
102 The Brambles, Lye Green

Preliminary Ecology Appraisal

August 2025

Client: Mr M Belk
Report Ref: SEB3152_01
Author:
Kate Hayward MCIEEM
www.seasonsecology.co.uk



Non-Technical Summary

Site Location	102 The Brambles, Lye Green, Bradford on Avon, BA15 2DT (central grid reference: ST 81344 59896).
Scope of Works	Preliminary Ecology Appraisal comprising a Habitat Survey, Daytime Bat Walkover and Preliminary Roost Assessment, supplemented with a desk study undertaken on 19 th August 2025.
Survey Methods	The Habitat Survey was undertaken with reference to UKHab (2023) and CIEEM (2018) and the Daytime Bat Walkover and Preliminary Roost Assessment was undertaken with reference to BCT (2023).
Lead Personnel	Kate Hayward MCIEEM, licensed bat surveyor (Class Licence Registration Number: 2015-15106-CLS-CLS, bat survey level 2).
The Proposal	The site is the subject of a planning proposal for the demolition of the existing property and construction of a new dwelling.
Description, Results and Evaluation	The site lies in a rural location approximately 1.5km to the south-west of the centre of Bradford on Avon. The site lies within a SSSI Impact Risk Zone and consultation with Natural England may be required. The site lies within the Consultation Zone for Bath and Bradford on Avon Bats SAC. The site is approximately 0.1 hectares in size. It contains the bungalow, garage, shed, a driveway (artificial sealed surface) and garden supporting modified grassland (lawn), introduced shrub, an ornamental hedge, low stone walls, a dry pond and semi-mature and mature trees. With consideration to protected/notable species: • A cotoneaster species was identified, several species of which are listed on Schedule 9 of the Wildlife and Countryside Act, 1981. • The bungalow and garage are assessed as <i>Low</i> suitability to roosting bats. One tree on site is assessed as suitable to multiple bats and as a maternity colony. • The site offers a small area of low to moderate-quality foraging and commuting habitats for bats. • The bungalow, garage and vegetated garden offer suitability to nesting birds. • Low numbers of common and widespread species of reptiles, amphibians and small mammals may use the site.
Recommendations	Retention and protection of semi-mature and mature trees, where possible. One bat survey of the bungalow and garage are recommended, and a Climb and Inspect survey of one tree with suitability to roosting bats. Consideration will need to be given to nesting birds for any vegetation removal and demolition of the bungalow and garage. General protection measures, removal of potentially invasive species, a sensitive lighting scheme and suggestions for biodiversity enhancements have been provided.



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1. Introduction

1.1 Background

- 1.1.1 In August 2025, Seasons Ecology was instructed by Mr M Belk, the property owner, to undertake a Preliminary Ecology Appraisal of 102 The Brambles, Lye Green, Bradford on Avon, BA15 2DT (central grid reference: ST 81344 59896). The Preliminary Ecology Appraisal consisted of a Habitat Survey, Daytime Bat Walkover and Preliminary Roost Assessment. The survey was supplemented with a desk study.
- 1.1.2 The site is the subject of a planning proposal for the demolition of the existing property and construction of a new dwelling.

1.2 Scope and Objectives of Survey

- 1.2.1 The survey was undertaken to identify and record the habitats on site and to assess the potential of the site to support protected/notable species. The purpose of the survey is to make known any ecological constraints or considerations that may be relevant to the proposal and to inform biodiversity enhancements.
- 1.2.2 This report is based on the findings of a survey undertaken on 19th August 2025.
- 1.2.3 The report is supported by the following:
- Annex 1: Summary of Legislation and Planning Policy.
 - Annex 2: Habitat Plan.
 - Annex 3: Site Photographs.

1.3 Personnel

- 1.3.1 The survey was overseen by Kate Hayward MCIEEM who has produced this report. Kate is Principal Ecologist and Director of Seasons Ecology with 25 years' experience as a professional consultant. Kate is a level 2 licensed bat surveyor (Class Licence Registration Number: 2015-15106-CLS-CLS) and a full member of the Chartered Institute of Ecology and Environmental Management (MCIEEM).
- 1.3.2 The survey was led by Consultant Ecologist, Emma Shaw, who is a level 1 licensed bat surveyor and a qualifying member of CIEEM. The survey was assisted by Assistant Ecologist, Hayley Evenett.

2. Legislation

- 2.1.1 This report has been compiled with reference to relevant legislation and national planning policies, which protect wildlife. Annex 1 provides a brief summary of this legislation and policy.

3. Desk Study

3.1 Method

3.1.1 A web-based desk study was undertaken in August 2025 prior to the survey to provide local information that may be relevant to the proposal. The following online resources were consulted:

- The Multi-Agency Geographic Information for the Countryside (MAGIC) accessed at <https://magic.defra.gov.uk> to obtain information on:
 - Statutory designations within 4km of the site.
 - Sites of Special Scientific Interest (SSSI) Impact Risk Zones and Bat Consultation Zones relevant to the site.
 - Habitats on or adjacent to the site listed on the Priority Habitats Inventory.
 - European Protected Species licences issued within 2km.
 - Other relevant species information.
- Google Maps to view aerial photographs, maps and mapnik data, to assess the ecological context of the site.

3.2 Results

Statutory Designations

3.2.1 There are four statutory designations within 4km of the site. These are:

- Gripwood Quarry SSSI, which is located approximately 900m to the north-east. This is a geological designation.
- Iford Manor SSSI, which is located approximately 1.5km to the south-west. Iford Manor supports England's second-largest breeding colony of greater horseshoe bat *Rhinolophus ferrumequinum*, with over 250 individuals recorded annually, and is one of only 14 known breeding roosts nationwide. The site includes a barn, mill and adjoining orchard, the latter providing habitat for Daubenton's bat *Myotis daubentonii* and noctule *Nyctalus noctula* and serving as an emergence flight path for greater horseshoe bats.
- Winsley Mines SSSI, which is located approximately 1.9km to the north-west. This is a component of Bath and Bradford on Avon Bats Special Area of Conservation (SAC).

Winsley Mines supports the hibernation sites associated with 15% of the UK greater horseshoe bat *Rhinolophus ferrumequinum* population and is selected on the basis of the importance of this exceptionally large overwintering population. Small numbers of Bechstein's bats *Myotis bechsteinii* have been recorded hibernating in abandoned mines in this area.
- Midford Valley Woods SSSI lies approximately 4km to the north-west. This is one of the best examples of southern calcareous ash-wych elm woods on the oolitic limestone of the Wiltshire Cotswolds.

SSSI Impact Risk Zones and Bat Consultation Zones

- 3.2.2 The site itself is not covered by any designations, but it does lie within the Impact Risk Zones for nearby SSSIs. Potentially relevant to the proposal, this risk zone requires consultation with Natural England on all planning applications (except householder applications) where the proposed development is outside or extends outside existing settlements/urban areas and will increase lighting levels or affect trees/woodland, waterbodies, rural buildings/structures (manmade or natural), or linear landscape features such as hedgerows, streams and rivers, through direct loss, fragmentation or change of use. The site lies in a rural location; therefore, consultation may be required.
- 3.2.3 The site lies within the Consultation Zone for Bath and Bradford on Avon Bats SAC.

Priority Habitats Inventory

- 3.2.4 There are no Priority Habitats listed on the Priority Habitats Inventory located on or adjacent to the site. The closest Priority Habitats are a small, isolated patch of Deciduous Woodland located approximately 165m to the north and Deciduous Woodland, also Ancient and Semi-Natural Woodland, located approximately 240m to the north-west.

European Protected Species Licences

- 3.2.5 There are six European Protected Species licences that have been issued for locations within 2km of the site, all of which are for bats for the species, Daubenton's bat, greater horseshoe, lesser horseshoe *Rhinolophus hipposideros*, soprano pipistrelle *Pipistrellus pygmaeus*, common pipistrelle *Pipistrellus pipistrellus*, brown long-eared *Plecotus auritus* and serotine *Eptesicus serotinus*. The closest is for a location approximately 900m to the west for the species, soprano pipistrelle.

Other Species Information

- 3.2.6 There is one Natural England great crested newt *Triturus cristatus* pond survey (2017-2019) that has been undertaken within 2km of the site, for a location approximately 1.8km to the south. Absence of great crested newt was recorded.

Ecological Context

- 3.2.7 The site lies in a rural location approximately 1.5km to the south-west of the centre of Bradford on Avon, approximately equidistant between Bradford on Avon and Westwood. The site is accessed off Jones Hill road to the south. It is surrounded in all directions by arable and pasture fields with Lye Green Farm located immediately to the west. Mature hedgerows with scattered trees divide the field units and there are patches of woodland in the wider area, with larger woodlands located to the north bordering the Kennet and Avon Canal and the River Avon. These water bodies lie approximately 330m and 450m to the north.
- 3.2.8 There are two ponds evident within 500m of the site, located approximately 310m to the north-east.

4. Survey

4.1 Method

Habitat Survey

- 4.1.1 A systematic walkover of the site was undertaken on 19th August 2025. Notes were taken on the habitats present, and their suitability to support protected and notable species. Any incidental evidence of protected and notable species was noted. The survey was carried out with reference to UKHab Classification (2023)¹, CIEEM 2018² and BS 42020:2013 *Biodiversity – Code of Practice for Planning and Development* (BSI 2013).

Daytime Bat Walkover and Roost Assessments

- 4.1.2 A Daytime Bat Walkover of the site was carried out to observe, assess and record any habitats suitable for bats to roost, commute and forage both on site and in the surrounding area.
- 4.1.3 Buildings within the property, including a bungalow, a garage and shed, were subject to a Preliminary Roost Assessment comprising a detailed inspection of the exteriors and interiors to search for features that bats could use for entry/exit and roosting and to search for signs of bats, the aim being to determine actual or potential presence of bats.
- 4.1.4 Trees on site were subject to a Ground Level Tree Assessment to identify Potential Roosting Features (PRF) on the exterior of trees. The trees are then assessed as follows:
- PRF – I: PRF(s) only suitable for individual bats or a very small number of bats either due to their size or a lack of suitable surrounding habitats.
 - PRF – M: PRF(s) suitable for multiple bats and could be used by a maternity colony.
- 4.1.5 The site is assessed as either having no habitat features, or *Negligible, Low, Moderate* or *High* suitability to roosting, foraging and commuting bats.
- 4.1.6 The walkover and roost assessments were undertaken with reference to BCT, 2023³.

Constraints to Survey

- 4.1.7 The survey is not able to record flora or fauna that may appear on the site at other times of the year and were therefore not evident at the time of the survey.

¹ UKHab Ltd (2023). UK Habitat Classification, Version 2.0 at <https://ukhab.org/>

² CIEEM (2018) *Guidelines for Preliminary Ecological Appraisal*. Chartered Institute of Ecology and Environmental Management, Winchester.

³ BCT (2023): Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th Edition). The Bat Conservation Trust, London.

4.2 Site Description

- 4.2.1 The site is approximately 0.1 hectares in size. It contains the bungalow, garage, shed, a driveway (artificial sealed surface) and garden supporting modified grassland (lawn), introduced shrub, an ornamental hedge, low stone walls, a dry pond and semi-mature and mature individual trees.
- 4.2.2 Habitats are mapped on the habitat plan at Annex 2 with Target Notes highlighting features of interest. Site photographs are provided at Annex 3.

4.3 Building Descriptions

Bungalow

- 4.3.1 The bungalow has a footprint of approximately 135m². It is constructed of Precast Reinforced Concrete with a cross-gabled, composite-tiled roof. There are stone facades on two elevations and hanging composite tiles on the cross-gable ends. There is one chimney. Solar panels cover the south-facing roof pitch. All windows and doors have uPVC frames. There are uPVC soffit boxes on the north, east and south elevations, and a timber soffit on the west elevation. There is a single-storey conservatory attached to the north elevation, which has uPVC windows and doors.
- 4.3.2 The bungalow is generally in good condition externally with no cracks in the stone walls or chimney, the roof tiles appear well-sealed, and the windows are well-sealed to their surrounds. There is a gap along the roofline on the south gable end (Target Note 1, Annex 2), there are gaps evident in the soffit boxes on the east and west elevations (Target Note 2, Annex 2), a missing vent in the soffit on the east elevation (Target Note 3, Annex 2) and gaps in mortar on the east gable end (Target Note 4, Annex 2).
- 4.3.3 Internally, there is one roof space spanning the length and width of the bungalow. It is timber-framed and approximately 1.5m to 2m in height. There is expanding foam insulation below the roof tiles, entirely sealing the roof space.

Garage

- 4.3.4 A single garage lies to the north-east of the bungalow. It is constructed of asbestos panels with a corrugated asbestos roof and a steel frame. There is an open door on the south elevation and windows on the north elevation. There is extensive ivy covering the garage.
- 4.3.5 Internally, the garage is empty and uncluttered. Daylight enters through the open doorway.

Shed

- 4.3.6 A wooden shed lies to the north-west of the garage. It has a pitched, felt roof, with a door on the south elevation and a window on the west elevation.

4.4 Habitat Descriptions

Artificial Sealed Surface

- 4.4.1 A concrete and brick driveway extends from Jones Hill road to the south (front) of the bungalow. There is a concrete footpath, which follows the east site boundary.

Vegetated Garden

- 4.4.2 The garden is unmanaged and overgrown. Modified grassland (lawn) occupies the majority of the garden to the north (rear) of the bungalow with a smaller area to the south (front). Grasses are dominant, including false-oat grass *Arrhenatherum elatius*, cock's-foot *Dactylis glomerata* and Yorkshire-fog *Holcus lanatus*, with a low to moderate cover of herbs, including common daisy *Bellis perennis*, dandelion *Taraxacum* species, smooth hawk's-beard *Crepis capillaris*, creeping periwinkle *Vinca minor*, spotted hawkweed *Hieracium maculatum*, forget-me-not *Myosotis* species, wild marjoram *Origanum vulgare*, common ragwort *Jacobaea vulgaris* and wood avens *Geum urbanum*, with common nettle *Urtica dioica*. Along the fringes grow primrose *Primula vulgaris*, foxglove *Digitalis purpurea*, dove's-foot cranesbill *Geranium molle* and hemp agrimony *Eupatorium cannabinum*.
- 4.4.3 Shade-tolerant species grow beneath the canopies of trees, including cyclamen *Cyclamen hederifolium*, wood sage *Teucrium scorodonia*, honesty *Lunaria annua*, male fern *Dryopteris filix-mas*, pendulous sedge *Carex pendula*, lungwort *Pulmonaria officinalis*, lords-and-ladies *Arum maculatum* and English ivy *Hedera helix*.
- 4.4.4 Native and non-native trees are scattered across the site and along the boundaries, including semi-mature (medium-sized) and mature (large-sized) trees. Species include Alberta spruce *Picea glauca* var. *albertiana*, Japanese red cedar *Cryptomeria japonica*, western red cedar *Thuja plicata*, dawn redwood *Metasequoia glyptostroboides*, Scots pine *Pinus sylvestris*, Norway maple *Acer platanoides*, Lawson cypress *Chamaecyparis lawsoniana*, cherry plum *Prunus cerasifera*, ash *Fraxinus excelsior*, crab apple *Malus sylvestris*, apple *Malus* species, field maple *Acer campestre* and whitebeam *Sorbus aria*.
- 4.4.5 Amongst the trees are native and non-native shrubs, including elder *Sambucus nigra*, hazel *Corylus avellana*, hawthorn *Crataegus monogyna*, smoke bush *Cotinus coggygria*, Cotoneaster *Cotoneaster* species (Target Note 5, Annex 2), cherry laurel *Prunus laurocerasus* and cockspur thorn *Crataegus crus-galli*. The latter is located to the south of the bungalow within the front garden (Target Note 6, Annex 2). It has a hole, which leads to a hollowed trunk.
- 4.4.6 There is a short section of box *Buxus sempervirens* hedging along part of the south-east site boundary, which is approximately 15m in length, 2m wide and 1.5m height.
- 4.4.7 A pond, approximately 3m² in area, is located to the south (front) of the bungalow. It was dry at the time of the survey and appeared to have been dry for some time, supporting modified grassland species, with stinking iris *Iris foetidissima*, water mint *Mentha aquatica*, pendulous sedge and stone crop *Sedum* species.
- 4.4.8 The garden contains several low stone walls, all approximately 0.5m in height, some partially collapsed. To the south (front) of the bungalow, a low stone wall encloses a rubble pile (Target Note 7, Annex 2). Climbing plants growing over a metal arch contain two old birds' nests (Target Note 8, Annex 2).

5. Evaluation

- 5.1.1 The site is a moderately-sized residential plot (approximately 0.1 hectares) lying in a rural location and surrounded by arable and pasture fields. It supports a moderate diversity of habitats considering its function, containing buildings/structures, artificial sealed surface and vegetated garden with a number of medium and large-sized trees, which are notable features within the residential garden setting. The site has structural diversity owing to the presence of trees and shrubs and absence of management. The site has elements of naturalness, permanence and fragility, provided by the trees. There are no rare habitats on site.
- 5.1.2 The site has connectivity to the wider surrounding landscape with the trees and shrubs on site connecting to the hedgerow boundaries of the surrounding fields, and woodland and waterbodies (canal and river) beyond.
- 5.1.3 The site has value beyond the immediate Zone of Influence and is assessed as ecologically valuable at the Site to Local level primarily owing to its contribution to the local green network.

5.2 Statutory Designations

- 5.2.1 Referring to the desk study, there are four statutory designations located between 900m and 4km from the site. Owing to the distance of these designations and small-scale of the proposal, no direct impacts are predicted on these designations.
- 5.2.2 Of the four designations within 4km, two have bats as their primary feature, Iford Manor SSSI and Winsley Mines SSSI, located 1.5km and 1.9km from the site. The site also lies within the Consultation Zone for Bath and Bradford on Avon Bats SAC and within the SSSI Impact Risk Zone of nearby SSSIs. Consultation with Natural England may be required and indirect impacts on the bat species associated with the SAC could occur through habitat loss and inappropriate lighting.

5.3 Habitats

- 5.3.1 There are no rare habitats on site. The mature trees represent the most important habitat.
- 5.3.2 The nearest Priority Habitat, Deciduous Woodland, is located approximately 165m from the site. Owing to this distance and small-scale of the proposal, no impacts are predicted on this woodland.

5.4 Suitability to Protected/Notable Species

- 5.4.1 Consideration to protected and notable species/species groups is given below:

- Flora

No notable flora or floristic communities are present on site. A cotoneaster species was identified, several species of which are listed on Schedule 9 of the Wildlife and Countryside Act, 1981, where it is an offence to plant, or otherwise cause to grow in the wild.

- Roosting Bats

The bungalow and garage are assessed as *Low* suitability to roosting bats, the bungalow supporting a low number of external features, with no access to the roof space, the garage offering an internal space with access via an open door, and the site lying in a rural location. No evidence of use of the buildings by roosting bats was found during the survey.

The shed offers no suitable roosting opportunities being entirely sealed with no suitable external features.

One tree on site (Target Note 6) is assessed as PRF-M suitability to roosting bats, suitable to multiple bats and as a maternity colony.

- Foraging and Commuting Bats

The site offers a small area of low to moderate-quality foraging and commuting habitats for the species recorded locally (referring to the desk study), including greater and lesser horseshoe, pipistrelle species, brown long-eared, Daubenton's bat and serotine. Owing to the rural location of the site, the site is likely to contribute a very small part to the wider network of foraging and commuting habitats for bats.

- Nesting Birds

The bungalow, garage and vegetated garden offer suitability to nesting birds. Two old birds' nests were present within climbers growing over a metal arch (Target Note 8).

- Other Mammals

There were no signs to indicate use by other mammals, including badger. Common and widespread species, such as hedgehog *Erinaceus europaeus*, may use the site.

The site offers negligible suitability to dormouse *Muscardinus avellanarius*, with no scrub habitats present and scattered trees and shrubs, although connected to mature hedgerows bordering the wider fields. Ancient woodland to the north and woodland bordering the canal and river between 240m and 450m away offer suitable habitats to this species.

- Reptiles and Amphibians

The site offers a small area of terrestrial habitats for low numbers of common and widespread species of reptiles and amphibians, such as slow worm *Anguis fragilis*, common frog *Rana temporaria* and common toad *Bufo bufo*.

There are two ponds located approximately 310m away and one great crested newt pond survey for a location 1.8km away, which recorded absence of this species. Considering the small size of the site, distance of ponds and intervening habitats of arable and pasture fields, it is considered there is negligible potential for great crested newt to utilise the habitats on site.

- Invertebrates

The site is suitable to support a low range and abundance of terrestrial invertebrate species.

6. Recommendations

6.1.1 The site is the subject of a planning proposal for the demolition of the existing property and construction of a new, two-storey dwelling. The tree assessed as PRF-M (Target Note 6) will be removed.

6.1.2 With consideration to the proposal, the following is recommended:

6.2 Retention and Protection of Habitats

6.2.1 It is recommended that as many of the medium and large-sized trees be retained as possible along with other mature vegetation within the garden. Appropriate tree protection fencing should be installed to protect retained trees and vegetation.

6.3 Roosting Bats

6.3.1 The bungalow and garage are assessed as *Low* suitability to roosting bats. It is therefore recommended that one bat survey be undertaken to determine the presence or likely absence of roosting bats. Should roosting bats be recorded, then a further one to two surveys may be required. The surveys must be undertaken between May and mid-September and spaced three weeks apart.

6.3.2 A Licensed Bat Ecologist should carry out an inspection of the feature within the tree, assessed as PRF-M (Target Note 6), with the aid of an endoscope to identify evidence of roosting bats.

6.3.3 The surveys will inform the approach to works, licensing requirements and mitigation and compensation measures.

6.4 Nesting Birds

6.4.1 For any vegetation removal, this should avoid the nesting bird season (generally this is from 1st March to 31st August) or a pre-works nesting bird check should be undertaken by an Ecological Clerk of Works.

6.4.2 Works to the bungalow and garage should commence outside of the nesting bird season, or a pre-works check by the Ecological Clerk of Works should be undertaken.

6.5 Invasive Species

6.5.1 Cotoneaster is present on site (Target Note 5), several species of which are listed on Schedule 9 of the Wildlife and Countryside Act, 1981. Owing to the rural location of the site, it is recommended that this species be appropriately removed and disposed of.

6.6 General Protection Measures

6.6.1 The following general protection measures are recommended:

- It is recommended that a precautionary approach is taken to any site clearance, with consideration to small mammals, reptiles and amphibians. For any vegetation requiring removal, this should have an initial cut to 15cm in height, then a second cut to near ground level 48 hours later and then maintained at this height up until its removal.
- The removal of low stone walls, including rubble pile (Target Note 7), should be undertaken by hand by an Ecological Clerk of Works, and where possible, between March and October, to avoid the hibernation period.

- During construction works across the site, any trenches left open overnight should include a means of escape for animals. A plank angled from the bottom to the top of the trench, will allow animals to escape.
- Construction phase lighting should be avoided to prevent impacts on the foraging and commuting behaviour of local wildlife.
- Should a protected species be discovered at any stage during the works then works should stop immediately and advice sought from an Ecologist.

6.7 Lighting

- 6.7.1 The site lies in a rural location and within the Consultation Zone for Bath and Bradford on Avon Bats SAC. Therefore, external lighting will need to be low-level and avoid light spill on trees and shrubs within the garden and wider habitats, namely the hedgerows bordering adjacent fields.
- 6.7.2 For any large, glazed windows, these should be fitted with curtains or blinds with recessed internal lighting adjacent to windows, to reduce light spill.

6.8 Biodiversity Enhancements

- 6.8.1 The following biodiversity enhancements are considered appropriate to the type and scale of the proposal:
- Roosting bats - The proposal provides opportunity to enhance the site to roosting bats. The new two-storey dwelling could incorporate one built-in bat box, built-in to a south-facing elevation between a height of 3m and 5m. Bat boxes could be provided on trees.
 - Nesting birds - The proposal provides opportunity to enhance the site to nesting birds. Integral or attached swift boxes could be incorporated into the new dwelling, located under the eaves of the north or east-facing elevations, and nest boxes could be provided on surrounding trees.
 - Common and widespread species of reptiles, amphibians and small mammals - A refuge/hibernaculum could be created along one of the site boundaries, consisting of a partially-buried log and rock pile.
 - Replacement planting - For any loss of trees and shrubs, replacement planting should be undertaken. Non-native, invasive species should be avoided owing the rural location of the site.

7. Annexes

Annex 1: Legislation and Planning Policy

A summary of relevant legislation and national policy is provided below. For each individual case, it is advised to consult the relevant documents in full and obtain legal advice, where appropriate.

There are several UK legislation tools, which are listed below. European legislation has not been included as it is incorporated in UK legislation by domestic provisions.

The Environment Act, 2021

The Environment Act 2021 aims to protect and enhance the natural environment. Its main scope includes setting legally binding targets for air and water quality, reducing plastic pollution, improving waste management, and increasing biodiversity. One of the Act's significant provisions is the introduction of "biodiversity net gain," which requires developers to leave habitats in a better condition than before development took place. This will help to improve the UK's biodiversity and ensure that new development does not harm the environment. Additionally, the Act seeks to address climate change by introducing measures to reduce carbon emissions and improve energy efficiency in buildings.

Conservation of Habitats and Species Regulations 2019 (as amended) (EU Exit)

In 1992, the Habitats Directive (Council Directive 92/43/EEC)⁴ came into force. This provides for the creation of a network of protected wildlife sites across the European Union, known as 'Natura 2000'. This network consists of designated sites, including Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas (SPAs) designated under the Birds Directive (Council Directive 79/409/EEC)⁵. These sites form part of a series of measures aimed at conserving important and threatened habitats and species.

The Conservation of Habitats and Species Regulations 2019 (as amended) commonly known as 'the Habitat Regulations' transpose the Habitats Directive into national law and set out the provisions for the protection and management of species and habitats of European importance, including Natura 2000 sites. The Regulations have been amended in England in relation to candidate SACs and SPAs. These are sites submitted by the Government for consideration as part of the Natura 2000 network, and are also now defined as European Sites. All European Sites are of national importance and have been notified as SSSIs.

⁴ European Commission (1992). Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora. European Commission, Brussels.

⁵ European Commission (1979). Council Directive 79/409/EEC on the conservation of wild birds, European Commission, Brussels.

Wildlife and Countryside Act 1981, as Amended in Quinquennial Review and by the Countryside and Rights of Way Act 2000⁶

The Wildlife and Countryside Act 1981⁷ provides the foundation for much of the statutory wildlife protection in the UK. Part I deals with the protection of plants, birds and other animals and Part II deals with the designation of SSSIs.

The following broad areas are covered by the Act:

Nature Conservation - Protecting those sites which are National Nature Reserves (NNR) and SSSIs.

Wildlife - Listing endangered or rare species in need of protection and creating offences for killing, disturbing or injuring such species. The disturbance of any nesting bird during the breeding season is also noted as an offence.

The Act also makes it an offence to cause to grow in the wild certain plant species or to release certain fauna into the wild. The Act is enforced by local authorities.

Countryside and Rights of Way Act, 2000

The Countryside and Rights of Way Act 2000 provides a new statutory right of access to the countryside and improves upon the rights of way system, providing stronger protection for both wildlife and countryside.

Part III of the Act - Nature Conservation and Wildlife Protection: A number of measures to promote and enhance wildlife conservation are detailed, including improving protection for Sites of Special Scientific Interest (SSSIs) and increasing penalties for deliberate damage to SSSIs. The Act affords statutory protection to Ramsar Sites which are wetlands designated under the International Convention on Wetlands.

National Planning Policy Framework, 2021

The National Planning Policy Framework (NPPF) was published in March 2012 and revised in July 2021 and updated in September 2023. It sets out the Government's requirements for the planning system and how these are expected to be addressed. The NPPF is a material consideration for the purposes of planning decision-making.

The NPPF places a presumption in favour of sustainable development.

The NPPF has an environmental objective to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The presence of a legally protected species is a material consideration for a local authority dealing with planning applications for any development that would be likely to result in harm to the species or its

⁶ Secretary of State, 2000. The Countryside and Rights of Way Act. Her Majesty's Stationery Office.

⁷ Secretary of State, 1981. Wildlife and Countryside Act. Her Majesty's Stationery Office.

habitat. Circular 06/2005: Biodiversity and geological conservation⁸, prepared in support of the former PPS9, is still relevant and provides more guidance on the application of the law relating to planning and nature conservation.

Biodiversity Action Plans

In 1994, the Government produced the UK Biodiversity Action Plan (BAP)⁹, a national strategy for the conservation of biodiversity. Regional and District/Borough BAPs apply the UK BAP at a local level. The 'UK Post-2010 Biodiversity Framework' succeeded the UK BAP in July 2012¹⁰. The UK BAP lists of priority species and habitats remain, however, important and valuable reference sources. Notably, they have been used to help draw up statutory lists of priorities in England, Scotland, Wales and Northern Ireland. In England, there are 56 habitats of principal importance and 943 species of principal importance.

Species/species group	Legal protection and policy
Flora	A number of plant species are protected under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2019 (amended). It is an offence to deliberately pick, collect, cut, uproot or destroy these wild plants. It is also an offence for any purpose to possess, sell or exchange such a plant. In addition, a number of plant species are species of principal importance in England (formerly referred to as UK Biodiversity Action Plan (BAP) species), LBAP priority species and/or notable species that are a material consideration in planning.
Bats	Bat species in England and Wales are protected under The Conservation of Habitats and Species Regulations 2019 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to: • Deliberately capture, injure or kill bats; • Intentionally or recklessly disturb bats; • Intentionally or recklessly obstruct access to any structure or place which bats use for shelter or protection; and • Deliberately damage or destruction of a breeding site or resting place. Seven of the 18 species of bats occurring in the UK are species of principal importance in England and many are also included in LBAPs.

⁸ ODPM Circular 06/2005 Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Importance within the Planning System.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7692/147570.pdf

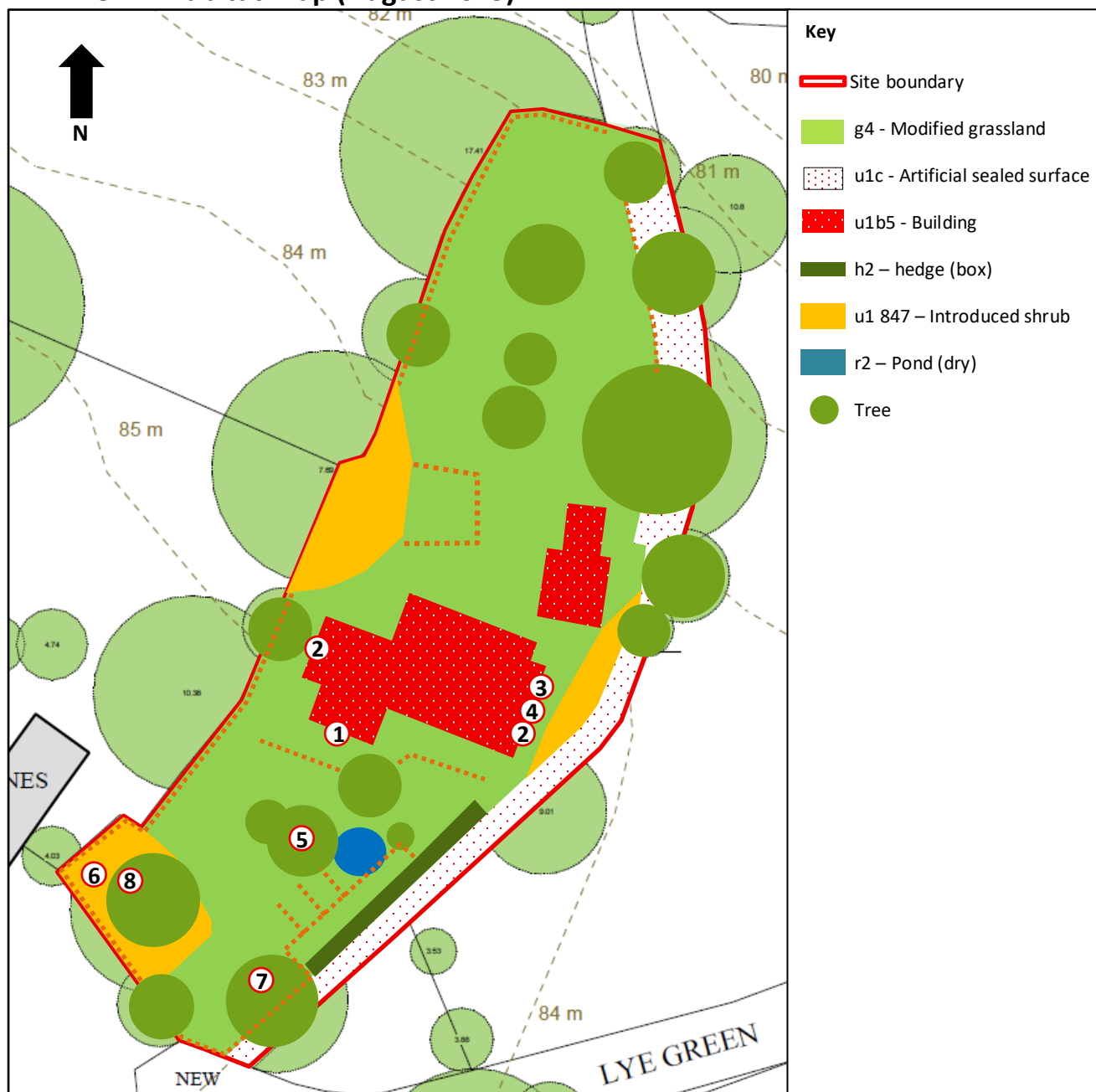
⁹ Her Majesty's Stationery Office, 1994. Biodiversity: The UK Action Plan. London.

¹⁰ JNCC and Defra (on behalf of the Four Countries' Biodiversity Group). 2012. UK Post-2010 Biodiversity Framework. July 2012. Available from: <http://jncc.defra.gov.uk/page-6189>

Badgers	Badgers and their setts are protected under the Protection of Badgers Act 1979. Under this legislation it is illegal to kill, injure or take badgers or to interfere with a badger sett in any way.
Otters	Otters in England and Wales are protected under The Conservation of Habitats and Species Regulations 2019 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to: • Deliberately capture, injure or kill an otter; • Intentionally or recklessly disturb otter; • Intentionally or recklessly obstruct access to any structure or place which an otter uses for shelter or protection; and • Deliberately damage or destruction of a breeding site or resting place. Otter is a species of principal importance in England.
Water voles	Water voles in England and Wales are protected under the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to: • Deliberately capture, injure or kill a water vole; • Intentionally disturb water vole in their breeding or resting places; and • Deliberately damage, destroy or obstruct of a breeding site or resting place. Water vole is a species of principal importance in England.
Dormice	Dormice in England and Wales are protected under The Conservation of Habitats and Species Regulations 2019 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to: • Deliberately capture, injure or kill a dormouse; • Intentionally or recklessly disturb dormice; • Intentionally or recklessly obstruct access to any structure or place which a dormouse uses for shelter or protection; and • Deliberately damage or destruction of a breeding site or resting place. Dormouse is a species of principal importance in England.
Other mammals	Several other species of mammals, whilst not afforded specific legal protection, are of note and consideration to such species is necessary in respect to planning in accordance with national and often local policy. Such species are typically identified as species of principal importance in England and/or LBAPs. Species of principal importance in England include brown hare and hedgehog.
Birds	All wild birds in England and Wales are granted legal protection under the Wildlife & Countryside Act 1981 (as amended). Under this legislation it is an offence to: • Kill, injure or take any wild bird; • Take, damage or destroy the nest of any wild bird while it is in use or being built; and, • Take or destroy the egg of any wild bird.

	Bird species listed on Schedule 1 of the Act are afforded further protection and it is illegal to disturb such species while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird. A number of bird species are also included as species of principal importance in England and LBAPs.
Reptiles	Smooth snakes and sand lizards in England and Wales are protected under The Conservation of Habitats and Species Regulations 2019 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to: • Deliberately capture, injure or kill a smooth snake or sand lizard; • Intentionally or recklessly disturb a smooth snake or sand lizard; • Intentionally or recklessly obstruct access to any structure or place which a smooth snake or sand lizard use for shelter or protection; and • Deliberately damage or destruction of a breeding site or resting place. Widespread species of reptile (slow worm, common lizard, grass snake and adder) are protected against killing, injury and sale. Reptile species are also species of principal importance in England and often LBAP species.
Amphibians	Great crested newts and natterjack toads in England and Wales are protected under The Conservation of Habitats and Species Regulations 2019 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to: • Deliberately capture, injure or kill a great crested newt or natterjack toad; • Intentionally or recklessly disturb a great crested newt or natterjack toad; • Intentionally or recklessly obstruct access to any structure or place which a great crested newt or natterjack toad use for shelter or protection; and • Deliberately damage or destruction of a breeding site or resting place. Great crested newt, pool frog, natterjack toad and common toad are species of principal importance in England. These and other amphibian species are also often included in LBAPs.
Invertebrates	45 species of invertebrate are fully protected under the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to: • Intentional kill, injure or take such species; • Deliberately damage or destruction of a breeding site or resting place used by such species; and, • Disturb such species when occupying such a structure or place. A further 24 species are only afforded partial protection (typically only against sale). Stag beetle for instance is only protected against sale. Eight species and their habitats are also afforded further protection under The Conservation of Habitats and Species Regulations 2019 (as amended). 398 species of invertebrate are included as species of principal importance in England and such species are often also included within LBAPs.

Annex 2: Habitat Map (August 2025)



Target Note ○

- 1= Gap along roofline
- 2 = Gap in soffit box
- 3 = Missing vent in soffit box
- 4 = Gaps in mortar
- 5 = Cotoneaster species
- 6 = Tree with PRF-M suitability to roosting bats
- 7 = Stone wall/rubble pile

8 = Two old birds' nests

Annex 3: Site Photographs (August 2025)

Photograph 1: The east elevation of the bungalow.



Photograph 2: The south elevation of the bungalow.



Photograph 3: The roof space of the bungalow.



Photograph 4: The garage showing extensive ivy cover.



Photograph 5: The shed and overgrown garden.



Photograph 6: The garden to the south (rear) of the bungalow.



Photograph 7: The dry pond.



Photograph 8: Tree with PRF-M suitability to roosting bats (Target Note 6).



Photograph 9: One of several low stone walls across the garden.

