribution of abundance of that species.

The existing offences such as obstruction of a bat roost, low-level disturbance, and sale which cover European Protected Species under the Wildlife and Countryside Act (1981) continue to apply.

## 2. Annex 2 – Photographs



Site viewed from Old Haverhill Road



Building viewed from north east



North eastern elevation. Missing roof tiles



Southern section of building



South eastern elevation



South eastern elevation



Hole in wall in south eastern section of building



Main building section roof void



Main building section roof void



Main building section roof void



Main building section roof void



Damaged section of roof in eastern section of building



Vaulted ceiling in southern section of building



Eastern section of building





Flooded basement



Vaulted ceiling in northern section of building



Damaged section of roof in north eastern section of building & hole in roof



Former pub garden to east of building



View looking towards car park located to the north



Former pub garden



View across carpark looking north



Arable fields bounding site to east

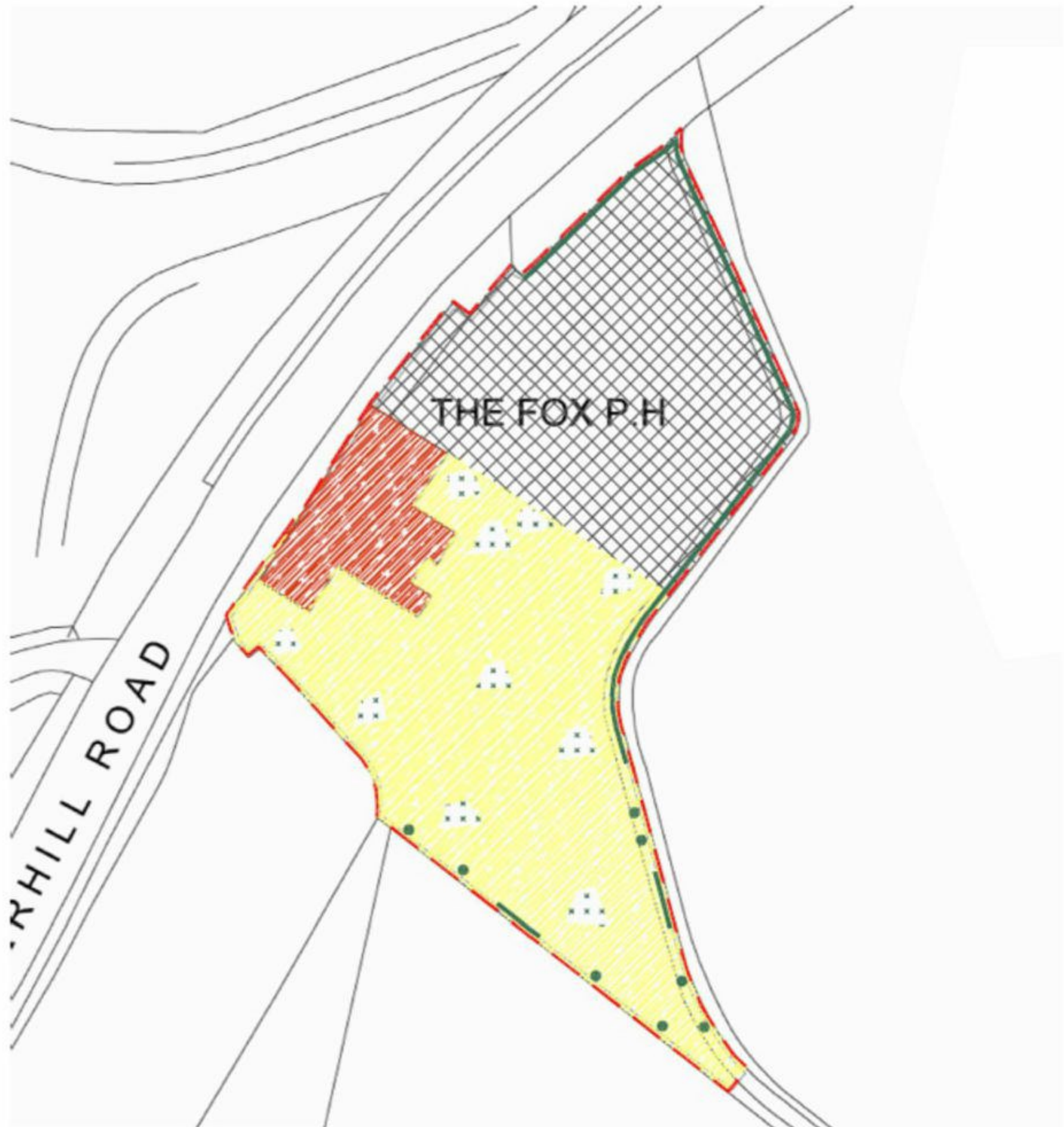


View across site looking south west






Ongoing development opposite site

### 3. Annex 3 – Site Plan



- KEY**
-  Survey boundary
  -  Scattered scrub / ruderal
  -  Broad-leaved tree
  -  Pub garden / lawn
  -  Species poor intact hedge
  -  Concrete / gravel handstanding
  -  Survey building

 Extended Phase 1 Habitat Survey  
 The Fox Pub  
 Job No. MH1098-01  
 Job NTS @A4  Mar 2020  
**T4 ECOLOGY LTD**  
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## 4. Annex 4 – Recommended Enhancements

The following hedgerows/shrub and smaller tree species could be utilised accordingly:

- Hawthorn *Crataegus monogyna*
- Ash *Fraxinus excelsior*
- English Elm *Ulmus procera*
- Field Maple *Acer campestre*
- Hazel *Corylus avellana*
- Dog Rose *Rosa canina*
- Elderberry *Sambucus nigra*
- Holly *Ilex aquifolium*
- Blackthorn *Prunus spinosa*
- Rowan *Sorbus aucuparia*
- Guelder Rose *Viburnum opulus*
- Silver Birch *Betula pendula*
- Alder *Alnus glutinosa*
- Cotoneaster spp.
- Spindle *Euonymus europaeus*

The following species could also be considered within the landscaping scheme as appropriate, given their wildlife friendly/native characteristics:

- Viburnum sp.
- Californian Lilac *Ceanothus sp.*
- Lavander *Lavandula angustifolia*
- Hebe Sp.
- Privet *Ligustrum vulgare*
- Dogwood *Cornus sanguinea*

In addition, vertical areas on sides of buildings and/or boundary fences could be utilised to provide additional habitat. Suitable species to grow on vertical habitats could include:

- Ivy *Hedera helix*
- Clematis *vitalba*
- Honeysuckle *Lonicera periclymenum*



Bulbs and small, wildlife friendly annuals and biennials can also be utilised within wildlife friendly and garden planting where considered appropriate by the landscape architect. Suitable species could include:

- *Hypericum perforatum*
- Wood Anemone *nemorosa*
- Tustan *Hypericum androsaemum*
- Foxglove *Digitalis grandiflora*
- Bluebell *Hyacinthoides non-scripta*

Dependant on soil condition, British Seed House RE1 mix (or similar product) is recommended for installation of the species rich grass areas where required. Alternatively, turf already seeded with wild flower seed could be utilised.

Recommend species are likely to include:

- Slender Creeping Red Fescue *Festuca rubra ssp litoralis*
- Crested Dogs Tail *Cynosurus cristatus*
- Common Bent *Agrostis capillaris*
- Cocksfoot *Dactylis glomerata*
- Meadow Fescue *Festuca pratensis*
- Golden Oat Grass *Trisetum Flavascence*
- Sweet Vernal Grass *Anthoxanthum odoratum*
- Ribwort Plantain *Plantago lanceolata*
- Yarrow *Achillea millefolium*
- Common Knapweed *Centaurea nigra*
- Meadow Sweet *Filipendula ulmaria*
- Lady's Bedstraw *Galium verum*
- Ox eye daisy *Leucanthemum vulgare*
- Self Heal *Prunella vulgaris*
- Meadow Buttercup *Ranunculus acris*
- Bulbous Buttercup *Ranunculus bulbosus*
- Agrimony *Agrimonia eupatorium*
- Rough Hawkbit *Leontodon hispidus*
- Yellow Rattle *Rhinanthus minor*
- Common Birdsfoot Trefoil *Lotus corniculatus*
- Salad Burnett *Sanguisorba minor*
- Harebell *Campanula rotundifolia*
- Cowslip *Primula deorum*
- Field Poppy *Papaver Rhoeas*
- Wild Thyme *Thymus Serpyllum*
- Quaking Grass *Briza Media*
- Pignut *Conopodium majus*

## **Using Seeds**

### Seed Bed Preparation

Whilst seeds can be sown at any time, the best time to prepare the meadow bed is summer. The top grass, and top inch of top soil should be removed if possible. The most important factor is to ensure that the seed bed is weed free, and level using roller/rake. Also, remove stones in areas of seedbed, Wildflower meadows from seed are most successful when soil fertility is low and weeds can be less vigorous.

### Sowing Seed

The best time to sow the seeds is in spring or early autumn. Spread seeds in a sand mix using a spreader for even distribution at a density of approx. 4 grams per sq. metre.

## **Using Plugs**

Use of wildflower plugs is generally more reliable, and gives quicker results than using seed. However, over large areas, density of plugs can be reduced, with 1 or 2 plugs per square metre. Generally, plugs can be installed at any time but spring/autumn are optimum months.

## **Using Turf Impregnated with seeds**

Use of turf less dependent on soil conditions as the seed are already in place. This enables more variety of species. However, to be successful, it should be installed in free draining areas that do not become water logged.

Wildflower Plugs and seeds are available from a number of online suppliers:

[www.wigglywigglers.co.uk](http://www.wigglywigglers.co.uk)

[www.bostonseeds.co.uk](http://www.bostonseeds.co.uk)

[www.wildflowershop.co.uk](http://www.wildflowershop.co.uk)

[www.reallywildflowers.co.uk](http://www.reallywildflowers.co.uk)

[www.wildflower.org.uk](http://www.wildflower.org.uk)

[www.meadowmania.co.uk](http://www.meadowmania.co.uk)

Sections of turf already seeded are also available from the following suppliers:

[www.meadowmat.co.uk](http://www.meadowmat.co.uk)

[www.wildflowerturf.co.uk](http://www.wildflowerturf.co.uk)

[www.wigglywigglers.co.uk](http://www.wigglywigglers.co.uk)

## Habitat Boxes.

The use of bird and bat boxes has been recommend. Suitable products include:



Standard Bird Box-Suitable for a wide variety of species.  
Can be installed in trees and buildings.



Schwegler 2F Bat box. Suitable for attachment to trees.

## **Buildings-Integral Bat Boxes**

The construction of new buildings presents the opportunity for integral bat boxes, installed during the construction phase.

Products such as the Istock Range ([www.istock.com](http://www.istock.com)) would be appropriate for installation in the eaves of the new dwellings, as installed as illustrated below:



*Istock Integral Bat Box*

## **Aftercare**

Bats are a protected species, and any object they utilise for roosting is therefore also protected. Therefore, following installation the bat boxes should not be disturbed, as disturbance may result in an offence under the Wildlife and Countryside Act (1981) and the European Habitat Regulations (2010). Bat boxes are very robust and will not require maintenance, and therefore are at their most effective if left undisturbed.

## **Buildings-Integral Bird Boxes**

Integral bird boxes could be installed on the north/east facing eaves. A system such as the Bird Brick House ([www.birdbrickhouses.co.uk](http://www.birdbrickhouses.co.uk)) as illustrated below is recommended, installed in accordance with the manufacturers specific recommendations.



*Bird Brick House System*

### **Installation**

The following should be taken into account in consideration during the installation of bird boxes suitable for a wide variety of common garden species.

- These should be placed away from cats, and at least 2m from ground level.
- These should where possible be located away from direct sunlight, ideally facing between north and east (not south), away from cats, and at 2-5m height.
- They should also be out of reach of windows when placed upon buildings.