JACQUET UK, TANKERSLEY

PRELIMINARY ECOLOGICAL APPRAISAL



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Jacquet UK Tankersley Preliminary Ecological Appraisal
1
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Prepared for:

Jarvale Construction Ltd

EXECUTIVE SUMMARY

- RPS were commissioned by Jarvale Construction Ltd to undertake a Preliminary Ecological Appraisal of the Jacquet UK site at 21 Wentworth Way, Tankersley, Barnsley S75 3DH. This comprised a desk study, Phase 1 habitat survey and an ecological scoping survey which assessed the potential of the site to support species of conservation concern or other species which could present a constraint to the development of the site.
- The proposals involve the construction of warehouse space and hardstanding extending the existing office and warehouse provision on the site.
- The site is approximately 1.77 ha in size and comprises primarily hardstanding and buildings, with an area of young / semi-mature woodland, amenity grass, ponds, ornamental shrubs, and scattered scrub. The surrounding area is industrial to the south and west with woodland and parkland to the east and north.
- There are two statutory designated sites and ten non-statutory designated sites within 2 km. The site falls within two Impact Risk Zones for Sites of Special Scientific Interest and the Local Planning Authority should contact Natural England about the proposals. Pollution prevention measures should be adhered to in order to avoid further potential impacts, with a construction management plan required to ensure all construction and operational impacts are reduced and mitigated for.
- An area of broadleaved woodland was identified immediately adjacent to the site boundary. Due to the proximity of the works to priority habitat, best practice pollution prevention should be adhered to throughout the works.
- The trees adjacent to the works should be protected throughout the construction phase with fencing erected in line with British Standards BS 5837: Trees in Relation to Design, Demolition and Construction.
- The main habitats on site, amenity grassland, semi-mature woodland and hardstanding were considered to be of low ecological value, however the woodland area has become partially wet with ponds establishing due to a blocked culvert.
- The proposed works have the potential to impact protected species including great crested newts (GCN), bats, birds, badger and reptiles. GCN eDNA surveys have been undertaken and mitigation has been provided, bat activity surveys are currently being undertaken.
- Under current proposals a small area of semi-mature woodland, non-native hedgerow, ornamental and native scrub will be removed, this should be undertaken outside the nesting bird season (February to August, inlcusive), alternatively nesting bird checks will be required prior to any works on the trees and scrub.
- A Biodiversity Net Gain Assessment Report has been produced to address requirements for mitigation and compensation as a result of the scheme. Opportunities to enhance the site include wildflower planting, boundary hedgerow in-filling, and incorporating bat and bird boxes onto retained trees and buildings.

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1 INTRODUCTION

1.1 Purpose and scope of this report

1.1.1 RPS was commissioned by Jarvale Construction Ltd to undertake a Preliminary Ecological Appraisal of the Jacquet UK site at 21 Wentworth Way, Tankersley, Barnsley S75 3DH.

1.1.2 To undertake an initial assessment of the potential ecological impact of the proposals, a desk study, Phase 1 Habitat Survey, and a preliminary protected species assessment were carried out. This is termed as a Preliminary Ecological Appraisal Report (PEAR) in accordance with CIEEM (2017). This assessment is considered 'preliminary' until any required protected species, habitat or invasive species surveys are completed, and the results incorporated into a final Ecological Appraisal or Ecological Impact Assessment (EcIA) which supports the planning application.

1.1.3 The PEA aims to:

- undertake a desk-based review of designated sites and records of protected species and other species that could present a constraint;
- map and assess the habitats present on site;
- assess the site for potential to support protected species or other species that could present a constraint, and make appropriate recommendations for further survey work if necessary;
- provide outline options for mitigation measures as appropriate; and
- make recommendations for appropriate biodiversity enhancements in line with national and local planning policy.

1.1.4 This report pertains to these results only; recommendations included within this report are the professional opinion of an experienced ecologist and therefore the view of RPS. The surveys and desk-based assessments undertaken as part of this review and subsequent report including the Ecological Appraisal Notes are prepared in accordance with the British Standard for Biodiversity Code of Practice for Planning and Development (BS42020:2013).

1.2 Study area and Zone of Influence

1.2.1 The site is located on Wentworth Way Industrial Estate, Tankersley, Barnsley. The site is approximately 1.77 ha in size. The National Grid coordinates for the centre of the site are SK 34050 99585.

1.2.2 The site comprises primarily hardstanding and buildings, with an area of young / semi-mature woodland, amenity grass, ponds, ornamental shrubs, and scattered scrub. The surrounding area is industrial to the south and west with woodland and parkland to the east and north.

1.2.3 The site location is shown on Figure 1.1. Aerial imaging available via Google Earth Pro was also reviewed to assess the site in relation to its context in the wider landscape.

Figure 1.1: Site location



1.2.4 The term Zone of Influence is used to describe the geographic extent of potential impacts of a proposed development. The Zone of Influence is determined by the nature of the development and also in relation to designated sites, habitats or species which might be affected by the proposals.

1.2.5 For this site, the Zone of Influence is considered to be land on and immediately adjacent to the site, SSSI Impact Risk Zones and, with specific reference to great crested newts *Triturus cristatus* and badgers *Meles meles*, 500m and 30m, respectively.

1.3 Development proposals

1.3.1 The proposals involve the construction of warehouse space and hardstanding extending the existing office and warehouse provision on the site.

1.3.2 Proposed site plans are provided in Appendix C.

1.4 Legislation and policy

1.4.1 Relevant legislation, policy guidance and both Local and National Biodiversity Action Plans (BAPs) are referred to throughout this report where appropriate. Their context and application is explained in the relevant sections of this report.

1.4.2 The relevant articles of legislation are:

- The National Planning Policy Framework (NPPF, 2021);
- ODPM Circular 06/2005 (retained as Technical Guidance on NPPF 2021);

- Local planning policies (Local Plan policy BIO1);
- The Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations 2019;
- The Wildlife and Countryside Act 1981 (as amended);
- The Protection of Badgers Act 1992;
- The Countryside and Rights of Way Act 2000;
- The Hedgerow Regulations 1997;
- The Natural Environment and Rural Communities Act 2006;
- Local Biodiversity Action Plan for Barnsley (revised second edition & 2023 draft)

1.4.3 A summary of legislation relevant to protected or other species identified as potential constraints in this report is provided in Appendix A.

2 METHODS

2.1 Desk Study

2.1.1 Ecological records within a 2 km radius of the site were requested from Sheffield Biological Records Centre (SBRC). Data requests were limited to records for protected species recorded within the last ten years and sites of nature conservation interest within 2 km of the site. This included a review of existing statutory sites of nature conservation interest, such as Sites of Special Scientific Interest (SSSIs), Special Protection Areas (SPAs), Special Area of Conservation (SACs) and National Nature Reserves (NNRs), and non-statutory sites, such as Sites of Importance for Nature Conservation (SINCs) and Local Wildlife Sites (LWSs).

2.1.2 Locations of statutory designated sites were accessed via the government 'MAGIC' website (MagicMap, 2023).

2.1.3 A 1:25,000 OS map was used to identify nearby features such as ponds or green corridors that could provide habitat or connectivity to other areas.

2.2 Ecological Appraisal

2.2.1 The ecological appraisal consisted of two components: a Phase 1 Habitat survey and a scoping survey for protected species and other species of conservation concern which could present a constraint to development.

2.2.2 The survey was undertaken on 26th April 2023 by a suitably qualified ecologist, Peter Watson (RPS Principal Ecologist).

2.2.3 The Phase 1 Habitat surveys followed the standard methodology (JNCC, 2010), and as described in the Guidelines for Preliminary Ecological Assessment (CIEEM, 2017). In summary, this comprised walking over the survey area and recording the habitat types and boundary features present.

2.2.4 A protected species scoping survey was carried out in conjunction with the Phase 1 Habitat survey. The site was assessed for its suitability to support protected species, in particular great crested newts, reptiles, birds, badgers, bats, and other species of conservation importance that could pose a planning constraint.

2.2.5 The surveyor looked for evidence of use including signs such as burrows, droppings, footprints, paths, hairs, refugia and particular habitat types known to be used by certain groups such as ponds. Any mammal paths were also noted down and where possible followed. Fence boundaries were walked to establish any entry points or animals' signs such as latrines. Areas of bare earth were inspected for mammal prints. Areas of habitat considered suitable for protected species or those of conservation interest were recorded.

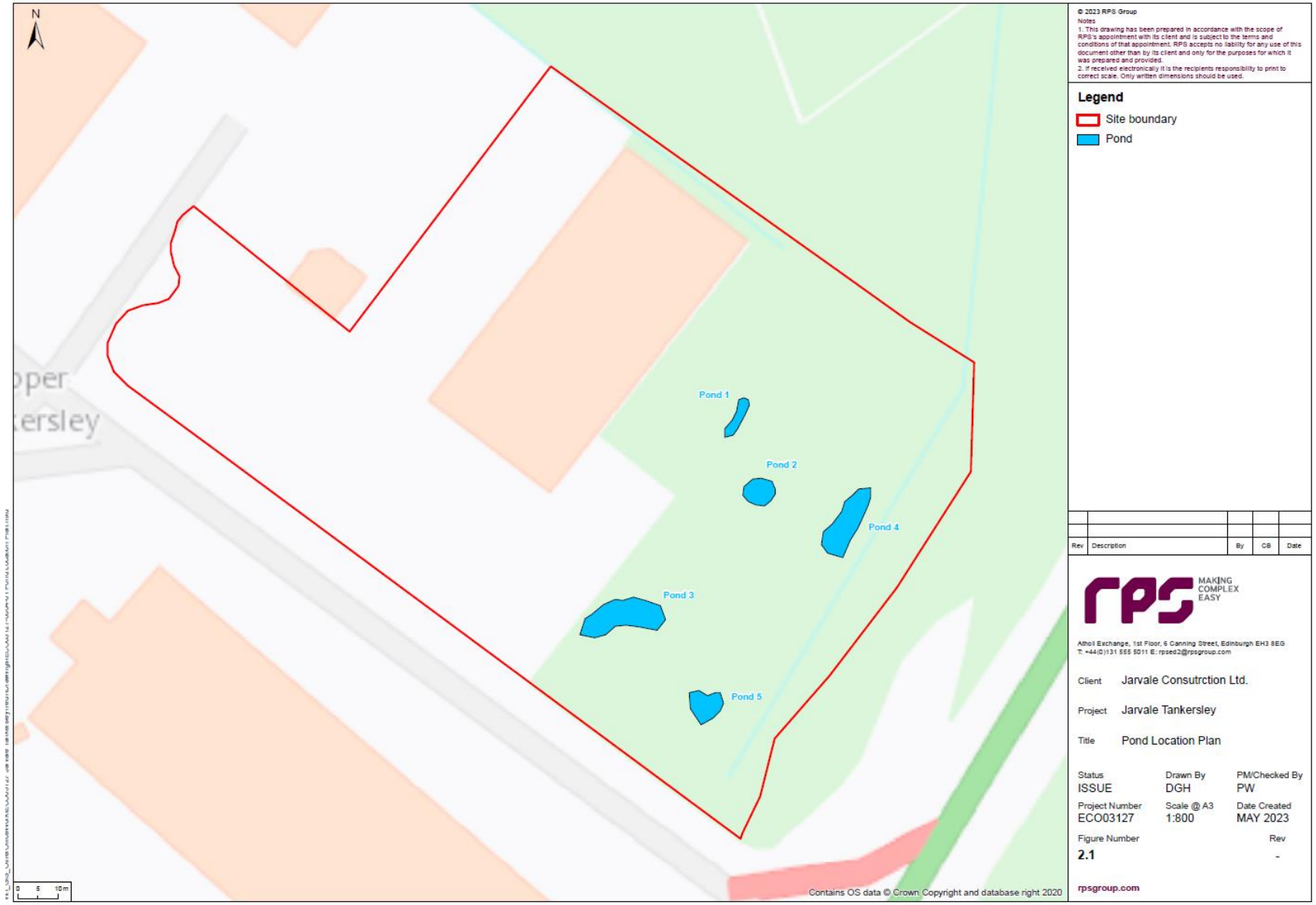
2.3 Great Crested Newt Surveys

Habitat Suitability Index (HSI)

2.3.1 Five waterbodies were assessed for their potential to support Great Crested Newts (GCN), using the Habitat Suitability Index (HSI) on the 26th April 2023. This index assesses the ponds against ten pre-determined criteria, producing a score which indicates the degree of suitability for occupation by GCN. The HSI's were conducted by Peter Watson MCIEEM, (RPS Principal Ecologist).

Pond locations are shown in Figure 2.1 overleaf.

Figure 2.1: Pond location plan.



2.3.2 The Habitat Suitability Index (Oldham *et al*., 2000) provides a measure of the likely suitability that a waterbody will support GCN. Ten separate attributes are assessed for each pond:

- Geographic location;
- Pond area;
- Pond drying;
- Water quality;
- Shade;
- Presence of water-fowl;
- Presence of fish;
- Number of linked ponds;
- Terrestrial habitat; and
- Macrophyte coverage.

2.3.3 A score is assigned according to the most appropriate criteria level set within each attribute and a total score calculated of between 0 and 1. Pond suitability is then determined according to the following scale shown in Table 2.1. In general, ponds with a higher score are more likely to support GCN than those with a lower score and there is a positive correlation between HSI scores and ponds with newts recorded.

Table 2.1: HSI Descriptions.

HSI	Pond Suitability
<0.5	Poor
0.5 - 0.59	Below average
0.6 – 0.69	Average
0.7 – 0.79	Good
>0.8	Excellent

Environmental DNA

2.3.4 Environmental DNA (eDNA) sampling was undertaken to determine the presence / absence of GCN in accordance with the guidance set out in *Analytical and Methodological Development for Improved Surveillance of the Great Crested Newt, WC1067, Appendix 5. Technical advice note for field and laboratory sampling of great crested newt (Triturus cristatus) environmental DNA*[1]. This methodology has been approved by Natural England for the determination of GCN presence / absence.

2.3.5 Sampling was undertaken on the 26th April 2023 by an appropriately licenced ecologist (Peter Watson MCIEEM, Natural England GCN Licence 2015-17829-CLS-CLS) who collected samples of water from two waterbodies. Sampling was undertaken using kits obtained from SureScreen Diagnostics Ltd. This comprised taking samples of agitated water from locations around each pond and mixing thoroughly. This water was then placed into sterile sample tubes containing preservative,

[1] http://randd.defra.gov.uk/Document.aspx?Document=11976_WC1067_Appendix_5_TechnicalAdviceNote.pdf

precipitates and a DNA sequence used for degradation control. All samples were stored in accordance with the protocols provided by the laboratory. The samples were then transported under suitable conditions to SureScreen's laboratory for analysis. Following analysis, results provided by the laboratory could have one of three outcomes which are described in Table 2.2 below.

Table 2.2: eDNA result descriptions.

Result	Description
Positive	A positive result means that eDNA from GCN was detected and they have been present within the water in the 20 days preceding sampling. An eDNA score would be provided indicating the number of positive replicates from a series of twelve.
Negative	DNA from GCN was not detected; in the case of negative samples the DNA extract is further tested for PCR inhibitors and degradation of the sample.
Inconclusive	Controls indicate degradation or inhibition of the sample, therefore the lack of detection of GCN DNA is not conclusive evidence for determining the absence of the species in the sample provided. Degradation can occur through poor storage of the samples or kits and inhibition can occur through unexpected chemicals in the sample.

2.4 Limitations

Desk Based Assessment

2.4.1 The desk study data is third party controlled data, purchased for the purposes of this report only. RPS cannot vouch for its accuracy and cannot be held liable for any error(s) in these data.

Survey

2.4.2 It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no investigation can ensure the complete characterisation and prediction of the natural environment.

2.4.3 The protected / notable species assessment provides a preliminary view of the likelihood of these species occurring on the site, based on the suitability of the habitat, known distribution of the species in the local area provided in response to our enquiries and any direct evidence on the site. It should not be taken as providing a full and definitive survey of any protected / notable species group.

Accurate Lifespan of Ecological Data

2.4.4 The majority of ecological data remain valid for only short periods due to the inherently transient nature of the subject. The survey results contained in this report are considered accurate for two years, assuming no significant considerable changes to the site conditions.

3 RESULTS

3.1 Designated Sites

3.1.1 There are two statutory designated sites for nature conservation value within 2 km of the site. The closest of these is Potter Holes Plantation Local Nature Reserve (LNR), directly adjacent to the site.

3.1.2 Ten non-statutory sites are located within the 2 km search radius of the site. The closest of these is Potter Holes Plantation Local Wildlife Site (LWS), directly adjacent to the site.

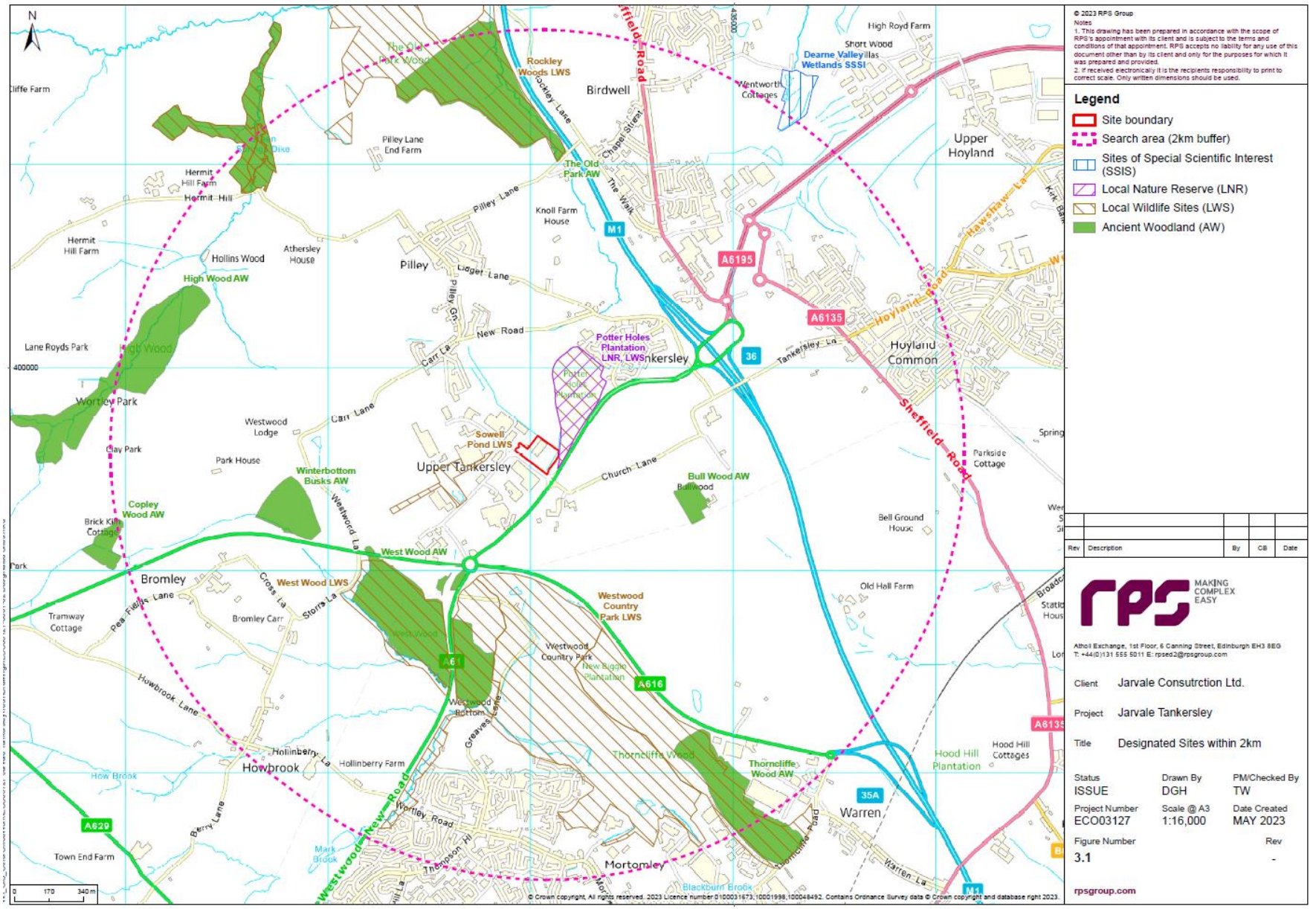
3.1.3 A summary of these sites is provided in Table 3.1 below and the location of each site is detailed in Figure 3.1.

Table 3.1: Designated sites within 2 km of the study area

Site name	Type	Approx. area (ha)	Interest Features	Distance from site (km)
Statutory Sites				
Potter Holes Plantation	LNR	8.45	Semi-ancient woodland and newer plantation. Supports UKBAP plant and bird species.	Directly adjacent
Dearne Valley Wetlands	SSSI	649.99	Comprises a network of 22 wetland, scrub and woodland areas that extends through the catchment of the River Dearne. Habitats include a series of shallow and deep open waters with an associated range of marginal habitats including ditches, reedbed, marsh, wet grassland, scrub and woodland.	1.92
Non-statutory Sites				
Potter Holes Plantation	LWS	8.45	Semi-ancient woodland and newer plantation. Supports UKBAP plant and bird species.	Directly adjacent
Sowell Pond	LWS	2.44	Amphibians	0.11
Thorncliffe Wood	AW	5.56	Semi-natural ancient woodland with scrub, plantation and neutral grassland.	0.57
Bull Wood	AW	N/S	N/S	0.66
West Wood	AW	17.22	Semi-natural and ancient woodland. Supports UKBAP plant and bird species.	0.86
Westwood Country Park	LWS	12.10	N/S	0.86
Winterbottom Busks	AW	N/S	N/S	1.04
Rockley Woods	LWS	69.3	Comprises a series of distinct semi-natural and ancient woodlands set in and agricultural landscape. Supports UKBAP plant and bird species, and a brown long-eared bat roost.	1.45
High Wood	AW	N/S	N/S	1.86
Short Wood and Hey Green	LWS	15.54	Small area of ancient woodland. Supports UKBAP plant and bird species.	1.91
Copley Wood	AW	N/S	N/S	2.00

Abbreviations used in Table 3.1: SSSI: Site of Special Scientific Interest; LNR: Local Nature Reserve; LWS: Local Wildlife Site; AW Ancient Woodland; NS: Not supplied; ha: hectare.

Figure 3.1: Designated sites within 2 km



3.2 Species

3.2.1 Records of protected species were obtained from the Sheffield Biological Records Centre (SBRC). A number of species of conservation importance or otherwise notable were recorded within the 2 km search radius of the site. A summary of these records is provided in Table 3.2.

3.2.2 In order to simplify the results, only records of species from the last 10 years are shown. In addition, only data with a 6-figure grid reference resolution or higher are provided, since locations given at a lower resolution do not allow accurate calculation of distance to the site boundary.

Table 3.2: Species records from the last 10 years within 2 km of the site

Common name	Scientific name	Nearest distance from site (km)	Year of most recent record	Conservation Status
PLANTS				
Bluebell	*Hyacinthoides non-scripta*	*0.20*	2022	WCA 8
Cornflower	*Centaurea cyanus*	*1.81*	2017	NERC, UKBAP
Marsh-orchid	*Dactylorhiza sp*		2022	NERC, UKBAP, RedList_CR
INVERTEBRATES				
Small Heath	*Coenonympha pamphilus*	*0.37*	2022	NERC, UKBAP, Redlist_NT
The Forester	*Adscita statices*	*1.15*	2019	NERC, UKBAP
Dingy Skipper	*Erynnis tages*	*1.67*	2016	NERC, UKBAP, RedList_VU
Cinnabar	*Tyria jacobaeae*	*1.75*	2014	NERC, UKBAP
AMPHIBIANS				
Great Crested Newt	*Triturus cristatus*	*0.36*	2017	WCA 5, NERC, UKBAP, HabDir2:4, HabRegs2
Smooth Newt	*Lissotriton vulgaris*	*0.36*	2020	WCA 5
Common Frog	*Rana temporaria*	*0.53*	2022	WCA 5.9, HabDir5
Common Toad	*Bufo bufo*	*0.60*	2020	WCA 5.9, NERC, UKBAP
BIRDS				
Black-headed Gull	*Chroicocephalus ridibundus*	*1.38*	2022	BoCC5:Amb
Bullfinch	*Pyrrhula pyrrhula*	*1.29*	2020	NERC, UKBAP, BoCC5:Amb
Dunnock	*Prunella modularis*	*0.92*	2022	BoCC5:Amb
Grey Partridge	*Perdix perdix*	*1.67*	2019	NERC, UKBAP, BoCC5:Red, Birds Dir Anx 2.1, RedList_VU
Grey Wagtail	*Motacilla cinerea*	*1.54*	2014	BoCC5:Amb, RedList_NT
House Martin	*Delichon urbicum*	*1.38*	2018	BoCC5:Red, RedList_VU
Kestrel	*Falco tinnunculus*	*0.78*	2020	BoCC5:Amb, RedList_VU
Linnet	*Linaria cannabina*	*1.32*	2022	NERC, UKBAP, BoCC5:Red, RedList_NT
Mallard	*Anas platyrhynchos*	*1.38*	2022	BoCC5:Amb
Meadow Pipit	*Anthus pratensis*	*0.80*	2020	BoCC5:Amb
Redwing	*Turdus iliacus*	*1.53*	2022	WCA 1i, BoCC5:Amb, Bird Dir Anx 2.2, RedList_CR
Reed Bunting	*Emberiza schoeniclus*	*1.67*	2021	NERC, UKBAP, BoCC5:Amb
Rook	*Corvus frugilegus*	*1.85*	2021	Bird Dir Anx 2.2, RedList_NT
Skylark	*Alauda arvensis*	*1.22*	2022	NERC, UKBAP, BoCC5:Red, Birds Dir Anx 2.2
Song Thrush	*Turdus philomelos*	*1.03*	2022	NERC, UKBAP, BoCC5:Amb

Soprano Pipistrelle	*Pipistrellus pygmaeus*	*1.02*	2020	WCA 5, NERC, UKBAP, HabDir4, HabRegs2, Bern Apx2
Starling	*Sturnus vulgaris*	*0.47*	2020	NERC, UKBAP, BoCC5:Red, Bird Dir Anx 2.2
Stock Dove	*Columba oenas*	*1.32*	2021	BoCC5:Amb, Bird Dir Anx 2.2
Swallow	*Hirundo rustica*	*1.42*	2021	Bern Apx2
Swift	*Apus apus*	*0.95*	2018	BoCC5:Red, RedList_EN
Tawny Owl	*Strix aluco*	*1.84*	2016	BoCC5:Amb, RedList_NT
Tree Sparrow	*Passer montanus*	*1.59*	2022	NERC, UKBAP, BoCC5:Red, RedList_VU
Whitethroat	*Curruca communis*	*1.29*	2014	BoCC5:Amb
Willow Tit	*Poecile montanus*	*0.57*	2021	NERC, UKBAP, BoCC5:Red, RedList_EN
Willow Warbler	*Phylloscopus trochilus*	*0.92*	2022	BoCC5:Amb
Woodcock	*Scolopax rusticola*	*0.52*	2015	BoCC5:Red, Bird Dir Anx 2.1
Woodpigeon	*Columba palumbus*	*0.47*	2019	BoCC5:Amb, Bird Dir Anx 2.1
Wren	*Troglodytes troglodytes*	*0.43*	2022	BoCC5:Amb
Yellowhammer	*Emberiza citrinella*	*0.81*	2022	NERC, UKBAP, BoCC5:Red
MAMMALS				
Hedgehog	*Erinaceus europaeus*	*0.41*	2019	NERC, UKBAP, RedList_ENG_VU
Badger	*Meles meles*	*0.60*	2018	PBA
Brown Long-eared Bat	*Plecotus auritus*	*0.75*	2019	WCA 5, NERC, UKBAP, HabDir4, HabRegs2, Bern Apx2
Common Pipistrelle	*Pipistrellus pipistrellus*	*0.75*	2020	WCA 5, HabDir4, HabRegs2
Whiskered Bat	*Myotis mystacinus*	*0.75*	2019	WCA 5, HabDir4, HabRegs2
Noctule	*Nyctalus noctula*	*1.02*	2020	WCA 5, NERC, UKBAP, HabDir4, HabRegs2, Bern Apx2
Brown Hare	*Lepus europaeus*	*1.38*	2018	NERC, UKBAP
Nyctalus sp	*Nyctalus sp*	*1.69*	2020	WCA 5, HabDir4, HabRegs2, Bern Apx2
Daubenton's Bat	*Myotis daubentonii*	*1.80*	2019	WCA 5, HabDir4, HabRegs2

Abbreviations used in Table 3.2: WCA5: Wildlife & Countryside Act Schedule 5; WCA5.9: Wildlife and Countryside Act Schedule 5 section 9.a; WCA8: Wildlife & Countryside Act Schedule 8; NERC: Natural Environment & Rural Communities Act Species of Principal Importance; UKBAP: UK Biodiversity Action Plan; HabDir2, 4: Habitats Directive Annex 2, 4; PBA: Protection of Badgers Act 1992; RedList_EX: GB Red List (1994) Extinct; RedList_CR: GB Red List (2021): Critically Endangered; RedList_EN; GB Red List (2001): Endangered; RedList_VU: GB Red List (2021): Vulnerable; RedList_NT; GB Red List (2001): Near Threatened; HabRegs2: The Conservation (Natural Habitats, &) Regulations 2017 (Schedule 2); BoCC5:Red: Birds of Conservation Concern 5 Red status; BoCC5:Amb: Birds of Conservation Concern 5 Amber status; Birds Dir Anx 1: Bird Directive Annex 1; Birds Dir Anx 2.1: Bird Directive Annex 2.1; Birds Dir Anx 2.2: Bird Directive Annex 2.2; Bern Apx2: Bern Convention Appendix 2.

3.3 Phase 1 Habitat Survey

3.3.1 The survey results are presented in the form of a map with the habitat types and boundary features marked (Figure 3.2). Photographs can be found in Appendix B.

3.3.2 Descriptions of the habitat types and boundary features are detailed below. Habitat descriptions are defined by broad habitat types (JNCC, 2010).

Broadleaved woodland

3.3.3 An area of young / semi-mature self-set woodland occurred on the eastern portion of the site (see Appendix B, Photographs 1 and 2). The trees were predominantly silver birch *Betula pendula*, with occasional ash *Fraxinus excelsior* and hawthorn *Crataegus monogyna*. The trees were between 2-4 m in height. The ground flora mainly comprised low-lying bramble *Rubus fruticosus* agg. and moss.

3.3.4 More open areas were present in the northern section of the woodland, these areas presented more of a neutral, marshy grassland. Some tussocky grasses were present. Species within the north-east of the site were considered to be more diverse. There was evidence of historical disturbance by vehicles with deep wheel ruts. The site appears to be unmanaged.

3.3.5 The area was dominated by willowherb *Chamaenerion angustifolium*, cocksfoot *Dactylis glomerata*, Yorkshire fog *Holcus lanatus* and moss with frequent common hogweed *Heracleum sphondylium*, creeping thistle *Cirsium arvense*, birds-foot trefoil *Lotus corniculatus* soft rush *Juncus effusus*, ragwort *Jacobaea vulgaris* and fescue *Festuca* sp.

3.3.6 Higher class species included frequent Orchids throughout the woodland area (see Appendix B, Photograph 3).

3.3.7 The open areas contained frequent birch, hawthorn, mountain ash *Sorbus aucuparia*, cherry *Prunus avium* and goat willow *Salix caprea* saplings.

Amenity grassland

3.3.8 Areas of close-mown amenity grassland occurred in the landscaped areas around the Jacquet UK car parking and site entrance areas (see Appendix B, Photograph 4). Herb species present included White Clover *Trifolium repens,* Daisy *Bellis perennis*, Creeping Cinquefoil *Potentilla reptans* and Self-heal *Prunella vulgaris* with occasional patches of field woodrush *Luzula campestris* and moss.

Scattered trees

3.3.9 Several scattered trees of various species and ages occurred along the southern boundary. Species included goat willow, apple *prunus domestica* sp, ash and hawthorn (see Appendix B, Photograph 5).

Introduced shrub

3.3.10 Areas of planted laurel occurred around the car park with a shrub bed also recorded within the amenity grassland. The laurel had recently been cut back to ground level but given the resilience of the species re-growth is to be expected (see Appendix B, Photograph 6).

3.3.11 Scattered scrub, mainly comprising cherry-laurel *Prunus laurocerasus* occurred on the southern boundary with scattered trees throughout. The cherry laurel was unmanaged and exceeded heights of 8 m.

Buildings and hardstanding

3.3.12 The following buildings / structures occurred on site:

3.3.13 Building 1 is a steel framed metal clad warehouse building in the northern portion of the site (see Appendix B, Photograph 7).

3.3.14 Building 2 is connected to Building 1 but with a mock roman temple façade including pillars and decorative masonry (see Appendix B, Photograph 8).

3.3.15 Building 3 is a small stone clad flat roofed electricity substation located on the car parking hardstanding adjacent to a line of conifers (see Appendix B, Photograph 9).

3.3.16 The managed carpark associated with the Jacquet UK building comprises tarmac. There are also areas of hard standing adjacent to Building 1.

Dry ditch

3.3.17 A dry ditch was located just inside the eastern boundary of the site. The ditch had not carried water for a significant number of years and was vegetated.

Ponds

3.3.18 Five ponds were recorded on site during the survey, the site is formed of made-up ground with troughs and hollows throughout, the ditch originally led to a culvert which has been non-functioning for many years which has affected site drainage. Ponds 1, 2, 3 and 4 are all established with varying levels of aquatic plant colonisation. Pond 5 is a shallow woodland pond that only holds water for a short period of time in early spring.

3.3.19 Pond 1 was less than 5 cm deep and heavily covered with blanket weed *Spirogyra* sp. Bulrush *Typha latifolia* was also present across the pond (see Appendix B, Photograph 10). Pond 1 was found to have dried out by early June.

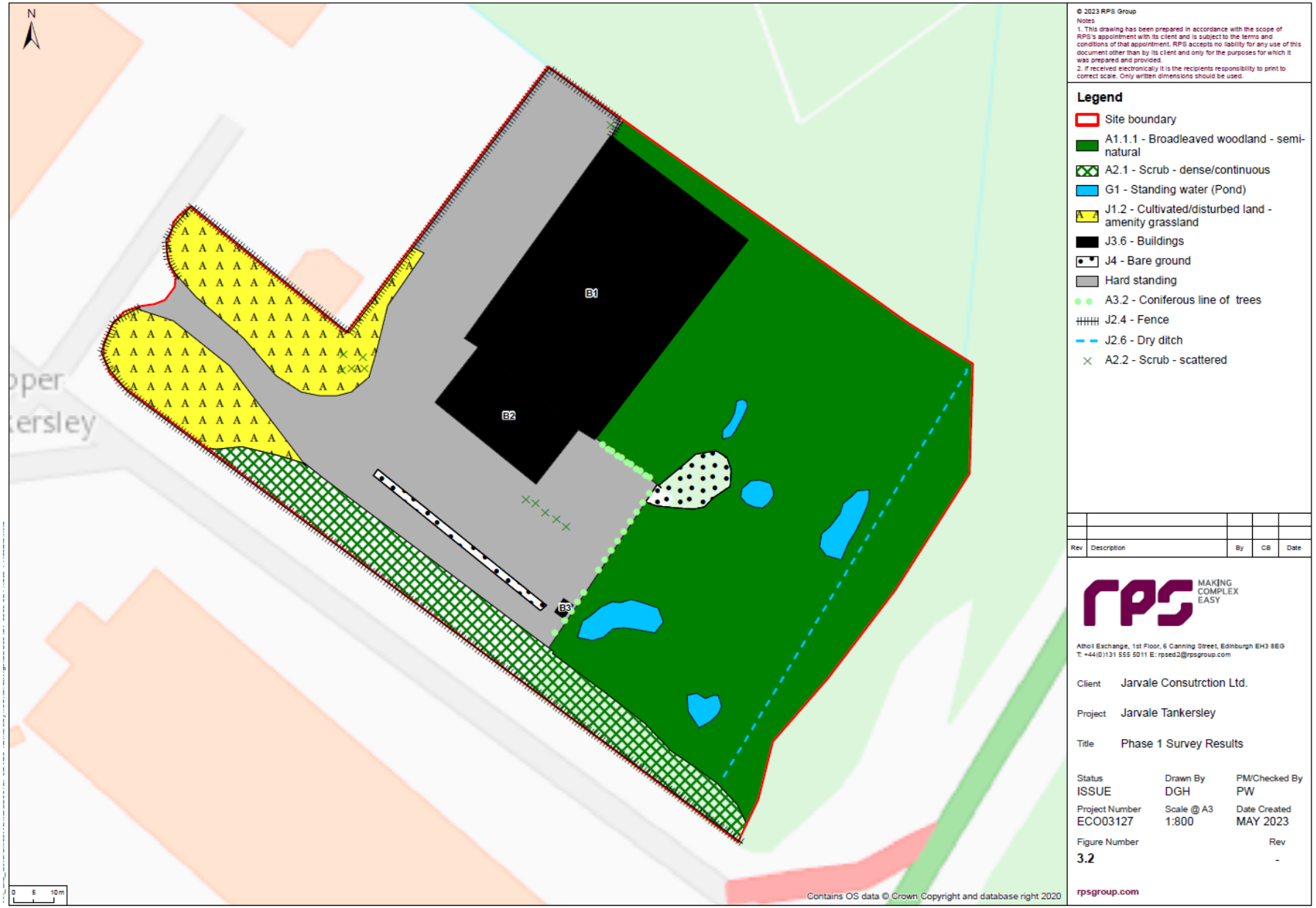
3.3.20 Pond 2 was partially shaded and likely to dry out annually, bulrush was dominant with soft rush and blanketweed also present (see Appendix B, Photograph 11). Pond 2 was found to have dried out by early June.

3.3.21 Pond 3 was partially shaded and approx. 25 cm deep, aquatic vegetation was dominated by bulrush and yellow flag iris *Iris pseudacorus* with blanketweed also present (see Appendix B, Photograph 12). Pond 3 was found to have dried out by early June.

3.3.22 Pond 4 was interconnected with the defunct ditch running through the site, in addition to bulrush and blanketweed water plantain *Alisma plantago-aquatica* and water mint *Mentha aquatica* were present. The pond was less than 5 cm deep and likely to dry regularly (see Appendix B, Photograph 13).

3.3.23 Pond 5 was a woodland pond, heavily shaded with no aquatic vegetation (see Appendix B, Photograph 14). The pond was less than 5 cm deep and likely to dry out.

Figure 3.2: Phase 1 habitat map



3.4 Ecological Scoping Survey

Plants

3.4.1 Common spotted orchid *Dactylorhiza fuchsia* basal rosettes were found throughout the woodland portion of the site. Common spotted orchids are not rare at a national basis but are considered further in Section 4.

Invertebrates

3.4.2 The majority of the habitats on site were considered sub-optimal for invertebrates due to the lack of suitable larval-stage and adult-stage food plants. The ponds were considered to provide more suitable habitat for invertebrates but are unlikely to support an invertebrate assemblage of importance at more than a local level, and no further surveys are therefore considered necessary.

Great Crested Newts

3.4.3 The habitats on site including the grassland, woodland and scrub were considered to provide suitable terrestrial habitat for Great Crested Newts (GCN). Five waterbodies were identified within the site boundary and a further three ponds within 500 m of the site via MAGIC map.

3.4.4 Records for GCN were returned in the desk study data from within the last 10 years. The closest of these records was 0.36 km of the site, with the most recent record being from 2017. Mitigation licenses for GCN were identified via online mapping sources. The closest of these licenses was approximately 0.4 km south-west of the site.

3.4.5 The five waterbodies on site were subject to HSI assessment and eDNA testing, the result of which are detailed below:

HSI

3.4.6 Pond 1 was 12 m^2 in size, with no evidence of waterfowl impacts and several submergent plant species. The pond was minimally shaded. P1 returned a Habitat Suitability Index for GCN score of **0.60** indicating that it has '**Average**' suitability for breeding GCN.

3.4.7 Pond 2 was 55 m^2 in size, with no evidence of waterfowl impacts and few submergent plant species. The pond was minimally shaded. Fish may be present. P2 returned a Habitat Suitability Index for GCN score of **0.59** indicating that it has '**Below Average**' suitability for breeding GCN.

3.4.8 Pond 3 was 220 m^2 in size, with no evidence of waterfowl impacts and few submergent plant species. The pond was 40% shaded P1 returned a Habitat Suitability Index for GCN score of **0.74** indicating that it has '**Good**' suitability for breeding GCN.

3.4.9 Pond 4 was 170 m^2 in size, with an abundance of aquatic plant species. The pond was 70% shaded but water quality was poor with contaminants present. P2 returned a Habitat Suitability Index for GCN score of **0.60** indicating that it has '**Average**' suitability for breeding GCN.

3.4.10 Pond 5 was 105 m^2 in size, with no emergent / submergent plant species. The pond was fully shaded. P1 returned a Habitat Suitability Index for GCN score of 0.47 indicating that it has '**Poor**' suitability for breeding GCN.

eDNA survey

3.4.11 The five on-site ponds that were considered potentially suitable for GCN were sampled for eDNA, under appropriate sampling conditions. The results are in Table 3.3 below. Waterbody locations are provided on Figure 2.1.

3.4.12 Ponds 1, 2 and 3 returned a **Positive** result for GCN, Ponds 4 and 5 returned a negative result for GCN.

Table 3.3: eDNA results

Lab sample No.	Pond ID	Results
2910	P1	Positive
2909	P2	Positive
2913	P3	Positive
2912	P4	Negative
2911	P5	Negative

3.4.13 The habitats on site such as the standing water, tussocky grassland and scrub were also considered suitable to provide habitat for common amphibian species. Records of smooth newts *Lissotriton vulgaris*, common toad *Bufo bufo* and frogs *Rana temporaria* were provided in the desk study data within 1 km of the site.

Reptiles

3.4.14 The habitats within the site provide limited suitable foraging and refuge habitat for reptiles. No records for reptiles were returned in the desk study.

Birds

3.4.15 The woodland, trees and shrubs on site have potential to support nesting urban and garden birds. No further surveys are considered necessary at this stage, but recommendations to avoid impacts on bird nests during site clearance are recommended (Section 4 and 5).

Badgers

3.4.16 No signs of badgers such as setts, latrines and snuffle holes were found on site during the survey. However, records of badger within 600 m of the site were provided within the data search results. No further surveys are required but recommendations to avoid impacts to badger during site clearance and construction are recommended (Section 4 and 5).

3.4.17 The site is not considered likely to be used by other mammal species of conservation interest.

Bats

3.4.1 The trees on site were assessed for their suitability to support roosting bats in line with current guidelines (Collins, 2016). No suitable features such as woodpecker holes or knot holes were recorded at the time of the survey as the vast majority of trees on site are young or semi-mature and features suitable for use by roosting bats have yet to develop.

3.4.2 The trees were considered to offer suitable foraging and commuting habitat for bats and the site was also considered to be well linked to the wider landscaped through woodland patches, treelines and hedgerows (Collins, 2016). In conjunction, Potter Holes Plantation LWS, located directly adjacent to the site was considered to provide suitable foraging habitat for bats.

3.4.3 Records for bat species were returned within 0.75 km. Common pipistrelle *Pipistrellus pipistrellus*, brown long-eared *Plecotus auritus* and whiskered bat *Myotis mystacinus* were identified as present in the wider environs.

3.4.4 Of the three buildings on site, B2 was assessed externally as having high potential to support roosting bats due to gaps in the overhanging eves cladding along all aspects. B1 and B3 were considered to be of negligible suitability for roosting bats due to a lack of suitable features.

4 EVALUATION AND POTENTIAL IMPACTS

4.1 Designated sites

4.1.1 There were two statutory designated sites and ten non-statutory designated sites within 2 km from the site.

4.1.2 Of the statutory designated sites Potter Holes Plantation LNR was directly adjacent to the site. Dearne Valley Wetlands SSSI was approximately 1.9 km from site.

4.1.3 The site falls within the Impact Risk Zone (IRZ) for two SSSIs. Natural England (NE) define IRZs around each SSSI which reflect the sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts. Local Planning Authorities (LPAs) have a duty to consult NE before granting planning permission on any development that is in or likely to affect a SSSI. The SSSI IRZs can be used by LPAs to consider whether a proposed development is likely to affect a SSSI and determine whether they will need to consult NE to seek advice on the nature of any potential SSSI impacts and how they might be avoided or mitigated.

4.1.4 Following NE guidance, it will be for the LPA to contact NE for their advice regarding the proposals.

4.1.5 Of the non-statutorily designated sites, Potter Holes Plantation Local Wildlife Site (LWS), is located directly adjacent to the site. Due to the proximity to the proposed works, there is a potential to negatively impact the LWS, especially impacts through pollution. To avoid these impacts and to protect the designated site, mitigation measures are outlined in Section 5.

4.1.6 It is considered that there are no further potential negative impacts on the other designated sites due to the distance from the site and the nature of the works.

4.2 Habitats

4.2.1 The dominant habitat on site was young / semi-mature broadleaved woodland, with other habitat including amenity grassland, scattered trees, and scattered scrub.

4.2.2 The amenity grassland and scrub / shrub is considered to provide low ecological value due to the monocultural nature of the habitat and presence of ornamental species. However, scrub and shrubs do provide ecological value to a range of nesting birds. This habitat will be impacted by the proposed works as a small area will need to be cleared to facilitate construction.

4.2.3 A ditch was identified on historic site plans running inside the eastern boundary at the southern end of Potter Holes woodland plantation. The ditch was only visible as a linear depression with terrestrial vegetation and leaf litter as the rest of the woodland. The ditch has not functioned or held water for several decades and it is not connected to any wider drainage network.

4.2.4 The edge habitats bordering the site, including woodland, are considered to be of moderate ecological importance because they act as foraging, refuge, and corridors for a variety of species including birds, reptiles, and amphibians. Mitigation measures are provided in Section 5.

4.2.5 Scattered trees are considered to be of high ecological value as they can support foraging and commuting bats, nesting and foraging birds, and invertebrates. Their root systems can also be utilised by hibernating GCN. Under current proposals, several trees may require removal due to the potential to shade out the solar panels.

4.2.6 It is recommended that replacement specimen native trees are included in landscaping designs to compensate for the loss of mature trees (Section 5).

4.3 Species

4.3.1 Plants

4.3.1 The woodland understory habitat on site was considered to have the potential to be of botanical interest due to the presence of orchids.

4.3.2 Common spotted orchid was found on site. Common spotted orchids occur in a variety of habitats, and it can be a coloniser of disturbed ground and waste ground.

4.3.3 This species is not considered rare or scarce at the national level. However, it is likely that common spotted orchid is relatively scarce in the area and therefore considered to be of at least local importance. On this basis, measures to retain the population are recommended (see Section 5).

Great Crested Newts

4.3.4 There are five ponds located within the site boundary, the terrestrial habitats on site were suitable to support GCN. Records of GCN within 2km were obtained from the data search.

4.3.5 GCN eDNA sampling has confirmed the presence of GCN within the site, three ponds have been classified as breeding ponds, although it should be noted that these ponds had dried out by early June limiting their suitability. Under current proposals Pond 1 and a small amount of terrestrial habitat will be lost for the development to proceed.

4.3.6 Great created newts are listed on Schedule 5 of the Wildlife and Countryside Act 1981 (and as amended), which affords the species protection under Section 9. The species is also listed on Schedule 2 of the Conservation of Habitats and Species Regulations 2019. There is the potential to harm the species during the works. There is insufficient space within the site boundary to provide mitigation for the loss. Therefore, a District Licence from Natural England should be applied for in order for the works to proceed lawfully, mitigation measures are outlined in Section 5.

Reptiles

4.3.7 There is a low risk of harm reptiles due to the loss of habitats including ponds, woodland, grassland, and scrub. Therefore, precautionary mitigation measures for reptiles are outlined in Section 5.

4.3.8 Reptiles are protected from killing / injury under the Wildlife Countryside Act 1981 (as amended).

Birds

4.3.9 Breeding birds are protected by the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to intentionally kill, injure or take the birds or their eggs, or to intentionally destroy or disturb a nest, when it is in use or being built.

4.3.10 The trees and scrub on site provide nesting habitat for a range of bird species, meaning that works are likely to result in disturbance or harm of nesting birds. Therefore, nesting bird checks will be required immediately prior to clearance of any suitable nesting habitat that requires removal during the nesting season (February to August, inclusive). Further details of mitigation measures are outlined in Section 5.

Bats

4.3.11 All species of bat present in the UK receive full protection under The Conservation of Habitats and Species (EU Exit) Regulations 2019, and the Wildlife and Countryside Act 1981 (as amended).

Several bat species are also listed in Section 41 of the NERC Act 2006. These include the widespread species soprano pipistrelle and brown long-eared bat.

4.3.12 It is considered trees on site do not contain features potentially suitable for roosting bats.

4.3.13 Building 2 offers high potential to support roosting bats. Under current proposals no works are planned therefore further assessment is not required at this time. Should any works be proposed to Building 2 a Preliminary Bat Roost Assessment (PBRA) should be undertaken to further inform additional survey requirements and licencing.

4.3.14 The site was assessed as having low potential to support foraging and commuting bats due to the small scale of the proposed works and lack of linear features favoured by bats for commuting and foraging. The presence of suitable connected habitats such as the waterbodies, scrub, and treelines adjacent to site will not be affected by the proposed works.

4.3.15 Where impacts (direct and indirect) to suitable foraging and commuting routes are to be incurred as a result of the development, bat activity surveys will be required. In line with current best practice guidelines (Collins, 2016) a site assessed as being of low potential requires one walked transect per season between April and October (inclusive). Of these transects, one survey should comprise a dusk and dawn transect undertaken within the same 24-hour period.

4.3.16 Alongside the transects, automated surveys should be undertaken at the site through the deployment of static recording devices. For a site assessed as having low potential to support foraging and commuting bats, deployment of at least one static device at points on the transect for five consecutive nights each season in suitable weather conditions is required.

4.3.17 The results of the surveys will be used to determine any further mitigation for bats such as sensitive lighting schemes and retention of boundary features.

Badger and Hedgehog

4.3.18 No evidence of badger or hedgehog was recorded during the survey but their presence within close proximity to the site was confirmed in the data search, and therefore precautionary mitigation measures are outlined in Section 5.

Other Protected or Notable Species

4.3.19 The site was not considered to provide suitable habitat for any other protected or notable species due to a lack of suitable features and therefore impacts to other species are not anticipated.

5 MITIGATION AND ENHANCEMENT

5.1 Designated sites

5.1.1 As previously mentioned, the LPA should contact NE for their advice regarding the proposals.

5.1.2 It is important that pollution prevention measures, especially dust suppression, are adhered to during the works in order to prevent any negative impacts through pollution on the nearby designated sites including Potter Holes Plantation LNR. An Ecological Management Plan should be produced for the site to ensure all construction and operational impacts are reduced and mitigated for.

5.1.3 A Construction Environmental Management Plan (CEMP) should be designed and implemented due to the close proximity to a LNR and LWS.

5.1.4 In order to prevent potential impacts as a result of the works, pollution prevention measures should be implemented throughout the works.

5.2 Habitats

5.2.1 Removal of habitats should be avoided where possible. Where avoidance is not possible, habitats should be replaced on a like-for-like basis. Where replacement is not possible, such as the woodland, sympathetic landscaping and habitat management should ensure that there is no net loss in biodiversity and ecological value. To achieve no net loss it is likely off-site compensation will be required.

5.2.2 The majority of the habitats on the wider site offer potentially suitable habitat for several protected species. Landscaping plans should aim to retain as much of the existing habitats as possible and to enhance retained habitats such as woodland and grassland through planting and management.

5.2.3 Trees should be retained where possible within the final landscaping design for the site, with the trees protected throughout construction with fencing installed in line with British Standards BS 5837: Trees in Relation to Design, Demolition and Construction.

5.2.4 No works are to be undertaken in close proximity to the Potter Plantation, but should the proposed plans change best practice methods should be employed in order to prevent pollution of the woodland such as no re-fuelling in close proximity to the ditch where a pollution event could be incurred and the implementation of silt fencing where site run off is likely to be an issue.

5.2.5 Where habitats are to be retained on site, this should be protected throughout the works through the installation of high visibility fencing in order to prevent accidental encroachment.

5.3 Species

Plants

5.3.1 The location of the common spotted orchids will not be retained under current proposals, therefore where possible the substrate containing the species should be translocated to an area that would not be affected (e.g. at the western end of the site). Translocation would comprise lifting soil and substrate containing the orchids and moving them to a prepared receptor area. Full details of a translocation exercise would be produced pre-commencement if required.

Great Crested Newts

5.3.2 A District Licencing agreement will be required to lawfully proceed with the works. As presence of GCN has been confirmed, district licencing is deemed appropriate for this particular site. A copy of the Natural England countersigned agreement will be submitted with the planning application. Please note that the licence will not be issued until planning permission is granted.

Reptiles

5.3.3 Outline precautionary mitigation measures are listed below:

- any open excavations should be sloped to prevent entrapment;
- any open pipes should be capped at the end of each day; and
- any hazardous materials should be stored in a secure store.

5.3.4 In addition, a two-phase cut is recommended in areas where the vegetation is >20 cm above ground level such as the woodland, scrub or grassland. A two-phase cut involves first cutting the vegetation down to 20 cm above ground level, leaving it for at least 24 hours, then cutting it down to ground level. This is to ensure that any reptiles present within the vegetation are able to safely make their escape.

5.3.5 In the unlikely event that reptiles are found trapped during the works, RPS should be contacted, and an ecologist will supervise the removal and release of the reptile. Where reptiles are encountered during any vegetation removal, they should be left alone and allowed to make their escape unharmed, and advice should be sought from a suitably qualified ecologist.

Birds

5.3.6 The woodland, trees and scrub on site were considered to offer potential nesting and foraging habitat for a range of bird species. Under current proposals, these habitats will be removed. It is recommended that removal of trees of avoided where possible. Where tree removal is necessary, it is recommended to be carried out outside of the nesting bird season (February to August). If removal is required within the season, a nesting bird check of the hedgerow will be required by a suitably qualified ecologist immediately prior to removal. If an active nest is encountered, a suitable 'no-work' buffer zone must be implemented around the nest until all chicks have fledged; RPS can provide further advice in this instance.

Bats

Roosting

5.3.7 No features to support bat roosts within the proposed area of works were identified at the time of the preliminary survey.

Foraging / commuting

5.3.8 Activity surveys have been recommended in Section 4 to assess what species may be using the site for foraging and commuting, and to identify any areas that should be protected during the construction phase and post development.

5.3.9 Notwithstanding the results of any surveys, the following recommendations are made with regards to bats and lighting (in line with the ILP guidelines (ILP 2018)):

- No direct illumination of any new or existing roost entrances, whether bat boxes or feature on trees;
- Individual lamps should be hooded and directed where needed to avoid unnecessary light spillage; and
- Low level lighting such as LED's are preferable as they reduce the levels of light spillage (Stone, 2013).

5.3.10 The measures outlined above to protect bats during the works will protect other mammals which may cross the site during construction.

Badger and Hedgehog

5.3.11 Precautionary mitigation measures for commuting or foraging badgers and hedgehog are recommended during the works;

- mammal ladders (such as a wooden plank) or earth ramps to be placed in any open excavations at the end of each day;
- any open pipework to be capped overnight to prevent mammals from accessing the pipe work and becoming stuck;
- night work should be avoided where possible, and any flood lighting should face away from the site boundaries; and
- any chemicals or machinery are to be stored in a secure compound.

5.4 Enhancement opportunities

5.4.1 A Biodiversity Net Gain Assessment Report has been produced to address requirements for mitigation and compensation as a result of the scheme (RPS, 2023).

5.4.2 In line with recommendations from the NPPF (2021), development should not result in a loss of biodiversity and should implement measures by which to increase the existing biodiversity. In addition to the mitigation measures outlined above, opportunities for enhancements include:

- Wildflower planting within the 10 m boundary buffer would increase the availability of foodplants for a range of invertebrates. Additionally, the inclusion of “bug hotels” would be a simple way to enhance the site for invertebrates. An increased invertebrate assemblage would also benefit other species such as bats and birds as their food source would increase;
- Infilling gaps in the boundary hedgerows would enhance the connectivity of the site and including winter-fruiting native species would further enhance the foraging potential for birds; and
- Including bat and bird boxes on retained trees is a simple and cost-effective enhancement for the site.

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APPENDICES

Appendix A

Relevant Legislation

A.1 GREAT CRESTED NEWTS

Great Created Newts Triturus cristatus are listed on Schedule 5 of the Wildlife and Countryside Act 1981 (and as amended), which affords the species protection under Section 9. The species is also listed on Schedule 2 of the Conservation of Habitats and Species Regulations 2017. In combination, this makes it an offence to:

- intentionally kill, injure or take (capture etc.) a Great Crested Newt;
- possess a Great Crested Newt;
- intentionally or recklessly damage, destroy, obstruct access to any structure or place used by Great Crested Newt for shelter or protection, or disturb any animal occupying such a structure or place; and sell, offer for sale, possess or transport for the purpose of sale (live or dead animal, part or derivative) or advertise for buying or selling such things.

Great Crested Newts are also listed on the UKBAP as a Priority Species and are listed as a species of principal importance for biodiversity in England & Wales under Section 41 of the Natural Environment & Rural Communities Act (2006).

A.2 REPTILES

All common UK reptile species (Adder Vipera berus, Grass Snake Natrix Helvetica, Common Lizard Zootoca vivipara and Slow Worm Anguis fragilis) are protected through part of Section 9(1 and 5) of the Wildlife & Countryside Act 1981 (as amended). This prohibits:

- Intentional or reckless injuring or killing;
- Selling, offering or exposing for sale, or having in possession or transporting for the purpose of sale, any live or dead wild animal or any part of, or anything derived from, such an animal; or
- Publishing or causing to be published any advertisement likely to be understood as conveying buying or selling, or intending to buy or sell, any of those things.

A.3 BIRDS

All birds, their nests and eggs are afforded protection under the Wildlife and Countryside Act 1981, as updated by the Countryside and Rights of Way Act 2000. It is an offence to:

- intentionally kill, injure or take any wild bird;
- intentionally take, damage or destroy the nest of any wild bird while it is in use or being built; and
- intentionally take or destroy the egg of any wild bird.

Schedule 1 birds cannot be intentionally or recklessly disturbed when nesting and there are increased penalties for doing so. Licences can be issued to visit the nests of such birds for conservation, scientific or photographic purposes but not to allow disturbance during a development even in circumstances where that development is fully authorised by consents such as a valid planning permission.

A.4 BATS

All British bat species are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981, as updated by the Countryside and Rights of Way Act 2000. All British bats are also included on Schedule 2 of

The Conservation of Habitats and Species Regulations 2017 as European Protected Species. It is an offence to:

- intentionally or recklessly kill, injure or capture bats;
- deliberately or recklessly disturb bats (whether in a roost or not); and
- damage, destroy or obstruct access to bat roosts

A roost is defined as 'any structure or place which [a bat] uses for shelter or protection'. As bats tend to reuse the same roosts, legal opinion is that a roost is protected whether or not bats are present at the time of survey.

A licence will therefore be required by those who carry out any operation that would otherwise result in offences being committed.

The following bat species are listed as being of principal importance for the conservation of biodiversity in England, (commonly referred to as UKBAP Priority species): Barbastelle, Bechstein's, Noctule, Soprano Pipistrelle, Brown Long-eared, Greater Horseshoe, and Lesser Horseshoe.

Appendix B

Photographs

Photograph 1. Woodland with bare ground in foreground.



Photograph 2. Woodland.



Photograph 3. Orchid.



Photograph 4. Amenity grass.



Photograph 5. Scattered trees and mixed scrub/shrub.



Photograph 6. Cut back ornamental shrubs.



Photograph 7. Building 1.



Photograph 8. Building 2.



Photograph 9. Building 3.



Photograph 10. Pond 1.



Photograph 11. Pond 2.



Photograph 12. Pond 3.



Photograph 13. Pond 4.

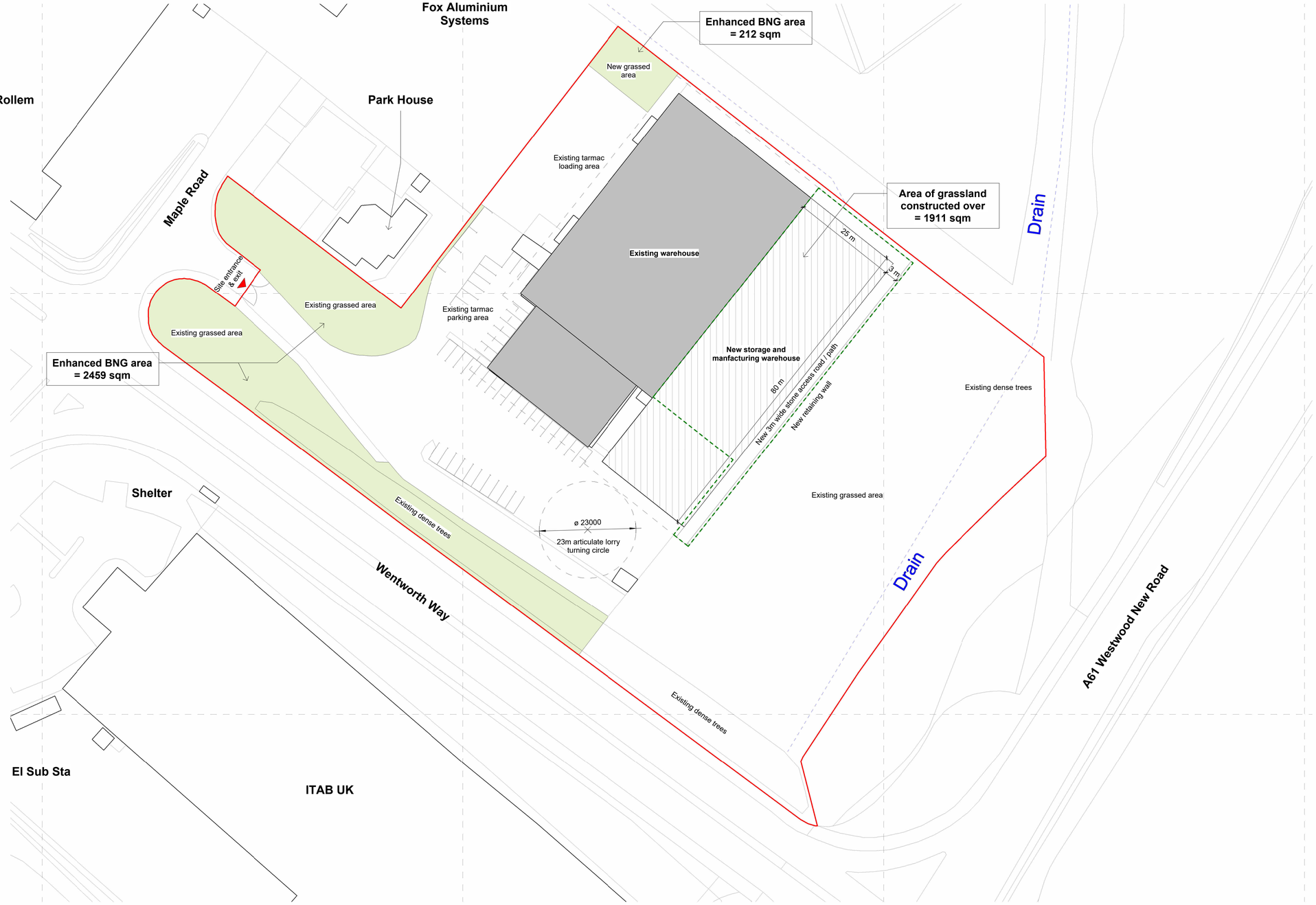


Photograph 14. Pond 5.



Appendix C

Proposed Plans



Site Layout Key

- Site boundary
- Existing building
- Proposed building

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SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

Refer to the relevant Construction (Design and Management) documentation where applicable.

All works on this drawing will be carried out by a competent contractor, working to an approved method statement.

rev:	date:	comment(s):	issued by:
A	2023-06-09	Parking and additional grassed area added. Existing grassed area constructed over highlighted.	HK

Status: Concept RIBA Stage: 2

Southgate & Sarabia ARCHITECTS

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JACQUET

Job: Erection of a new storage & manufacturing warehouse building & operations yard

Title: Proposed Site Layout - Option A

Date: 2023-06-07 Scale @ A1: 1 : 500

Drawn: HK Checked By: NSJ Authorised By: NSJ

0m 10m 20m 30m 40m 50m

VISUAL SCALE 1:500

Job Number	Originator	Volume	Level	Type	Role	Number	Revision
A23026	SASA	Z0	XX	DR	A	SK101	A

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