



PINE LODGE, HOOD GREEN.

OS REF: SE 31751 02753.

ECOLOGICAL IMPACT ASSESSMENT.

Ref No: 220640/1.

Date: 3rd August 2022.

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1. INTRODUCTION.

1.1. Pine Lodge has been empty and vacant for some years. A planning application has now been submitted to Barnsley Council to demolish the existing buildings and to replace with a new dwelling and an EcIA was submitted in 2020 in support of that application.

1.2. Two years have elapsed since that EcIA was prepared and there is now a requirement for an up-dated EcIA that takes into account the changes that have taken place on site and as a result of discussions between the client and the Local Authority.

1.3. Whitcher Wildlife Ltd has therefore been commissioned to carry out an up-dated Preliminary Ecological Appraisal and Ecological Impact Assessment of the site in support of the planning application. That documents will also address the various comments from Barnsley MBC and the revised site layout as discussed with English Heritage.

1.4. The initial site surveys were carried out on 25th March 2020 and great crested newt surveys of Keepers Pond between 25th March and 20th May 2020. A further PEA survey was carried out on 25th June 2022 with and a dawn survey on 18th July and a dusk emergence survey on 1st August 2022. This report outlines the findings of those surveys and makes appropriate recommendations.

1.5. Appendices I to III of this report provide additional information on specific species and are designed to assist the reader in understanding the contents of this report.

2. SURVEY METHODOLOGY.

2.1. Prior to visiting the site, the survey area was cross referenced to maps and aerial photographs to give a general idea of the habitats and potential issues within the area and to identify potential access and walking routes.

2.2. The survey area was walked where access was agreed and public rights of way were used where no access was agreed. All habitats within and immediately around the survey area were documented and the dominant species within that habitat listed in line with the JNCC Handbook for Phase 1 Habitat surveys.

2.3. The survey area and immediate surrounding area was thoroughly searched for evidence of badger (*Meles meles*) activity by looking for the following signs in line with Harris S, Cresswell P and Jefferies D (1989). *Surveying Badgers*. Mammal Society: -

- * Badger setts.
- * Badger latrines or dung pits.
- * Badger snuffle holes and evidence of foraging.
- * Badger paths.
- * Badger prints in areas of soft mud.
- * Badger hairs caught on fencing.

2.4. The survey area was searched for watercourses and where found all watercourses within the survey area and for approximately 50m in each direction were thoroughly searched for evidence of water vole (*Arvicola amphibius*) activity by looking for the following signs, in line with Rob Strachan, Tom Moorhouse and Merryl Gelling (2011). *Water Vole Handbook: Third Edition*: -

- * Water vole burrows.
- * Water vole faeces and latrines.
- * Water vole feeding stations.
- * Water vole runs.
- * Water vole prints in areas of soft mud.
- * Water vole lawns.
- * Predator field signs.

2.5. The survey area was searched for watercourses and where found all watercourses within the survey area and for approximately 50m in each direction were thoroughly searched for evidence of otter (*Lutra lutra*) activity by looking for the following signs

in line with the P Chanin (2003). *Monitoring the Otter and Conserving Natura 2000 Rivers: Monitoring Series No10 Guidelines*: -

- * Otter prints in soft mud.
- * Otter spraints.
- * Otter Holts.

2.6. The survey area was searched for watercourses and waterbodies. Where found, and where safe to enter the water, all were thoroughly searched for the presence of crayfish, for approximately 50m in each direction of the site, by searching under rocks and logs. Where stated, crayfish traps were also deployed into the watercourse. All survey work was carried out in accordance with the *Conserving Natural 2000 Rivers Monitoring Series No 1, Protocol for Monitoring the White Clawed Crayfish*.

2.7. The survey area was searched for mature trees and derelict buildings and where found these were checked for potential bat roosting sites in line with Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition)* by looking for the following signs: -

- * Holes, cracks or crevices.
- * Bat Droppings.

2.8. The land immediately adjacent to the survey area was assessed for bat roosting potential and bat foraging potential. Connective routes and flight lines were also assessed whilst on site and using maps of the area.

2.9. The area within 500m of the survey site was cross referenced to maps to highlight all ponds close to the site. Where possible, all ponds identified were accessed using agreed access or public rights of way to assess the potential for great crested newts (*Triturus cristatus*) to be present.

2.10. The survey area was assessed for the potential for reptiles and suitable reptile habitats. Where applicable the area was also searched for the presence of reptiles.

2.11. Where appropriate, the habitat within and surrounding the survey area was searched for species such as hazel, oak, honeysuckle, bramble and other species which may provide potential habitat for hazel dormice (*Muscardinus avellanarius*). Field signs such as feeding remains and nests were also searched for where possible, in line with P Bright, P Morris and T Mitchell-Jones *the Dormouse Conservation Handbook 2nd Edition*.

2.12. Where appropriate, the area within and surrounding the survey area was assessed for its potential to house habitat for red squirrels. Field signs of red squirrels were searched for at least every 50m, looking for any dreys, feeding signs or sightings of red squirrels.

2.13. All surveys were carried out in line with the Chartered Institute of Ecological and Environmental Management (CIEEM) survey standards and advice.

2.14. This document is prepared in line with The National Planning Policy Framework (NPPF). This sets out the government policy on biodiversity and nature conservation and places a duty on Planning Authorities to give material consideration to the effect of a development on legally protected species when considering planning applications. The NPPF and the Planning Practice Guidance on “Natural Environment” also promote sustainable development by ensuring that developments take account of the role and value of biodiversity and that it is conserved and enhanced within the development.

2.15. This report is prepared in line with the Natural Environment and Rural Communities (NERC) Act that came into force on 1st Oct 2006. Section 41 (S41) of the Act requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England.

2.16. The survey was undertaken by Derek Whitcher who has over twenty years’ experience of surveying for wildlife and has run his own wildlife consultancy since 1998. He has extensive experience of a wide variety of survey techniques for a variety of species of protected wildlife supplemented by attendance on a wide range of training courses through CIEEM, FSC and BCT. As a member of CIEEM he is committed to continuous professional development, a continual process of learning and career development, a condition of CIEEM membership. He holds current Natural England survey licences for barn owl, bat, great crested newt and white clawed crayfish.

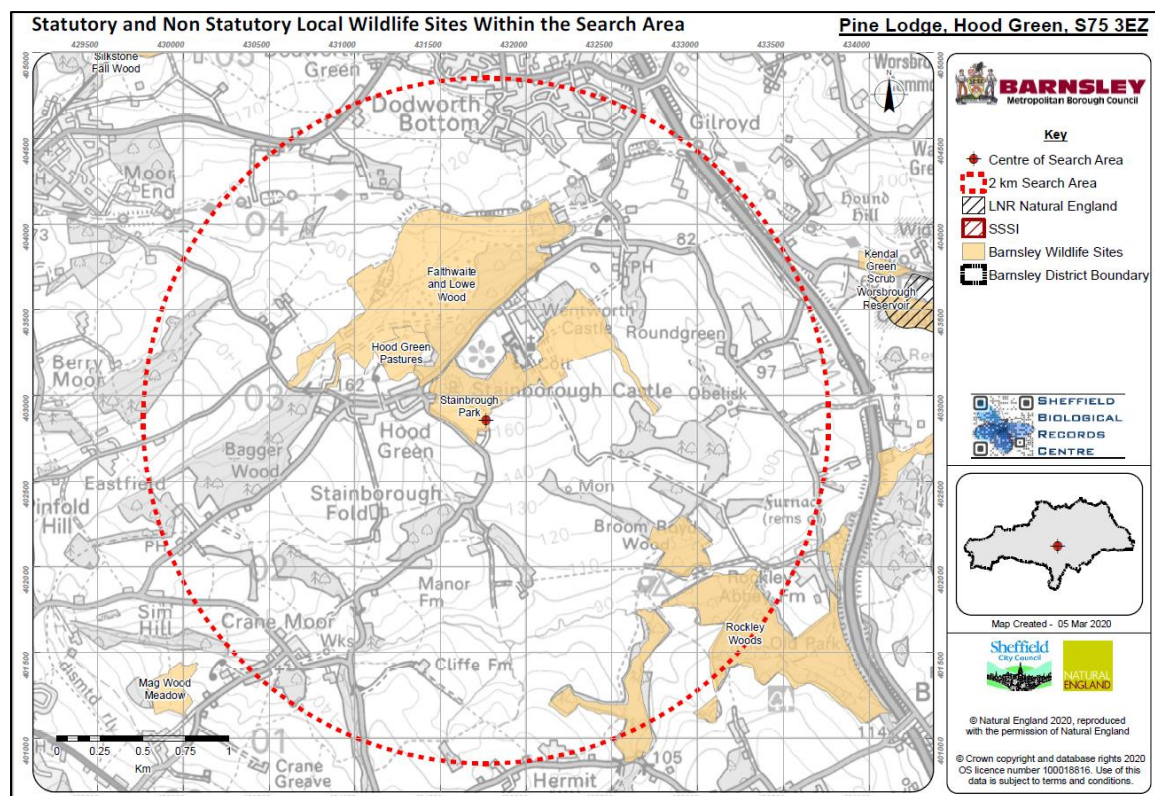
3. SURVEY RESULTS/ECOLOGICAL BASELINE.

3.1. Data Search Results.

3.1.1. Barnsley Biological Records Centre results.

3.1.1.1. A desktop data search for existing records of protected species or designated sites within 2km of the surveyed area was submitted to Barnsley Biological Records Centre (BBRC).

3.1.1.2. BBRC holds a record of three Local Wildlife Sites close to the site, as shown on the map below. Stainborough Park is the closest of the three sites and that lies immediately to the north of Pine Lodge curtilage. Hood Green Pastures and Falthwaite and Low Wood lie beyond Stainborough Park.



3.1.1.3. BBRC also hold numerous species records and over 10,000 were provide within the data search results.

3.1.1.4. A large number of the records were bird species recorded in the Wentworth Castle Grounds and across the local area.

3.1.1.5. A large number of bat roost records were provided for the surrounding area, most notably the known hibernation site on the Rockley Tramway.

3.1.1.6. Common amphibians and great crested newts have been recorded over many years in the Serpentine and Keepers Pond, next door to the site.

3.1.1.7. Adders have been recorded in Stainborough Park.

3.1.1.8. The data search results cannot be placed in the public domain but are available to the client on request.

3.1.2. South Yorkshire Bat Group Data Search Results.

3.1.2.1. Abundant bat records were provided and many historic records. A large proportion of the records are for the Rockley Tramway, a roost that has been monitored over many years.

3.1.2.2. Bat roosts have been recorded in the nearby Stainborough Castle and many transect results were also provided for Stainborough Park and gardens.

3.1.2.3. The overall conclusion from the data search is that the area around the site has been well monitored for many years and high levels of bat activity have been recorded. None of the records applies to the surveys area.

3.1.2.4. The data search results cannot be placed in the public domain but are available to the client on request.

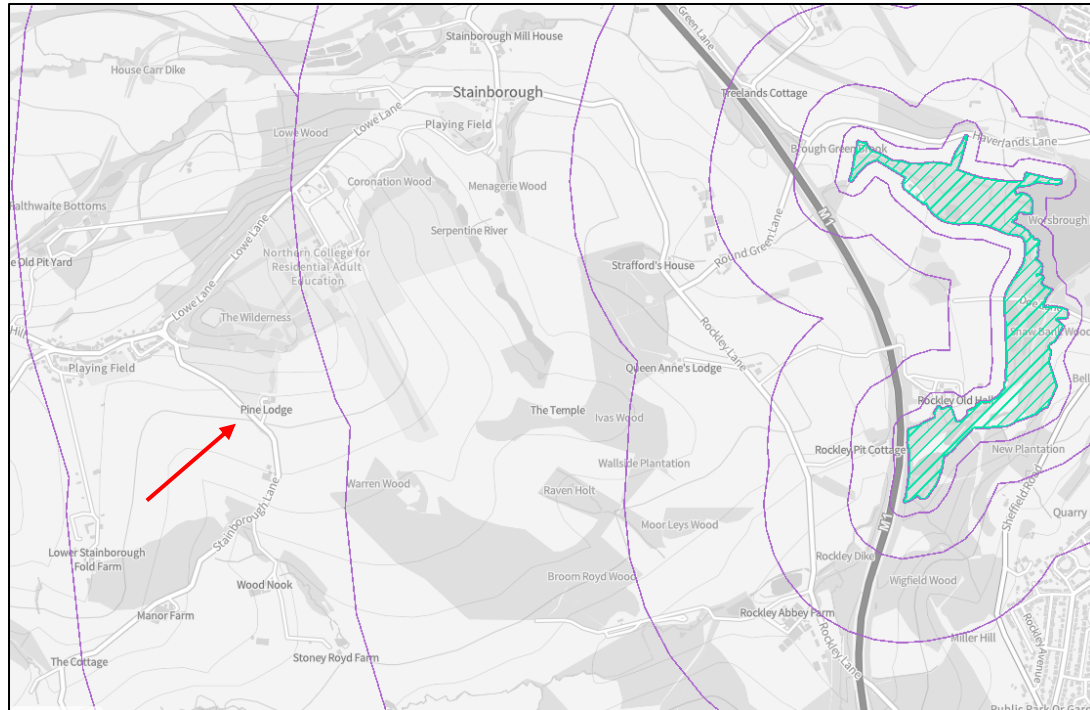
3.1.3. South Yorkshire Badger Group Data Search Results.

3.1.3.1. South Yorkshire Badger Group hold records of a number of badger setts close to the site but none that directly apply to the site in question.

3.1.3.2. The badger data search results are extremely confidential and cannot be included in this report. Further details are available to the client on request.

3.1.4. MAGIC Website.

A check using the MAGIC website identified the site as being within an SSSI Impact Zone around the Dearne Valley Wetlands SSSI. However, the type of development planned and the distance from the SSSI mean that this is not an issue.



3.2. The Surveyed Area.

3.2.1. The aerial photograph below shows the location of the site shown by the red arrow, and the surrounding area. The site is located to the south of Stainborough Park and the Wentworth Castle grounds.



3.2.2. To the south, east and west of the site there is open, arable farmland with the village of Hood Green to the northwest.

3.2.3. The site itself consists of the existing Pine Lodge bungalow and an extensive garden around it.

3.3. Description of Habitats.

Appendix VII of this report contains an annotated map marked up with the varying habitats that are cross referenced to target notes in Appendix VIII of this report. The habitats on and adjacent to the site are: -

1. Amenity Grassland.
2. Scattered Deciduous Trees.
3. Scattered Conifer Trees.
4. Introduced Shrubs.
5. Dense Scrub.
6. Ruderals
7. Species Poor Hedgerow.
8. Species Poor Hedgerow with Trees.
9. Wall.
10. Fence
11. Bare Ground
12. Buildings

3.3.1. Amenity Grassland

3.3.1.1. The largest area of the site comprises an extensive lawned area although this has been neglected for the last few years. The dominant species present are typical lawn species including perennial ryegrass (*Lolium perenne*), annual meadow grass (*Poa annua*), Yorkshire fog (*Holcus lanatus*), fescue (*Festuca sp*), and common bent (*Agrostis capillaris*), while other species include all the normal lawn weeds including Meadow Buttercup (*Ranunculus acris*), Common Daisy (*Bellis perennis*), White Clover (*Trifolium repens*), Dandelion (*Taraxacum officinale*), Dock (*Rumex sp.*), Slender plantain (*Plantago heterophylla*), Lesser trefoil (*Trifolium dubium*) and plantain (*Plantago major*). In places nettle (*Urtica dioica*) and bramble (*Rubus*

fruticosus) are extending into the lawned areas. The lawns have all been recently mowed and mulched resulting in a short sward during the follow up survey.



3.3.1.2. The following table shows the results of the grassland habitat condition assessment. The grassland passes five of the assessment criteria leading to a moderate result. Appendix VI provides more details on the questions below should it be needed.

Grassland (low distinctiveness)

Condition Assessment Criteria	Condition Achieved (Y/N)
1 – Species per m2	No
2 – Sward height	No
3 – Scattered scrub cover	Yes
4 – Physical damage	Yes
5 – Bare ground	Yes
6 – Bracken/scrub cover	Yes
7 – Non-native species	Yes
Condition Assessment:	5 Passes Moderate Condition.

3.3.2. Scattered Deciduous Trees.

3.3.2.1. There are a number of large and mature specimen trees on the site including a large oak tree (*Quercus Robur*), poplar (*Populus x Canadensis*), ash (*Fraxinus excelsior*), sycamore (*Acer pseudoplatanus*) whitebeam (*Sorbus aria*) and weeping willow (*Salix babylonica*). Further details of the trees present on the site are contained in the tree survey report.



3.3.2.2. The following table shows the results of the scattered tree habitat condition assessment. The trees pass four of the assessment criteria leading to a ‘moderate’ result. Appendix VI provides more details on the questions below should it be needed.

Urban Trees

Condition Assessment Criteria	Condition Achieved (Y/N)
1 – Native species	Yes
2 – Tree canopy	No
3 – Mature/veteran trees	No
4 – Anthropogenic activities	Yes
5 – Micro-habitats	Yes
6 – Ground vegetation	Yes
Condition Assessment:	4 Passes, Moderate Condition

3.3.3. Scattered Conifer Trees.

3.3.3.1. There are some large Pine (*Pinus sylvestris*) trees on the site in two separate clumps, as shown below.



3.3.3.2. The following table shows the results of the scattered tree habitat condition assessment. The trees give a score of 27 leading to a moderate result. Appendix VI provides more details on the questions below should it be needed.

Woodland

Attributes and functional groupings	Score per indicator
1 – Age distribution of trees ¹	1
2 – Wild, domestic and feral herbivore damage	3
3 – Invasive plant species ³	3
4 – Number of native tree species	2
5 – Cover of native tree and shrub species	3
6 – Open space within woodland ⁴	1
7 – Woodland regeneration ⁵	1

8 – Tree health	3
9 – Vegetation and ground flora	1
10 – Woodland vertical structure ⁶	2
11 – Veteran trees ⁷	2
12 – Amount of deadwood	2
13 – Woodland disturbance ⁸	3
Total:	
Condition Assessment Result	Condition Assessment Score
Total score >32 (33 to 39)	Good (3)
Total score 26 to 32	Moderate (2)
Total score <26 (13 to 25)	Poor (1)

3.3.3.3. There is also a row of large Pine trees growing along the western site boundary of the site, as shown in the photograph below. These are interspersed with poplar trees (*Populus x Canadensis*).



3.3.3.4. The following table shows the results of the line of trees habitat condition assessment. The line of trees passes four of the assessment criteria leading to a moderate result. Appendix VI provides more details on the questions below should it be needed.

Line of trees

Condition Assessment Criteria	Condition Achieved (Y/N)
1 – Native species	No
2 – Tree canopy	Yes
3 – Mature/veteran trees	No
4 – Adjacent vegetation	Yes
5 – Tree health	Yes
Condition Assessment:	3 Passes, Moderate condition.

3.3.4. Introduced Shrubs.

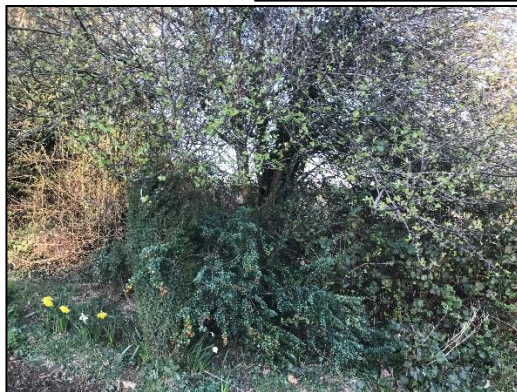
There are a number of flower beds scattered across the site.

3.3.4.1. At the northern end of the site, adjacent to the parking area at the back of the house there are two flower beds. Species present include some very large ornamental Leyland Cyprus conifers (*x Cupressocyparis leylandii*). In front of these there are ornamental shrubs including spiraea (*Spiraea Sp*), cotoneaster (*Cotoneaster Sp*), forsythia (*Forsythia Sp*), laurel (*Prunus laurocerasus*), buddleia (*Buddleia davidii*), hypericum (*Hypericum Hidcote*), euonymus (*Euonymus fortunei*), with day lily (*Heemerocallis Sp*), shasta daisy (*Leucanthemum Sp*) Flowering currant (*Ribes sanguineum*) and primrose (*Primula vulgaris*).





3.3.4.2. At the southern end of the site there are two areas of ornamental planting adjacent to the eastern side of the drive. These contain similar species including Barberry (*Berberis darwinii*), apple (*Malus domestica*), plum (*Prunus sp(p)*), viburnum, (*Viburnum tinus*), mahonia (*Mahonia aquifolium*), Lilac (*Lilac vulgaris*), pernettya (*Gaultheria mucronat*), cherry laurel (*Prunus laurocerasus*), buddleia (*Buddleia davidii*), Hedging honeysuckle (*Lonicera, nitida*), aquilegia (*Aquilegia canadensis*), with dog rose (*Rosa canina*), bramble (*Rubus fruticosus*), ivy (*Hedera helix*) and daffodil (*Narcissus pseudonarcissus*).



3.3.4.3. In the south-eastern corner of the site there are a further two areas of ornamental planting with similar species present including Cherry laurel (*Prunus laurocerasus*), Escallonia (*Escallonia Sp*), Cotoneaster (*Cotoneaster Sp*), Hedging honeysuckle (*Lonicera, nitida*), viburnum, (*Viburnum tinus*), quince (*Cydonia oblonga*), shrubby cinquefoil (*Potentilla Sp*) and dogwood (*Cornus Sp*) with bramble (*Rubus fruticosus*), hawthorn (*Crataegus monogyna*) and ash (*Fraxinus excelsior*) becoming established.



3.3.4.4. There is no condition assessment for introduced scrub.

3.3.5. Dense Scrub.

3.3.5.1. In the southwest of the site there is a small area of tall and dense scrub. The species present include ash (*Fraxinus excelsior*), hawthorn (*Crataegus monogyna*), pine (*Pinus sylvestris*) and elder (*Sambucus nigra*), with bramble (*Rubus fruticosus*), ivy (*Hedera helix*) and nettles (*Urtica dioica*) underneath.

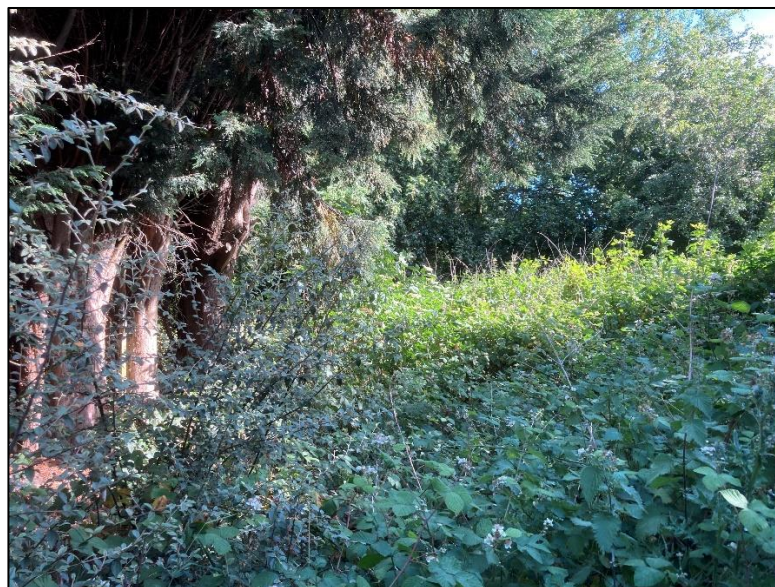


3.3.5.2. There is a clump of bramble (*Rubus fruticosus*) scrub around two extensive conifers, one a large ornamental Leyland Cyprus (*x Cupressocyparis*) conifer and the other an ornamental horizontal conifer towards the southern end of the site. There is also a small rhododendron growing in this clump.

3.3.5.3. There is a clump of gorse (*Ulex europaeus*), bramble (*Rubus fruticosus*) and nettles (*Urtica dioica*) with a few daffodils (*Narcissus pseudonarcissus*) present towards the northwest corner of the site.



3.5.5.4. The area in the north eastern corner of the site was previously described as an area of tall ruderals. In the intervening period this has been taken over by dense bramble and is now designated dense scrub.



3.3.5.5. The following table shows the results of the scrub habitat condition assessment. The scrub passes three of the assessment criteria leading to a moderate result. Appendix VI provides more details on the questions below should it be needed.

Scrub

Condition Assessment Criteria	Condition Achieved (Y/N)
1 – Representative of UKHab description	Yes
2 – Age range	No
3 – Non-native species	Yes
4 – Edge vegetation	Yes
5 – Clearings, glades or rides	No
Condition Assessment:	3 Passes, Moderate condition.

3.3.6. Species Poor Hedgerow.

3.3.6.1. All the way down the eastern site boundary and in the northeast of the site there is a species poor hedgerow comprising almost entirely hawthorn (*Crataegus monogyna*).



3.3.6.2. The following table shows the results of the hedgerow habitat condition assessment. The hedgerow fails no more than two of the assessment criteria leading to a good result. Appendix V provides more details on the questions below should it be needed.

Hedgerow

Attributes and functional groupings	Condition Achieved (Y/N)
A1 – Height	Yes
A2 – Width	No
B1 – Gap – hedge base	Yes
B1 – Gap – hedge canopy	Yes
C1 – Undisturbed ground and perennial vegetation	Yes
C2 – Undesirable perennial vegetation	Yes
D1 – Invasive neophyte species	Yes
D2 – Current damage	Yes
E1 – Tree age	No
E2 – Tree health	Yes
Condition Assessment:	No more than two failures, good condition.

3.3.7. Species Poor Hedgerow with Trees.

3.3.7.1. One section of the western site boundary comprises a species poor hedgerow with trees. The hedgerow is entirely hawthorn (*Crataegus monogyna*) with poplar (*Populus x Canadensis*) trees at regular intervals.



3.3.7.2. The following table shows the results of the hedgerow habitat condition assessment. The hedgerow fails no more than two of the assessment criteria leading to a good result. Appendix VI provides more details on the questions below should it be needed.

Hedgerow

Attributes and functional groupings	Condition Achieved (Y/N)
A1 – Height	Yes
A2 – Width	No
B1 – Gap – hedge base	No
B1 – Gap – hedge canopy	Yes
C1 – Undisturbed ground and perennial vegetation	Yes
C2 – Undesirable perennial vegetation	Yes
D1 – Invasive neophyte species	Yes
D2 – Current damage	Yes
E1 – Tree age	Yes
E2 – Tree health	Yes
Condition Assessment:	No more than two failures, good condition.

3.3.8. Wall.

There is a dry-stone wall all along the southern end of the site marking the boundary with Stainborough Lane.



3.3.9. Fence.

There is a timber post and rail fence around three sides of the property.



3.3.10. Bare Ground.

There is a tarmac drive that curves around the site from the site entrance to the back of the building where there is a large parking area.



3.3.11. Building.

The buildings are dealt with in more detail later in this report.

3.3.11.1. There is a large bungalow on the site.



3.3.11.2. To the rear of the bungalow there is a large garage and swimming pool block.

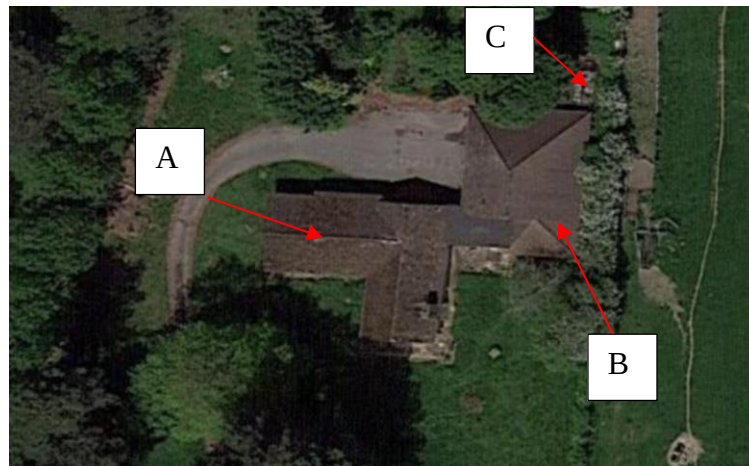


3.4. Description of Fauna.

3.4.1. No badger setts or badger field signs were found in the survey area. There are known badger setts close to the site and the garden inevitably lies within a badger clan territory. Worn animal paths were found crossing the site but there was no evidence these were used by badgers.

3.4.2. There are no watercourses present on the site or close to the site and there is therefore no habitat for water voles, otters or white clawed crayfish present on the site.

3.4.3. There are two buildings on the site although for the purposes of this report they have been split into three, as shown on the aerial photograph below.



3.4.3.1. Building A - The Main Bungalow.

3.4.3.1.1. The bungalow is a single storey, stone building with an L shaped, pitched roof. The building is a fairly recently built structure with cavity walls and with PVC window and door frames, as shown in the photographs below. The walls are all in excellent condition, well-fitting with no opportunities for roosting bats.





3.4.3.1.2. The plastic soffit boards are extremely well sealed to the walls and the two panels of timber cladding are also well sealed providing no opportunities for roosting bats.

3.4.3.1.3. The only exception to that is a section of the external wall that has been knocked out at the rear of the bungalow exposing the cavity. This is low down, wide and vulnerable to predators and unsuitable for roosting bats.



3.4.3.1.4. The roof is pitched and covered with interlocking tiles. These are all present with no gaps between and the ridge tiles are all in place and well pointed except for round the chimney where vandals have been stealing the lead flashing and displacing tiles in the process, as shown below.



3.4.3.1.5. Internally there is one large loft space covering the entire bungalow. The roof is supported on a modern timber rafter design and the tiles are lined with a modern breathable membrane. No daylight was visible in the loft and no bats or bat field signs were found.



3.4.3.1.6. Overall, the bungalow is of a modern design, is well sealed and was originally assessed to provide negligible potential for roosting bats and unsuitable for hibernating bats. The holes around the chimney in the roof change that assessment to low potential for roosting bats in line with the BCT Good Practice Guidelines.

3.4.3.2. The Garage and Swimming Pool Extension.

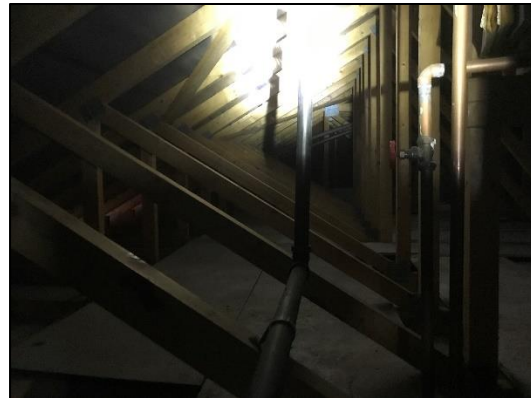
3.4.3.2.1. The garage and swimming pool block is a single storey, stone building with a tall, pitched roof. The western side of the building contains two large garages while the eastern half of the building contains a swimming pool. The building is a recent extension, added to the bungalow at a later date, with cavity walls and with timber door frames, as shown in the photographs below. The walls are all in excellent condition, well-fitting with no opportunities for roosting bats.



3.4.3.2.2. The eaves are all well sealed to the PVC fascia and soffits with no gaps to provide opportunities for roosting bats.

3.4.3.2.3. The roof is pitched and covered with interlocking tiles. These are all present with no gaps between and the ridge tiles are all in place and well pointed.

3.4.3.2.4. Internally there is one very large loft space covering the entire extension. The roof is supported on a complicated and cluttered timber frame and the tiles are lined with a modern breathable membrane. No daylight was visible in the loft and no bats or bat field signs were found.



3.4.3.2.5. Overall, the garage and swimming pool extension is of a modern design, is well sealed and assessed to provide negligible potential for roosting bats and to be unsuitable for hibernating bats.

3.4.3.3. The Greenhouse.

The greenhouse was a metal framed structure supporting glass throughout that was totally unsuitable for roosting bats. This was no longer present during the 2022 survey.

3.4.3.4. Dawn Survey Results, 18th July 2022.

3.4.3.4.1. A dawn bat survey was undertaken of the main house and the garage block by three surveyors on the morning of 18th July 2022. One surveyor holds a current Natural England licence for surveying bats and the other two are experienced assistants.

3.4.3.4.2. Each surveyor was equipped with a Batbox Duet detector and a two-way radio for communication. In addition, four static Anabat recorders were deployed to record bat activity for subsequent analysis using Analook software.

3.4.3.4.3. The position of the surveyors and the static Anabats are shown on the aerial photograph below where S is a surveyor and A is an Anabat.



3.4.3.4.4. The morning was fine, with a clear sky and no wind, 0 on the BWS and a temperature of 22°C at 03:30. Sunrise was at 05:00, the survey started at 03:30 and ended at 05:30.

3.4.3.4.5. The following are the observations of the surveyors.

3.4.3.4.5.1. Surveyor 1.

Surveyor 1 observed the following bat activity.

03:54. Faint and distant Common Pipistrelle heard not seen.

03:57. Faint and distant Soprano Pipistrelle heard not seen.

04:01. Myotis heard not seen, thought to be over trees to the north.

Anabat 19 with Surveyor 1 recorded a very faint Common Pipistrelle at 03:54, a faint Soprano Pipistrelle at 03:57 and a faint Myotis at 04:01.

Anabat 24 in front of the garages recorded a very faint Common Pipistrelle at 03:53, a faint Soprano Pipistrelle at 03:57 and a Myotis at 04:09.

3.4.3.4.5.2. Surveyor 2.

Surveyor 2 observed the following bat activity.

03:54. Common Pipistrelle passed north to west.

04:09. Faint bat heard not seen.

04:16. Myotis bat foraged south of the bungalow and went west.

04:21. Soprano Pipistrelle briefly foraged south of the bungalow and went west.

04:23. Bat passed south to east.

04:29. Myotis foraged from the south to the bungalow and then went south.

Anabat 13 with Surveyor 2 recorded one Common Pipistrelle at 03:54, one Soprano Pipistrelle at 04:21 and five Myotis calls between 04:09 and 04:29.

3.4.3.4.5.3. Surveyor 3

Surveyor 3 observed the following bat activity.

04:24. Faint bat heard not seen.

04:29. Myotis foraged in front of bungalow and then went south.

Anabat 14 with Surveyor 2 recorded one Common Pipistrelle at 03:44 and one Distant Noctule at 04:05.

3.4.3.4.6. No bats entered a roost in the buildings during this survey.

3.4.3.5. Dusk Emergence Survey Results, 1st August 2022.

3.4.3.5.1. A dusk emergence bat survey was undertaken of the main house and the garage block by three surveyors on the evening of 1st August 2022. One surveyor holds a current Natural England licence for surveying bats and the other two are experienced assistants.

3.4.3.5.2. Each surveyor was equipped with a Batbox Duet detector and a two-way radio for communication. In addition, four static Anabat recorders were deployed to record bat activity for subsequent analysis using Analook software.

3.4.3.5.3. The position of the surveyors and the static Anabats are shown on the aerial photograph below where S is a surveyor and A is an Anabat.



3.4.3.5.4. The evening was fine, with a clear sky and no wind, 0 on the BWS and a temperature of 21°C at 20:45. Sunset was at 21:02, the survey started at 20:45 and ended at 22:40. The wind increased during the survey and was blowing to BWS 1 at the end of the survey.

3.4.3.5.5. The following are the observations of the surveyors.

3.4.3.4.5.1. Surveyor 1.

Surveyor 1 observed the following bat activity.

21:09. Common Pipistrelle heard not seen.

21:29. Common Pipistrelle foraging along western tree line.

21:42. Common Pipistrelle from the north to forage along the western tree line..

Anabat 12 with Surveyor 1 recorded four Common Pipistrelles between 21:09 and 21:48 and a Noctule at 21:35.

3.4.3.4.5.2. Surveyor 2.

Surveyor 2 observed the following bat activity.

21:18. Common Pipistrelle faintly heard foraging, unseen.

21:23. Faint bat heard not seen.

21:28. Common Pipistrelle foraging unseen to the west.

21:31. Common Pipistrelle foraged to the west of the bungalow.

21:35. Faint Common Pipistrelle heard not seen.

21:42. Common Pipistrelle foraging around the bungalow.

Anabat 22 with Surveyor 2 recorded nine Common Pipistrelles between 21:29 and 21:45, three Soprano Pipistrelles between 21:38 and 21:46, two Myotis between 21:23 and 21:31 and one Noctule at 21:55.

3.4.3.4.5.3. Surveyor 3

Surveyor 3 observed the following bat activity.

21:23. Faint bat heard not seen.

21:29. Common Pipistrelle foraging across front of the bungalow.

21:31. Common Pipistrelle foraging over the bungalow.

21:42. Common Pipistrelle foraging over the bungalow.

21:45. Common \Pipistrelle passed east to west.

21:45. Common Pipistrelle heard not seen.

Anabat 16 with Surveyor 3 recorded four Common Pipistrelles between 21:29 and 21:46, two Myotis at 21:23 and 21:35 and one Noctule at 21:35.

3.4.3.5.6. No bats emerged from a roost in the buildings during this survey.

3.4.4. Within the garden of the property there are some large and mature trees. The arboricultural report outlines those mature trees that are to be removed. Most are ornamental and some are natural species like the alternating row of conifers and poplar trees along the western site boundary. These are semi-mature and of an age that would not be expected to provide bat roosting opportunities.



3.4.5. The large Scots pine trees present on the site are also to be retained.

3.4.6. A number of other trees are to be removed to create a more open landscape more fitting to the surrounding area. The trees that are to be removed to facilitate the new dwelling are predominantly ornamental conifer trees, as shown below, that provide no opportunities for roosting bats.



3.4.7. No potential roost features were identified and therefore these trees are assessed to have negligible potential for roosting bats in line with the Bat Conservation Trust Good Practice Guideline except two trees, as outlined below.

3.4.7.1. There is one very splendid large oak tree that provides potential opportunities for roosting bats. The potential is in the thicker branches and upper reaches of the tree where there is dead timber and flaking bark. The tree is therefore assessed to have a medium potential for roosting bats in line with the Bat Conservation Good Practice Guidelines. It is understood that some works may be required to this tree.



3.4.7.2. At the time of the dawn survey two large branches were found to have fallen from this tree leaving jagged branch ends that look to provide opportunities for roosting bats.



3.4.7.3. There was little bat activity around the tree during the dawn survey and no bats were seen to swarm round the tree.

3.4.7.4. At the same time as the dusk emergence survey of the building on 1st August, one additional surveyor, S4, was positioned to the west of this tree where they could see the above two points of damage. At the same time, S2 above, was positioned to the east of the tree.

3.4.7.5. The observations of Surveyor 4 was a continual stream of Common Pipistrelles, many looking very young, foraging up and down the western hedgerow. No bats flew into or out of the mature oak tree.

3.4.7.5.1. Anabat 4 with Surveyor 4 recorded sixty-five Common Pipistrelle calls, three Soprano Pipistrelle calls, two Myotis calls and one Noctule.

3.4.7.6. The second is a large willow tree that is present at the southern end of the site that is to be removed. This has open cracks and voids that provide potential roost features for bats as can be seen in the photographs below. This tree is assessed to provide a moderate potential for roosting bats.



3.4.7.7. Prior to the final dusk emergence survey the potential roost feature was examined with an endoscope and no evidence of roosting bats was found.

3.4.7.8. During the dusk emergence survey S5 was positioned beneath the tree to observe bat activity. There was no bat activity close to or under the tree, but occasional Common Pipistrelles were heard foraging along the western tree line. Anabat 20 with Surveyor 5 recorded three Common Pipistrelle calls.

3.4.9. Stainborough Park, Wentworth Gardens and the surrounding habitat to the north of the site provide high quality bat foraging habitat and this is confirmed by the large number of bat records for the area. The mature gardens of Pine Lodge will also provide high quality bat foraging habitat around the trees in the garden.

3.4.10. There are no ponds within the garden of Pine Lodge, but Keepers Pond lies only 75m to the north of the site boundary. There are records of great crested newts and common amphibians in this pond. Therefore, great crested newt surveys were undertaken. No other ponds are present within 500m of the site.

3.4.10.1. Keepers Pond is a large pond in a grazing field with reeds growing all around the margin of the pond. There is some emergent vegetation growing in the water, as shown in the photograph below.



3.4.10.2. The following table shows the Habitat Suitability Index Scores for the pond. This is a method of calculating the potential presence of great crested newts in a pond by awarding points against specified criteria. An explanation of the HSI criteria is included in Appendix IV of this report.

Pond ref	Keepers Pond
SI1 - Location	1
SI2 - Pond area	0.9
SI3 - Pond drying	0.9
SI4 - Water quality	0.67
SI4 - Shade	1
SI6 - Fowl	0.67
SI7 - Fish	1
SI8 - Ponds	0.9
SI9 - Terrestrial habitat	0.67
SI10 - Macrophytes	0.8
HSI	0.84
Suitability	Excellent

3.4.10.3. The HSI guidance suggests that 93% of ponds with a score of “excellent” contain a breeding population of great crested newts.

3.4.10.4. The tables below outline the results of the great crested newt surveys carried out on Keepers Pond where M = male, F = female, GCN = great crested newt, SM = smooth newt and PAL = palmate newt. The surveys were carried out by Jenny and Stevan Roebuck, both of whom held a current Natural England licence to survey for great crested newts.

Survey Date		1 st to 2 nd April 2020	16 th to 17 th April 2020	23 rd to 24 th April 2020	30 th April to 1 st May 2020	6 th to 7 th May 2020	19 th to 20 th May 2020
PM	Weather	Fine and dry	Fine and dry	Fine and dry	Cool and wet	Fine and clear	Fine and clear
	Temp	9°C	16°C	15°C	9°C	16°C	18°C
AM	Weather	Fine and dry	Fine and dry	Fine and dry	Fine and dry	Fine and clear	Fine and clear
	Temp	7°C	7°C	8°C	8°C	7°C	16°C
Surveyors		Steve	Steve	Steve	Steve	Steve	Steve
		Jenny	Jenny	Jenny	Jenny	Jenny	Jenny
Bottle traps	Traps	20	20	20	20	20	20
	Results	Nothing	5 MGCN 5 FGCN 1 MSM 2 FSM	1 MSM 1 FSM	1 MSM	Tadpoles	3 MSM
Torch search		N/A	N/A	N/A	N/A	N/A	N/A
Egg search		Nothing	Nothing	Nothing	Nothing	Nothing	Nothing
Netting		Nothing	Nothing	Nothing	Nothing	Tadpoles	Nothing
Turbidity		4	4	4	4	4	4
Vegetation cover		2	2	2	2	3	3

3.4.10.5. Keepers Pond was not an easy pond to survey as 95% of the perimeter of the pond is lined with dense marsh grasses that make it impossible to torch search and difficult to net.

3.4.10.6. The results of the six surveys carried out indicate the presence of a small population of great crested newts. This is considered to be a satisfactory result despite the survey difficulties.

3.4.10.6.1. The surveys were carried out in 2020 and as such are considered not to be current. Having said that, there have been previous surveys over the years in Keepers Pond and these have consistently shown a small population of great crested newts to be present.

3.4.11. The trees and dense vegetation within the site provide opportunities for nesting birds during the nesting season, which extends from March to September each year. No nests were identified during this survey although a nesting bird survey was not undertaken.

3.4.12. The site is assessed to be unsuitable habitat for reptiles. There are few records of reptiles in the immediate surrounding area limited to the occasional records in the wider landscape (including one record of adder). No reptiles have been found during any site visit.

3.4.13. The site is assessed to be totally unsuitable habitat for hazel dormouse as it is located outside the natural range for the species.

3.4.14. The site is assessed to be totally unsuitable habitat for red squirrels.

3.4.15. There is a small number of alien invasive plant species listed on Schedule 9 of the Wildlife and Countryside Act (1981) present on the site because those plants are growing in a garden setting and they only become invasive if they spread in the wild. These are Cotoneaster and Rhododendron.

4. ASSESSMENT OF IMPACTS, MITIGATION AND RESIDUAL EFFECTS.

4.1. Designated Sites.

4.1.1. Assessment.

4.1.1.1. There were no international or national statutory designated sites in the area around the site at the time of the previous surveys. However, there is now the Dearne Valley Wetlands SSSI to the east of the site which now falls within the SSSI Impact Zone.

4.1.1.2. BBRC holds a record of three Local Wildlife Sites close to the site. Stainborough Park is the closest of the three sites and that lies immediately to the north of Pine Lodge curtilage while Hood Green Pastures and Falthwaite and Low Wood lie beyond Stainborough Park. The proposed replacement of the existing bungalow with a new dwelling will have no impact on Stainborough Park Local Wildlife Site. The development will be entirely confined to the existing gardens and it is planned to open the site to enhance the broader parkland habitat.

4.1.2. Mitigation.

4.1.2.1. All works will be confined to the existing garden area.

4.1.2.2. The development is not of a type listed as having a likely risk upon the SSSI and therefore no specific mitigation is required.

4.1.2.3. A sympathetic lighting scheme will be applied to the site that reduces the light impact on the adjacent LWS and on potential bat foraging routes.

4.1.3. Residual Effects.

The proposed development will have **No Negative Residual Impact** on any designated site.

4.2. Habitats.

4.2.1. Assessment.

4.2.1.1. The hedgerows around the site are Priority Habitats as listed under the NERC Act 2006. However, these are to be retained and enhanced. There is a line of trees to be removed at the request of Natural Heritage as it is not compatible with the surrounding parkland. Half of these are introduced conifers and the other half are large poplar trees.

4.2.1.2. There are large and mature trees on the site, but these will not be affected by the proposed development. The trees that will be affected by the proposed new dwelling will be overgrown ornamental conifers.

4.2.1.3. The habitat to be affected by any proposed development is predominantly the footprint of the existing bungalow and bare ground currently part of the parking area, lawns and flower beds. These are assessed to be of low ecological value.

4.2.1.4. The tables below show the baseline Biodiversity on the site. The first table shows the area habitats and the second the linear habitats.

Habitat Type	Area (ha)	Distinctiveness	Condition	Habitat Units
Mixed Scrub	0.06	Medium	Moderate	0.55
Modified grassland	0.5	Low	Moderate	2.3
Introduced shrub	0.08	Low	N/A	0.18
Developed land-sealed surface	0.16	V.Low	N/A	0
Urban Tree	1.53	Medium	Moderate	14.08
Total				17.11 Bu

Habitat Type	Length (km)	Distinctiveness	Condition	Habitat Units
Native-species poor hedgerow	0.172	Low	Good	1.19
Native hedgerow with trees	0.015	Medium	Good	0.21
Line of trees	0.186	Low	Moderate	0.86
Total				2.25 Bu

4.2.1.5. The MAGIC map shows that the site lies within a habitat area noted to be Wood Pasture and Parkland, a Priority Habitat. Wood pasture and parkland is land that has been managed through grazing. They can be ancient, or of more recent origin, and occur in regions with distinct woodland types, such as Caledonian forest. Some started as medieval hunting forests or wooded commons, and others are the designed landscapes from large estates. They are often perfect for spotting ancient and veteran trees. This is a remnant of the past when the gardens were part of the surrounding parkland. The large Scots pines in the gardens are a remnant of that habitat.

4.2.2. Mitigation.

4.2.2.1. All works will be confined to the existing garden area. Hedgerows and mature trees will be retained except where agreed with Historic England.

4.3.2.2. The eastern perimeter hedgerow will be enhanced by filling all gaps and by adding other locally sourced plants to provide diversity. Plants to be used will be holly (*Ilex aquifolium*), ash (*Fraxinus excelsior*) and field maple (*Acer campestre*).

4.3.2.3. A line of standard oak trees is to be planted down the eastern site boundary.

4.3.2.4. The following two tables show the biodiversity on site post development.

,

Habitat Type	Area (ha)	Distinctiveness	Condition	Habitat Units
Developed land-sealed surface	0.16	V.Low	N/A	0
Introduced Shrub	0.02	Low	N/A	0.04
Modified grassland	0.12	Low	Poor	0.64
Urban trees	2.26	Medium	Moderate	16.65
Lowland Meadow	0.4	V High	Good	5.45
Total				23.24 Bu

Habitat Type	Length (km)	Distinctiveness	Condition	Habitat Units
Native-species rich hedgerow	0.172	Medium	Good	2.18
Native hedgerow with trees	0.015	Medium	Moderate	0.10
Total				2.28 Bu

4.2.3. Residual Effects.

4.2.3.1. The results of the Biodiversity Metric 3.1. show an increase in area habitat value from 17.11Bu to 23.24Bu, a 35.8% increase.

4.2.3.2. The results of the Biodiversity Metric 3.1. show an increase in linear habitat value from 2.25Bu to 2.28Bu an increase of 1.21%.

4.2.3.3. Therefore, the Metric 3.1. shows an increase in both area and linear habitats. At the same time the overall result will be to return much of the garden area to the previous open parkland feel of the site. As such, there will be a Residual Positive Impact as a result of the development.

4.3. Species.

4.3.1. Badgers

4.3.1.1. Assessment.

No badger setts or badger field signs were found on the site and the site. There are known badger setts close to the site and it is possible that badgers will forage on the site on occasions. Animal paths were identified crossing the lawns but there was no evidence these were used by badgers.

4.3.1.2. Mitigation.

4.3.1.2.1. All open trenches left overnight will be furnished with a sloping end so that any animal that falls into the trench can escape.

4.3.1.2.2. All open pipe ends left overnight where the pipe is in excess of 100mm diameter, will be capped to prevent animals, particularly badgers, from entering.

4.3.1.2.3. A final walk over badger survey will be undertaken immediately prior to commencement of the works to ensure there has been no change in circumstances.

4.3.1.3. Residual Effects.

There will be no **Negative Residual Impact** on badgers.

4.3.2. Great Crested Newts

4.3.2.1. Assessment.

4.3.2.1.1. There is one pond, 75m to the north of the site with a known population of great crested newts. Surveys carried out in association with this report have identified a small population of great crested newts within this pond.

4.3.2.1.2. The proposed development of the site will therefore affect potential amphibians and great crested newt terrestrial habitat within 100m of the pond.

4.3.2.2. Mitigation.

4.3.2.2.1. The development lies within an area where Natural England has introduced District Licensing. An initial approach has been made to the District Licensing team and Appendix V of this report shows a Natural England Great Crested Newt District Licensing Impact Assessment & Conservation Payment Certificate.

4.3.2.2.2. On completion of the planning consent and once mitigation payment has been made to Natural England, mitigation will be provided by Natural England offsite, there will be no necessity to provide any mitigation on site.

4.3.2.2.3. Nevertheless, all personnel employed on the development will be briefed with respect to the potential for great crested newts and amphibians on the site and will be advised to move all common amphibians to a place of safety where a carpet square will be provided and under which the amphibian should be placed. The amphibian will move away from there when ready to do so.

4.3.2.2.4. If a great crested newt is found on the site, work should cease at that location and Whitcher Wildlife Ltd will be contacted for further advice.

4.3.2.2.5. Post development, all habitats on site will regenerate and continue to provide the equivalent value of terrestrial habitat as pre-development.

4.3.2.3. Residual Effect.

The mitigation measures will ensure the population of great crested newts will remain at its current conservation status. This represents **No Negative Residual Impact at a Local Level** on great crested newts.

4.3.3. Bats

4.3.3.1. Assessment.

4.3.3.1.1. A daytime bat survey was carried out of the buildings present on the site. All of the buildings were initially assessed to have a negligible potential for roosting bats.

4.3.3.1.2. The Local Authority disagreed with this, in part due to an area of vandalism around the chimney where flashing has been removed and has disturbed the roof tiles after the first survey. The bungalow was therefore re-assessed to having a moderate potential for roosting bats.

4.3.3.1.3. A dusk emergence and a dawn survey were undertaken of the buildings and no bats were found roosting in the buildings.

4.3.3.1.4. There are large and mature trees on the site that may provide opportunities for roosting bats, but these are largely to be retained unaffected by the proposed new dwelling.

4.3.3.1.5. There are two exceptions to this, the large weeping willow tree at the bottom of the drive, which is to be removed and the large and mature oak tree close to the house that is to have some tree surgery works undertaken following wind damage.

4.3.3.1.6. During the second bat survey, the dusk emergence survey, an ecologist was positioned by each tree to observe bat activity around the potential roost features. The results were that no bats emerged from the potential roost features in either tree.

4.3.3.1.7. The habitat on site that will be affected by the proposed new development is assessed to be moderate value bat foraging habitat, but the development will not cause any fragmentation of the existing foraging habitat.

4.3.3.2. Mitigation.

4.3.3.2.1. Individual bats can seek temporary shelter almost anywhere. Therefore, care will be taken during the demolition of the existing bungalow and in the unlikely event a bat is found, works will cease at that location, the bat will be covered and protected and further advice will be sought from the undersigned.

4.3.3.2.2. The majority of the mature trees on the site will be retained and this will ensure that no bats that may roost in those trees will be killed or injured.

4.3.3.2.3. The weeping willow will be re-checked with an endoscope prior to felling as a precaution against any bats moving into the potential roost feature in the intervening period.

4.3.3.2.4. The two broken branches in the mature oak tree will be inspected by a tree climbing, licensed ecologist prior to felling as a final precaution.

4.3.2.5. The high-quality bat foraging habitat on the site will be retained and enhanced by additional planting of good quality oak trees.

4.3.3.3. Residual Effects.

As a result of the above measures, there will be no **Negative Residual Impact** on bats.

4.3.4. Birds

4.3.4.1. Assessment.

4.3.4.1.1. The habitat on site is essentially a garden habitat with abundant shrubberies, trees and scrub to provide habitat for common nesting bird species.

4.3.4.1.2. Buzzards were heard calling over the site during the dusk and dawn surveys but did not display any affinity to any features within the site and did not display any nesting activity. There is abundant nesting habitat in the surrounding area for this species.

4.3.4.1.3. No Schedule I birds have been recorded on the site and none were observed on the site during the various surveys.

4.3.4.2. Mitigation.

4.3.4.2.1. Vegetation clearance will be carried out outside the nesting bird season, which extends from March to September.

4.3.4.2.2. Any vegetation that needs to be cleared during the nesting bird season will be immediately preceded by a nesting bird survey, carried out by a suitably experienced person.

4.3.4.2.3. The habitats to be removed are predominantly ornamental garden shrubberies and ornamental conifer trees. These are unsuitable habitat for any of the Schedule I birds recorded in the data search for the surrounding area

4.3.4.2.4. Fifteen standard oak trees will be planted down the eastern site boundary along with additional pine trees. These will all provide additional nesting opportunities on the site.

4.3.4.3. Residual Effects.

The mitigation measures will ensure no active bird's nests are disturbed during the development and will provide additional nesting opportunities post development. There will be **No Negative Residual Impact at a Local Level** on nesting birds.

4.3.1. Invasive Plant Species.

4.3.1.1. Assessment.

Two alien, invasive plant species were identified within the ornamental shrubberies on the site. These were cotoneaster horizontalis and rhododendron.

4.3.1.2. Mitigation.

4.3.1.2.1. One cotoneaster is planted within the shrubbery to be removed to facilitate the new dwelling. This will be cut down and shredded at a time when there are no berries on the plant.

4.3.1.2.2. Soil from the shrubbery will be retained on the site to avoid spreading the plant in the wild.

4.3.1.3. Residual Effects.

No alien invasive plant species will be spread in the wild as a result of the proposed development and there will therefore be **No Negative Residual Impact**.

5. COMPENSATION AND ENHANCEMENT MEASURES.

5.1. In line with the National Planning Policy Framework, biodiversity enhancements will be provided on the site.

5.2. One integrated bat brick is installed in the walls of the new dwelling to provide additional bat roosting opportunities.

5.3. A selection of six nest boxes be provided on the trees around the site to provide additional nesting opportunities. The boxes will be erected at suitable locations to be agreed with the ecologist. Boxes will be Woodstone Salamanca Boxes half with 28mm holes and half with 32mm holes, as shown below.



5.4. All boundary treatments will enable the free movement of badgers and hedgehogs across the site. As metal parkland fences are to be utilised, these will provide animals with freedom to move on and off the site.

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Appendix I. NESTING BIRD INFORMATION.

Ecology

The nesting season will vary according to the weather each year but generally commences in March, peaks during May and June and continues until September. It is also worth remembering that some birds nest in trees and scrub, but others are ground nesting or prefer man-made structures or buildings.

Surveys

Nesting bird surveys search for potential nest sites in vegetation, buildings etc. Potential nesting sites are observed over a suitable period of time for bird movements or calling male birds that would indicate the presence of a nest. The presence of a nest can be identified from the field signs without the necessity to see the nest itself, thereby avoiding any disturbance of the nests. The best way to avoid this issue is to plan for vegetation clearance to be carried out outside the bird-nesting season.

Legislation

Nesting birds are protected under The Wildlife and Countryside Act 1981.

Part 1. -(1) Of the Act states that: - If any person intentionally: - kills, injures or takes any wild bird; takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or takes or destroys an egg of any wild bird, he shall be guilty of an offence.

Part 1. -(5) of the Act states that: - If any person intentionally: - disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on, or near a nest containing eggs or young; or disturbs young of such a bird, he shall be guilty of an offence and liable to a special penalty.

The Countryside and Rights of Way Act 2000 amends the above by inserting after “intentionally” the words “or recklessly”.

Appendix II. BAT INFORMATION.

Ecology

There are currently 18 species of bat residing in Britain, 17 of which are known to breed here. They are extremely difficult to identify in the hand and even more so in flight.

All appear to be diminishing in numbers, probably due to habitat change and shortage of food, caused by pesticides, as insects are their sole diet.

As their diet consists solely of insects, bats hibernate during the winter when their food source is at its most scarce. They will spend the winter in hollow trees, caves, mines and the roofs of buildings.

Certain species, particularly the pipistrelle (the commonest and most widespread British bat) can quickly adapt to man-made structures and will readily use these to roost and to rear their young.

Surveys

During walkover surveys, bat roosts can be identified by looking for:

- Suitable holes, cracks and crevices within any building, tree or other structure.
- Bat droppings along walls, window cills, or on the ground.
- Prey remains, such as insect wings.

Further investigations can be made using endoscopes, by carrying out aerial inspections of trees or by conducting bat activity surveys during dusk and dawn over summer months.

Legislation

Bats are protected under Appendix II and III of the Bern Convention (1982), Schedule 5 and 6 of the Wildlife and Countryside Act (1981), Annex IV of the Habitats Directive (some species under Annex II), Annex II of the Conservation of Habitats and Species Regulations (2010) and EUROBATS agreement. Numerous species are

also listed under section 41 of the Natural Environment and Rural Communities Act (2006) making them species of principal importance.

All bats and their roosts are therefore protected in the UK. This makes it an offence to kill, injure or take any bat, to interfere with any place used for shelter or protection, or to intentionally disturb any animal occupying such a place.

The UK has designated maternity and hibernacula areas as Special Areas of Conservation (SAC's) under the Habitats Directive. Implementation of the UK Biodiversity Action Plan also includes action for a number of bat species and the habitats which support them.

Where development proposals are likely to affect a bat roost site, a licence is required from Natural England.

Appendix III. GREAT CRESTED NEWT INFORMATION.

Ecology

Great Crested Newts breed in ponds and other water bodies. They can begin to migrate to their breeding ponds as early as the first frost-free days in late January with the majority reaching their breeding ponds by mid-March. Timing will be influenced by several factors, primarily evening temperatures above 5°C and rainfall.

The peak egg-laying period is from mid-March to mid-May. The newts will lay their eggs individually, mainly on the leaves of submerged plants. The larva hatch after three weeks and then take another 2-3 months to complete larval development. Adult newts generally leave their breeding ponds from late May onwards.

Once the larvae have completed metamorphosis (the transition from aquatic larvae, efts, to land-adapted juveniles), they emerge from the pond. This emergence begins in late August and generally continues until late October. It takes 2-4 years to reach sexual maturity, during which time the newts will be land based.

Adults and immature newts spend the winter in places that afford protection from frost and flooding. This will generally be underground amongst tree roots, in mammal burrows, or under suitable refuges above ground like deadwood or rubble piles. Hibernation may last from October to February.

Whilst on land, outside the hibernation period, great crested newts will forage at night, taking a wide range of invertebrate prey.

Great Crested Newts therefore spend the majority of their time on land and only visit the ponds for breeding purposes.

Great Crested Newts will travel large distances between ponds and terrestrial refuges. It is recommended that anywhere within 500m of a pond should be treated as potential Great Crested Newt habitat.

Surveys

Walkover surveys will identify the suitability of any ponds within the area for Great Crested Newts by using an HSI assessment. The terrestrial habitat and their links will also be assessed.

Aquatic surveys of newts can be carried out through the trapping of ponds in suitable weather conditions during the breeding season, although these surveys do not provide accurate population estimates.

Terrestrial surveys and exclusions can be conducted between March and September when newts are moving out of breeding ponds.

An experienced surveyor must carry out the surveys and must be in possession of an appropriate Natural England Great Crested Newt survey license.

It is essential that Great Crested Newt surveys are planned well in advance of any development and ideally before Planning Consent is sought. Surveys can only be carried out at the appropriate time of year and repeat surveys are essential.

Legislation

Great Crested Newts are protected under Appendix II of the BERN Convention (1982), Schedule 5 of the Wildlife and Countryside Act (1981), Annex II and IV of the Habitats Directive, Annex II of the Conservation and Wildlife Regulations (2010) and are listed under section 41 of the Natural Environment and Communities Act (2006) making them a species of principal importance.

This makes it an offence to kill, injure or take any Great Crested Newt, to interfere with any place used for shelter or protection, or to intentionally disturb any animal occupying such a place.

If Great Crested Newts are to be Affected by any development, a thorough assessment of the population is essential followed by the design of a comprehensive mitigation package. Only when this has been done can a license application be submitted to Natural England for approval. It takes 30 working days for a license application to be determined and the period that mitigation measures take can be measured in months. It is therefore essential to plan well in advance of development commencing.

Appendix IV. HABITAT SUITABILITY INDEX INFORMATION.



Amphibian and Reptile Groups of the United Kingdom ARG UK Advice Note 5

www.arguk.org

Great Crested Newt Habitat Suitability Index

May 2010

Background

The Habitat Suitability Index (HSI) for the great crested newt was developed by Oldham *et al.* (2000). HSI scoring systems were originally developed by the US Fish and Wildlife Service as a means of evaluating habitat quality and quantity. An HSI is a numerical index, between 0 and 1. Values close to 0 indicate unsuitable habitat, 1 represents optimal habitat. The HSI for the great crested newt incorporates ten suitability indices, all of which are factors known to affect this species. These ten suitability indices are retained in this current Advice Note.

In the HSI system proposed by Oldham *et al.* (2000) one of the suitability indices (SI₉, terrestrial) involves more lengthy measurement and calculation than the others. In using the HSI system with volunteer surveyors in Kent, Lee Brady has substituted a simpler evaluation of terrestrial habitat quality (a four-point scale), for ease of use.

Several other, local, surveys have utilised the HSI, but incorporating their own variations on the original system. In 2007 a workshop was held at the Herpetofauna Workers' Meeting to evaluate the use of the HSI for the great crested newt, with the aims of:

- Identifying components of the system that may need clarification or refinement
- Agreeing on a standard that can readily be used by volunteers and professionals alike.

The outputs of the workshop and subsequent consultation have been used to formulate the current Advice Note. As far as possible a conservative approach has been adopted in modifying the use of the original HSI suitability indices. However, a major departure is the adoption of Lee Brady's four-point evaluation of terrestrial habitat. This differs from the original HSI in that it has been developed with respect to newt presence/absence at a pond, rather than estimating population size.

Use and limitations of the HSI

The HSI for great crested newts is a measure of habitat suitability. **It is not a substitute for newt surveys.** In general, ponds with high HSI scores are more likely to support great crested newts than those with low scores. However, the system is not sufficiently precise to conclude that any particular pond with a high score will support newts, or that any pond with a low score will not do so.

There is a positive correlation between HSI scores and the numbers of great crested newts observed. In general, high HSI scores are likely to be associated with greater numbers of great crested newts. The relationship is not sufficiently strong, however, to allow estimations of the numbers of newts in any particular pond.

HSI scoring can be useful in:

- Evaluating the general suitability of a pond, or ponds, for great crested newts
- Comparing general suitability of ponds across different areas
- Evaluating the suitability of receptor ponds in a proposed mitigation scheme
- Identifying habitat management priorities.

How to collect data and calculate the HSI

The HSI is a geometric mean of ten suitability indices:

$$HSI = (SI_1 \times SI_2 \times SI_3 \times SI_4 \times SI_5 \times SI_6 \times SI_7 \times SI_8 \times SI_9 \times SI_{10})^{1/10}$$

- Ten factors are scored for a pond, in the field and from map work (field scores).
- The ten field scores are converted to SI scores, on a scale from 0.01 to 1 (0.01 is used as the lower end of the scale in stead of 0, because multiplying by 0 reduces all other SI scores to 0).
- The ten SI scores are multiplied together.
- The tenth root of this number is calculated ($x^{1/10}$ i.e. x to the power of 0.1).

The calculated HSI for a pond should score between 1 and close to 0 (the calculations above do not allow the HSI to be exactly 0).

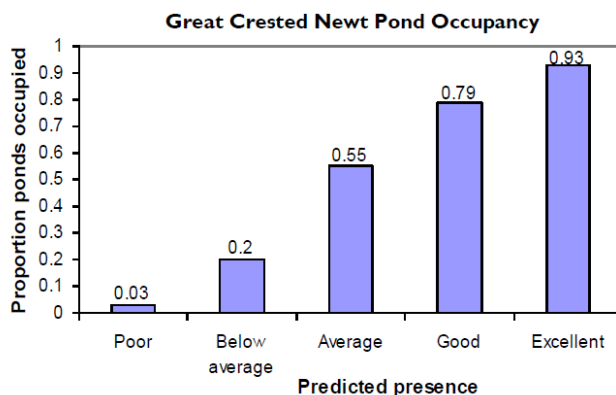
Some of the field scores are categorical, some are numerical. The numerical field scores are converted to SI scores by reading off the values from graphs produced by Oldham *et al.* (2000) reproduced in this Advice Note.

Full details of the scoring system, including descriptions of the criteria used in the categorical scores are given in *Details of suitability indices and definitions of categories* (below). Scores for two of the factors (SI₁ and SI₈) can be gained as desktop/map exercises and so do not have to be completed in the field. The remaining factors should be recorded as field scores, and later converted to suitability indices, in some cases reading SI scores from the graphs provided. A summary of data to collect is given in the appendix *Summary of scoring system*.

Categorisation of HSI scores

Lee Brady has developed a system for using HSI scores to define pond suitability for great crested newts on a categorical scale:

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



The graph shows occupancy of ponds by great crested newts in south-east England. 248 ponds were surveyed on three to six occasions, using egg-searching, torching and bottle-trapping. As pond suitability increases from 'poor' to 'excellent', so does the proportion of ponds occupied by great crested newts.

Details of suitability indices and definitions of categories

Factor 1. Geographic location (SI₁)

Sites should be scored according to the zone in which they occur. This scoring can be carried out either in the field, or as part of a desktop exercise.

Zone A, location is optimal, SI = 1

Zone B, location is marginal, SI = 0.5

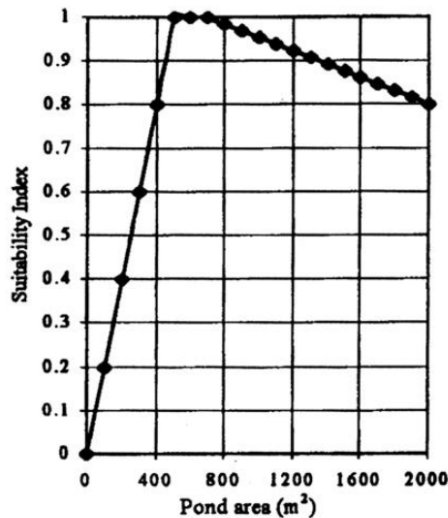
Zone C, location is unsuitable, SI = 0.01.

Some sites will fall on boundary lines between zones. In such cases, select medium-value scores i.e. Zone B.



Factor 2. Pond area

Pond area is the surface area of the pond when water is at its highest level (excluding flooding events). This is usually in the spring. If the pond is being measured at another time of year, the spring time area should still be evident from vegetation types and evidence of a draw down zone around the pond.



Pond area should be measured as accurately as possible. There are several ways of doing this, for example by measuring axes of regularly shaped ponds, either by pacing out in the field, or taking measurements from a map. Irregularly shaped ponds may have to be treated as a series of geometric shapes, calculating the area for each and adding together.

Since it can be difficult reading off SI scores from the graph, pond area should be rounded to the nearest 50 m².

It can be particularly difficult to read off SI scores for very small ponds. For ponds smaller than 50 m² use a score of 0.05.

For ponds larger than 2000 m² omit this factor from the HSI calculation (as there are no data for such large ponds).
i.e. $HSI = (SI_1 \times SI_3 \times SI_4 \times SI_5 \times SI_6 \times SI_7 \times SI_8 \times SI_9 \times SI_{10})^{1/9}$.

Factor 3. Permanence

Pond permanence should be deduced from local knowledge and personal judgement. A landowner may know how often a pond dries. However, if not, the surveyor should make a judgement based on water level at the time of the survey, and taking seasonality into consideration. For example, a pond that is already dry by late spring is likely to dry out every year, etc.

Category	SI	Criteria
Never dries	0.9	Never dries.
Rarely dries	1.0	Dries no more than two years in ten or only in drought.
Sometimes dries	0.5	Dries between three years in ten to most years.
Dries annually	0.1	Dries annually.

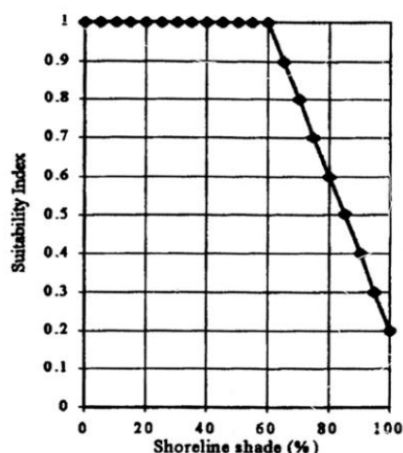
Factor 4. Water quality

The assessment of water quality is subjective and should be based on invertebrate diversity, the presence of submerged water plants and knowledge of the water sources feeding the pond. Water quality should not be confused with water clarity. Sometimes clear water can be devoid of invertebrates, and turbid ponds can support a wealth of invertebrates. There is no quick and simple invertebrate index of water quality. However, some species are indicators of water quality.

Category	SI	Criteria
Good	1.0	Water supports an abundant and diverse invertebrate community. Netting reveals handfuls of diverse invertebrates, including groups such as mayfly larvae and water shrimps.
Moderate	0.67	Moderate invertebrate diversity
Poor	0.33	Low invertebrate diversity (e.g. species such as midge and mosquito larvae). Few submerged plants.
Bad	0.01	Clearly polluted, only pollution-tolerant invertebrates (such as rat-tailed maggots), no submerged plants.

Other cues may also provide information about water quality. For example, ponds subject to agricultural inputs are likely to have poor water quality.

Factor 5. Shade



Estimate percentage pond perimeter shaded, to at least 1m from the shore. Shading is usually from trees, but can include buildings. Shading should not include emergent pond vegetation. The estimate should be made during the period from May to the end of September.

Factor 6. Waterfowl

This factor is concerned with the impact of waterfowl upon the pond and newts. At high densities, as created when waterfowl are encouraged to use a pond by provision of food, the birds can remove all aquatic vegetation, pollute water and persistently stir sediments. Some waterfowl may also actively hunt adult newts and their larvae. Score as one of three categories.

Category	SI	Criteria
Absent	1	No evidence of waterfowl impact (moorhens may be present).
Minor	0.67	Waterfowl present, but little indication of impact on pond vegetation. Pond still supports submerged plants and banks are not denuded of vegetation.
Major	0.01	Severe impact of waterfowl. Little or no evidence of submerged plants, water turbid, pond banks showing patches where vegetation removed, evidence of provisioning waterfowl.

'Waterfowl' includes most water birds, such as ducks, geese and swans. Moorhens should be excluded because almost every pond has at least one or two.

Factor 7. Fish

Information on fish should be gleaned from local knowledge and the surveyor's own observations. Pond owners will usually be aware of stocking with fish for commercial or aesthetic reasons. However, stickleback (which can be significant predators of great crested newt larvae, when present in large numbers) are unlikely to be deliberately introduced to a pond, but may arrive through other means. Netting is useful in detecting smaller fish, such as sticklebacks, or the fry of larger species.

Category	SI	Criteria
Absent	1	No records of fish stocking and no fish revealed by netting or observed by torchlight.
Possible	0.67	No evidence of fish, but local conditions suggest that they may be present.
Minor	0.33	Small numbers of crucian carp, goldfish or stickleback known to be present.
Major	0.01	Dense populations of fish known to be present.

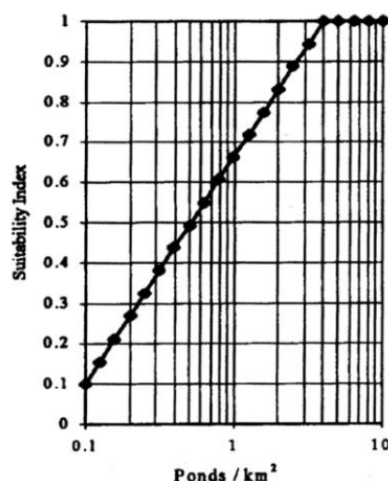
Factor 8. Pond count

This is the number of ponds occurring within 1 km of survey pond. Do not count the survey pond itself. Ponds on the far side of major barriers, such as main roads, should not be counted. Use 1:25,000 scale O.S. data, such as Explorer maps, GIS or web-based mapping sources, such as:

Getamap www.ordnancesurvey.co.uk/oswebsite/getamap/
 Magic www.magic.gov.uk/site_map.html
 Digimap edina.ac.uk/digimap/

Pond counts can be carried out by a survey coordinator and so do not necessarily have to be performed by surveyors.

Divide the number of ponds by π (3.14) to calculate the density of ponds per km² and read off the SI value from graph.



Factor 9. Terrestrial habitat

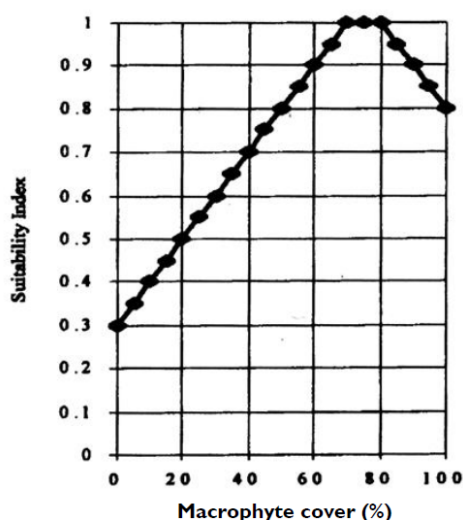
Scoring terrestrial habitat depends on the surveyor's understanding of newt habitat quality. Good terrestrial habitat offers cover and foraging opportunities and includes meadow, rough grassland with tall sward height, scrub, woodland or mature gardens. Terrestrial habitat should be considered within approximately 250 m from the pond, but only on the near side of any major barriers to dispersal (e.g. main roads or large expanses of bare habitat).

Category	SI	Criteria
Good	1	Habitat that offers good opportunities for foraging and shelter (e.g. most semi-natural environments, such as rough grassland, scrub or woodland, also brownfield sites and low intensity farmland) covers more than 75% of available area.
Moderate	0.67	Habitat offers opportunities for foraging and shelter but may not be extensive (25-75%) of available area.
Poor	0.33	Habitat with poor structure (e.g. amenity grassland, improved pasture and arable) that offers limited opportunities (less than 25% of available area) for foraging and shelter.
None	0.01	No suitable habitat around pond (e.g. centre of arable field or large expanse of bare habitat).

Great crested newts do not have specific terrestrial habitat requirements. However, good quality terrestrial habitat has structure. The presence of hedges, ditches, stone walls, old farm buildings, piles of loose stone or rock, rabbit burrows and small mammal holes all contribute towards 'good' terrestrial habitat. Note that it is rare to encounter a pond falling within the terrestrial habitat category of 'none'.

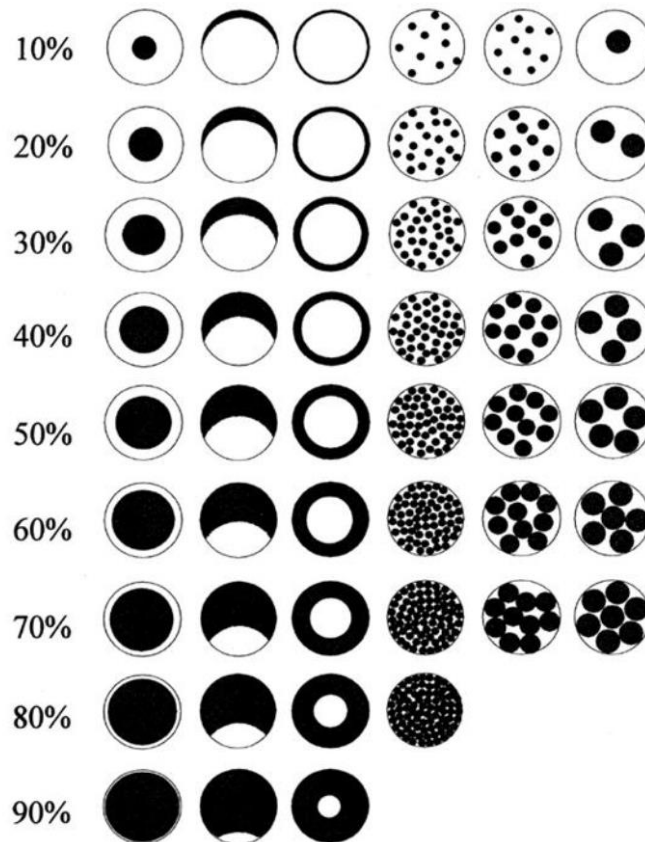
Factor 10. Macrophytes

Estimate the percentage of the pond surface area occupied by macrophyte cover. This includes emergents, floating plants (excluding duckweed) and submerged plants reaching the surface. Make an estimate between March and the end of September. Read off the SI value from graph.



Guide for assessment of macrophyte cover in a pond

The areas of dark shading simulate a variety of vegetation dispersion patterns.



Reference

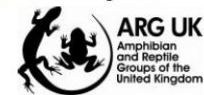
Oldham R.S., Keeble J., Swan M.J.S. & Jeffcote M. (2000). Evaluating the suitability of habitat for the Great Crested Newt (*Triturus cristatus*). *Herpetological Journal* 10(4), 143-155.

This Advice Note is an output from a workshop held at the Herpetofauna Workers' Meeting in January 2007. ARG UK is grateful to Lee Brady, Rob Oldham, David Sewell and John Baker for leading the workshop and/or contributing to this note, and workshop participants for providing useful suggestions. ARG UK is also grateful to the British Herpetological Society for permission to use graphics from the original paper on HSI, published in the *Herpetological Journal*.

This Advice Note can be downloaded from the ARG UK website www.arguk.org and should be cited as: ARG UK (2010). ARG UK Advice Note 5: Great Crested Newt Habitat Suitability Index. Amphibian and Reptile Groups of the United Kingdom.

Publication date: May 2010.

ARG UK is the network of volunteer conservation groups concerned with the native amphibians and reptiles of the UK.



**amphibian and reptile
conservation**



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Summary of scoring system

SI₁ Location

Field score	SI
A (optimal)	1
B (marginal)	0.5
C (unsuitable)	0.01

SI₂ Pond area

Field score	SI
Measure pond surface area (m ²) and round to nearest 50 m ²	Read off graph.

SI₃ Pond drying

Field score	SI	Criteria
Never	0.9	Never dries
Rarely	1.0	Dries no more than two years in ten or only in drought.
Sometimes	0.5	Dries between three years in ten to most years
Annually	0.1	Dries annually

SI₄ Water quality

Field score	SI	Criteria
Good	1.0	Abundant and diverse invertebrate community.
Moderate	0.67	Moderate invertebrate diversity
Poor	0.33	Low invertebrate diversity, few submerged plants
Bad	0.01	Clearly polluted, only pollution-tolerant invertebrates, no submerged plants.

SI₅ Shade

Field score	SI
Estimate percentage perimeter shaded to a least 1 m from shore.	Read off graph.

SI₆ Fowl

Field score	SI	Criteria
Absent	1	No evidence of water fowl (although moorhen may be present)
Minor	0.67	Waterfowl present, but little sign of impacts
Major	0.01	Severe impact of waterfowl

SI₇ Fish

Category	SI	Criteria
Absent	1	No records of fish stocking and no fish revealed during survey.
Possible	0.67	No evidence of fish, but local conditions suggest that they may be present.
Minor	0.33	Small numbers of crucian carp, goldfish or stickleback known to be present.
Major	0.01	Dense populations of fish known to be present.

SI₈ Pond count

Field score	SI
Count the number of ponds within 1 km of the survey pond (not separated by major barriers) and divide by 3.14. This can be done from maps rather than in the field.	Read off graph.

SI₉ Terrestrial habitat

Category	SI
Good	1
Moderate	0.67
Poor	0.33
None	0.01

SI₁₀ Macrophytes

Field score	SI
Estimate the percentage of the pond surface area occupied by macrophyte cover (between May and the end of September)	Read off graph.

Appendix V. NATURAL ENGLAND GREAT CRESTED NEWT DISTRICT LICENSING IMPACT ASSESSMENT & CONSERVATION PAYMENT CERTIFICATE.

The Conservation of Habitats and Species Regulations 2017

Great Crested Newt District Level Licensing Impact Assessment & Conservation Payment Certificate

T. 020 8026 1089
E. gcndl@naturalengland.org.uk



The appropriate authority shall not grant a licence under Regulation 55(9)(b) unless they are satisfied that actions authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

This Certificate is provisional once all information required in sections 1, 2, 3 and 4 has been inserted by Natural England and it has been issued to the Applicant. A provisional Certificate shall be given the date inserted by Natural England in section 4. A Certificate remains provisional until:

- It has been signed and dated by the Applicant in section 6; and
- Natural England's administration fee and (if applicable) the 1st Stage Conservation Payment has/have been paid; and
- It has been signed and dated on behalf of Natural England in section 8.

At which point this Certificate shall be complete and effective and shall be given the date on which it is signed by Natural England in section 8.

A provisional Certificate that determines that a 1st Stage Conservation Payment is required will lapse after 6 weeks from the date given in section 4. Lapse date:

A provisional Certificate that determines that a 1st Stage Conservation Payment is not required will lapse after 3 months from the date given in section 4. Lapse date: 26/10/2022

1. Application Details

Name of Applicant: (and company number where relevant) "the Applicant"	Mr David Green
Site name / address: "the Site"	Pine Lodge, Stainborough Lane, Hood Green, Bamsley, South Yorkshire. S75 3EZ
Grid reference for site: 10 figure reference from the centre of the site	SE 31746 02751
District Level Great Crested Newt Licensing Enquiry number:	DLL-ENQ-SYNL-00030
Date District Level Great Crested Newt Licensing Enquiry Form received:	14/07/2022

GCN_DLL_IACPC_FEB_2021
1
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2. Impact assessment

Has the Impact assessment been conducted?

Yes ☒

No ☐

If no, please explain why not
i.e. re-submission due to FIR, scheme has not changed

N/A

Total number of ponds within proposed site boundary

0

Total number of ponds within 250m buffer around the proposed site boundary

1

Expected total number of ponds lost

All ponds within the red line boundary are considered lost. Impacts on ponds outside of the red line boundary, up to 250m from the proposed site, are considered proportionally.

0.04

3. Compensation

Has the required level of compensation been calculated?

Yes ☒

No ☐

If no, please explain why not:
Re-submission due to FIR, scheme has not changed

N/A

Has the Applicant supplied survey information?

Yes ☒

No ☐

If not, which risk zone does the development lie in:
Green / Amber / Red

N/A - Applicant has supplied survey information

Pond compensation ratio:

Dependent upon the risk zone, the availability of survey information, or whether all impacts are temporary

GCN Present 4:1, Not Surveyed 2:1, GCN Absent 1:1

Number of compensation ponds required:

Expected total number of ponds lost x pond compensation ratio

0.04

Time-lag multiplier of 1.1 required?

Time lag multiplier applied for the interval between pond creation and / or restoration and the date on which the Enquiry is made to Natural England

Yes, ponds have been in place for less than a year, so multiplier applies.

Total number of compensation ponds required with time-lag multiplier:

If yes, please detail the cost summary for each pond

$0.04 \times 1.1 = 0.044$

Is a 1st Stage Conservation Payment required?

A 1st Stage Conservation Payment is required if the total number of compensation ponds required is 3 or more than 3

Yes ☐

No ☒

4. Administration Fee and Conservation Payment

4.1 Natural England charges a non-refundable Administration Fee of £570 + VAT for the production of a provisional Impact Assessment and Conservation Payment Certificate. An Invoice for this fee will be issued at the point of production of the provisional Impact Assessment and Conservation Payment Certificate, payable within 28 days of issue.

- 4.2 Applicants must also make a Conservation Payment to Natural England, to allow Natural England to pay for the creation and maintenance of sufficient new great crested newt habitat to compensate for the impacts of the Applicant's proposals for 25 years.
- 4.3 If the total number of compensation ponds required is 3 or more the Conservation Payment shall be split into two staged payments: a 1st Stage Conservation Payment and a 2nd Stage Conservation Payment.
- 4.4 An Applicant who is not required to make staged payments will be issued with a VAT-Inclusive Invoice for the Conservation Payment once it has applied to Natural England for a GCN District Level Licence. That invoice will be payable within 28 days of issue and refundable only in the circumstances set out at clauses 5.8, 5.9 and 5.10, below.
- 4.5 An Applicant who is required to make a 1st Stage Conservation Payment will be issued with a VAT-Inclusive Invoice for that payment once it has signed the provisional Impact Assessment and Conservation Payment Certificate at section 6, below, and returned it to Natural England. That invoice will be payable within 28 days of issue and refundable only in the circumstances set out at clauses 5.8, 5.9 and 5.10 below. When an Applicant is required to make a 1st Stage Payment Natural England will not complete the Impact Assessment and Conservation Payment Certificate by signing and dating it at section 8 until that payment has been made.
- 4.6 An Applicant who has made a 1st Stage Conservation Payment will be issued with a VAT-Inclusive Invoice for the 2nd Stage Conservation Payment once it has applied to Natural England for a GCN District Level Licence. That invoice will be payable within 28 days of issue and refundable only in the circumstances set out at clauses 5.8, 5.9 and 5.10, below.
- 4.7 Except for householder home improvement projects or where planning permission has been received following a householder planning application a further non-refundable fee of £690 will be charged at the point of issue of any subsequent licence under reg. 55 of the Conservation of Habitats and Species Regulations 2017, payable within 28 days of issue.

Has the Conservation Payment for the required amount of compensation been calculated in accordance with standard procedure?

Yes ☒ No ☐

If no, please provide details:

Householder Approach has been applied.

Basis of calculation of Conservation Payment:

0.044 compensatory ponds required at £15,850.00 each = £697.40 plus VAT = total £ 836.88

See 4.2 to 4.6, above

If a 1st Stage Conservation Payment is required, the Conservation Payment shall be split as follows:

1 st Stage Conservation Payment:	£		plus VAT = total £		See 4.5, above
2 nd Stage Conservation Payment:	£		plus VAT = total £		See 4.6, above

Plus:

Administration fee for Impact Assessment and Conservation Payment Certificate £570 plus VAT = total £684

See 4.1, above

Fee payable on the issue of a licence £690 (no VAT)

See 4.7, above

Date: 26/07/2022

See clause 5.11, below

A breakdown of the Conservation Payment per pond is given at Annex 2.

The Conservation Payment must be made in full before a licence under regulation 55 of the Conservation of Species and Habitats Regulations 2017 may authorise activities that would otherwise breach Regulation 43 of those regulations.

5. Further Important Information

- 5.1 It is the duty of the Applicant to inform Natural England if the extent of the land affected by the proposed development is not exactly as shown on the Plan attached as Annex 3 to this Certificate or if it alters at any time after the date of this Certificate. An offence may be committed if incorrect information is submitted to Natural England in the course of the licensing process.
- 5.2 Natural England shall be entitled to terminate this Certificate if information subsequently received causes it to reasonably conclude that the impacts on great crested newts, or the required level of compensation, or for the Applicant's proposals on the Site have been under-stated in this Certificate. Before terminating this Certificate Natural England shall give the Applicant reasonable notice of its intentions and the opportunity to make a written representation against withdrawal.
- 5.3 This Certificate relates only to the development described in this form and not to any associated or enabling development.
- 5.4 Natural England's assessment of the total number of ponds to be lost at the Site is informed by the information provided by the Applicant in its Enquiry Form. However, where an Applicant has not provided up to date survey data Natural England determines the number of ponds to be lost at the Site from its own information. In all cases Natural England retains discretion in assessing the number of ponds to be lost as a result of the Applicant's proposals at the Site and its decision shall be conclusive.
- 5.5 This Certificate is not a licence granted under reg. 55 of the Conservation of Habitats and Species Regulations 2017 (henceforth "the 2017 Regulations") and is not a confirmation or warranty that such a licence will subsequently be granted. Natural England excludes all warranties and representations in so far as the law permits.
- 5.6 If Natural England subsequently grants a licence to the Applicant under reg. 55 of the 2017 Regulations any such licence will be subject to the conditions therein set out, which may include (but not be limited to) conditions that activities may not be commenced until the Applicant has paid the Conservation Payment in the amount and manner set out herein and that activities may not be commenced until compensatory works have reached a specified stage of completion.
- 5.7 If Natural England subsequently grants a licence to the Applicant under reg. 55 of the 2017 Regulations Natural England agrees to use and hold Conservation Payment monies payable by and received from the Applicant for the purposes and period of time set out in Annex 2 to this Certificate. Any surpluses properly arising after 25 years from the date of the grant of a licence shall be retained and used by Natural England for the purposes of enhancing the conservation status of great crested newts in England.
- 5.8 If the Applicant's proposals at the Site are refused planning permission or other essential regulatory consent (including a licence to the Applicant under reg. 55 of the 2017 Regulations) any Conservation Payment(s) made by the Applicant to Natural England pursuant to this Certificate will be repaid in full.
- 5.9 If following the receipt of planning permission and/or all other essential regulatory consents but prior to the commencement of any works on the Site that could kill or disturb great crested newts or damage or destroy their habitat the Applicant confirms in writing to Natural England that it no longer wishes to proceed with its proposals on the Site any 1st Stage Conservation Payment already made shall be forfeit and any 2nd Stage Conservation Payment already made will be repaid subject to the deduction of such costs as have reasonably been incurred by Natural England or habitat creation contractors on its behalf prior to the receipt by Natural England of such written confirmation. An Applicant who was not required to make staged payments will be repaid any Conservation Payment already made subject to the deduction of such costs as have reasonably been incurred by Natural England or habitat creation contractors on its behalf prior to the receipt by Natural England of such written confirmation. The Applicant acknowledges that Natural England will spend the Conservation Payment in accordance with the provisions of Annex 2 and appreciates that for the purposes of conserving great crested newts it will be reasonable to spend a high proportion of the Conservation Payment within a short period of receiving it.
- 5.10 If the Applicant only carries out part of the development on the Site and has less impact than that assessed at part 2 of this Certificate it shall be entitled to request Natural England to recalculate the Conservation Payment. Such request shall be in writing and shall contain all the information necessary to allow Natural England to assess the impact of the modified development. If the recalculated Conservation Payment is lower than the Conservation Payment(s) already paid the Applicant shall be entitled to reimbursement of the difference on the following basis: a 1st Stage Payment shall be forfeit; the balance may be repaid from a 2nd Stage Payment subject to the deduction of such costs as have reasonably been incurred by Natural England or habitat creation contractors on its behalf prior to the receipt by Natural England of the request to recalculate; an Applicant who was not required to make staged payments will be repaid the difference subject to the deduction of such costs as have reasonably been incurred

by Natural England or habitat creation contractors on its behalf prior to the receipt by Natural England of such written request. The Applicant acknowledges that Natural England will spend the Conservation Payment in accordance with the provisions of Annex 2 and appreciates that for the purposes of conserving great crested newts it will be reasonable to spend a high proportion of the Conservation Payment within a short period of receiving it.

- 5.11 Once signed and dated in section 8, this Certificate shall remain effective for the period of 25 years from the commencement of works on the Site that could kill or disturb great crested newts or damage or destroy their habitat; save that if after two years from the date of this Certificate the Conservation Payment set out at part 4 of this Certificate has not been paid in full Natural England shall be entitled to review and revise the amount of that payment to such sum as at the date of such review is sufficient to pay for the creation and maintenance of sufficient great crested newt habitat to compensate for the impacts of the Applicant's proposals for 25 years. Until signed and dated in section 8 this Certificate is provisional only and if it has been determined that a 1st Stage Conservation Payment is required it will lapse and be of no further effect after 6 weeks from the date given in section 4. If it has been determined that a 1st Stage Conservation Payment is not required this Certificate will lapse and be of no further effect after 3 months from the date given in section 4.
- 5.12 This Certificate may not be relied on by any person other than the Applicant and may not be assigned to any other person without the prior written consent of Natural England. Natural England's consent will be conditional upon any assignee signing a Certificate in like form to this Certificate, or as appropriate to the circumstances, subject to which consent shall not unreasonably be withheld.
- 5.13 Natural England's total liability arising under or in connection with this Certificate, whether in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise shall be limited to the amount of the Conservation Payment paid by the Applicant to Natural England and unspent as at the date of adjudication of the claim.
- 5.14 The Applicant's total liability arising under or in connection with this Certificate, whether in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise shall be limited to the amount of the Conservation Payment properly calculable on the basis of the actual development to which this Certificate relates.
- 5.15 Neither Natural England nor the Applicant shall be liable to the other for any indirect, special or consequential loss or damage or any loss of profits, turnover, business opportunities or damage to goodwill (whether direct or indirect).
- 5.16 No variation of this Certificate shall be valid unless it is in writing and signed by or on behalf of both parties.
- 5.17 Nothing in this Certificate shall prejudice, conflict with or affect the exercise by Natural England of its statutory functions (including as statutory consultee), purpose, powers, rights, duties, responsibilities or obligations arising or imposed under any legislative provision enactment, bye-law or regulation whatsoever, nor shall it fetter the exercise of any discretion Natural England may have.
- 5.18 Natural England may terminate this Certificate immediately on notice in writing where, in Natural England's reasonable opinion, compliance with the obligations in this Certificate is likely to conflict with Natural England's statutory functions (including as statutory consultee), purpose, powers, rights, duties, responsibilities or obligations.
- 5.19 The Applicant acknowledges that Natural England is subject to the requirements of the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 (both as amended) and cannot guarantee confidentiality. The Applicant shall assist and co-operate with Natural England as necessary to comply with these requirements. In responding to a request for information, including information in connection with the subject matter of this Certificate Natural England shall where in its absolute discretion it deems necessary use reasonable endeavours to consult with the Applicant. Notwithstanding this the Applicant acknowledges that Natural England may disclose information without consultation, or following consultation with the Applicant having taken its views into account.
- 5.20 The Applicant shall ensure that all information produced in connection with the subject matter of this Certificate or relating to this Certificate is retained for disclosure and shall provide all necessary assistance as reasonably requested to enable Natural England to respond to a request for information within the time for compliance and shall permit Natural England to inspect such records as requested from time to time.
- 5.21 Nothing in this Certificate is intended to, or shall be deemed to, constitute a partnership or joint venture of any kind between Natural England and the Applicant. No party shall have authority to act as agent for, or to bind, the other party in any way.
- 5.22 The parties do not intend any term of this Certificate to be enforceable by virtue of the Contracts (Rights of Third Parties) Act 1999 by any person that is not a party to it.

5.23 This Certificate and all disputes or claims arising out of or in connection with the activities of the parties in connection with it shall be governed by and construed in accordance with the law of England.

6. Declarations

This Declaration may only be signed by either:

- A director or senior authorised employee of the corporate Applicant identified at 1 (a), above; or
- The person identified at 1 (b), above, as the Individual Applicant; or in either case:
- A person authorised in writing by the Applicant to complete this Enquiry Form and to make this Declaration. Any such written authorisation must identify the site and development concerned and be irrevocable.

The Applicant declares as follows:

- All of the information provided by the Applicant to enable Natural England to produce this Certificate is up to date, complete and correct;
- All of the information provided by the Applicant in the District Level Great Crested Newt Licence Enquiry Form dated: 14/07/2022 is up to date, complete and correct;
- The terms and conditions contained within this Certificate are agreed and accepted.

Signed:



Name and position of signatory:

David Green, Applicant and site owner

For electronic applications, please insert an electronic signature above or tick this box to confirm with the declaration: ☒

I confirm that I (the above) am duly authorised by the Applicant to sign and submit this document on its behalf: ☐

Dated:

27th July 2022

Invoicing – details of where the invoice(s) should be sent for payment

Email address for invoice:	d_w_green@hotmail.com
Purchase Order Number(s) for Conservation Payment:	220640
Company Name:	N/A
Address:	The Gables Royd Lane Higham Barnsley
Postcode:	S75 1PH
County:	South Yorkshire
Customer contact name	David Green
Telephone number:	07590 807153

Any person who in order to obtain a licence under regulation 65 of the 2017 Regulations knowingly or recklessly makes a statement or representation, or furnishes a document or information which is false in a material particular, shall be guilty of an offence and may be liable to criminal prosecution. A person found guilty of such an offence is liable on summary conviction to imprisonment for a term not exceeding six months or to a fine, or to both.

7. Use of this Certificate

In consideration of the Applicant's obligations arising herein Natural England consents to the use of this Certificate by the Applicant in support of an application for planning permission, or development consent under the Planning Act 2008, for development on the Site. Under District Level Great Crested Newt Licensing Natural England carries out its formal determination for the purposes of Regulation 55 of the 2017 Regulations after the grant of planning permission, or development consent under the Planning Act 2008, for the development in question. Accordingly, as at the date of this Certificate that formal determination has not yet been carried out.

However, in signing this Certificate Natural England has considered the matters it believes to be necessary to satisfy Regulation 55 (9) (b) of the 2017 Regulations ("that the action authorized will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range") and has concluded that payment by the Applicant of the Conservation Payment will suffice to allow the impacts on great crested newts of the Applicant's proposals on the Site to be adequately compensated, and therefore that these proposals will not be detrimental to the maintenance of the population of great crested newts at a favourable conservation status in their natural range.

This Certificate reflects Natural England's views in relation only to great crested newts on and within 250m of the Site.

8. Natural England

Signed for and on behalf of Natural England
Duly authorized:

Alexander Jackson

Digitally signed by Alexander
Jackson
Date: 2022.08.01 11:15:15 +01'00'

Dated:

01/08/22

¹ In order for Natural England to grant a licence to the Applicant under reg. 55 of the 2017 Regulations it must be satisfied, inter alia, that the activities so licensed meet the provisions of reg. 55 (2) and 55 (9) (a) and (b). Compensatory works funded by the Conservation Payment set out in this document allow the provisions of reg. 55 (9) (b) to be satisfied ("that the action authorized will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range"), but do not address the issues raised in reg. 55 (2) ("...imperative reasons of overriding public interest, including those of a social or economic nature ...") or 55 (9) (a) ("that there is no satisfactory alternative"). Accordingly, no representation, assurance, condition or warranty is given by Natural England to the effect that activities associated with the development described in this form will go on to be licensed by Natural England.

Annex 1

Privacy Notice

Who collects your data?

The data controller is Natural England, Foss House, Kings Pool, 1-2 Peasholme Green, York, YO1 7PX. You can contact the Natural England Data Protection Manager at: Natural England, County Hall, Spetchley Road, Worcester, WR5 2NP; foi@naturalengland.org.uk

The Defra group Data Protection Officer is responsible for checking that Natural England complies with legislation. You can contact them at: Department for Environment, Food and Rural Affairs, SW Quarter, 2nd floor, Seacole Block, 2 Marsham Street, London SW1P 4DF. DefraGroupDataProtectionOfficer@defra.gsi.gov.uk

What of my data is being collected and how is it being used? What is the legal basis for the processing?

The data collected by Natural England includes: an Applicant's name and contact details, the name and contact details of any agent appointed by the Applicant, the name and contact details of individual points of contact within the Applicant's organisation and that of the Applicant's agent, customer type, the nature of the Site, the development proposed on the Site, reasons for that development, and bank account information for refunds.

Natural England uses such data to run a great crested newt licensing scheme ("the Scheme") in the area in which the Site is located. Processing is necessary (a) for the performance of a task carried out in the public interest or in the exercise of official authority vested in the data controller. That task is to conduct the licensing functions delegated by Defra to Natural England under section 78 of the Natural Environment and Rural Communities Act 2006 and (b) for the performance of the contractual terms set out in this Certificate.

The processing by us of personal data relating to wildlife-related or animal welfare offences or related security measures is carried out only under official authority. This information is used in assessing an application as it is a material fact.

Who will my data be shared with?

Information provided by or on behalf of the Applicant and any supporting material will be used by Natural England to undertake our licensing functions and to operate the Scheme. This will include assessing an Applicant's proposals in line with the Scheme, producing a Scheme certificate, assessing an Applicant's licence application, issuing a licence if applicable, monitoring compliance with licence conditions and collating licence returns and reports. In carrying out these functions Natural England may discuss your Scheme application with third parties such as contractors commissioned to deliver the necessary habitat compensation. Natural England may for particular licence applications and at specific stages of the licensing process discuss your application with third parties. The details of this sharing are set out here <https://www.gov.uk/government/publications/wildlife-licensing-privacy-notice>

Natural England recognises there is significant public interest in wildlife licensing and in those who benefit from receiving a wildlife licence. Therefore, we may make information publicly available. Information released may include, but is not limited to, your name or business name, application and licence details as well as reports and returns. Natural England, however, realises that some licensed activities can be sensitive and we will not release information that could harm people, species or habitats. In some cases, for example, this may mean not releasing the names and addresses of individuals or the location of the licensed activity.

We will respect personal privacy, whilst complying with access to information requests to the extent necessary to enable Natural England to comply with its statutory obligations under the Environmental Information Regulations 2004 and the Freedom of Information Act 2000.

How long will my data be held for?

Your personal data will be kept by us for 7 years beyond the period of effectiveness of this Certificate.

If you are relying on my consent to process data, can I withdraw my consent?

No, because the processing is not based on consent.

What will happen if I don't provide the data?

Failure to provide this information will mean that we will be unable to assess your application for a Scheme certificate and/or a wildlife licence.

Will my data be used for automated decision-making or profiling?

The information you provide is not connected with individual decision making (making a decision solely by automated means without any human involvement) or profiling (automated processing of personal data to evaluate certain things about an individual).

Will my data be transferred outside of the EEA?

The data you provide will not be transferred outside the European Economic Area.

What are my rights?

A list of your rights under the General Data Protection Regulation, the Data Protection Act 2018, is accessible at: <https://ico.org.uk/for-organisations/guide-to-the-general-data-protection-regulation-gdpr/individual-rights/>

How do I complain?

You have the right to lodge a complaint with the ICO (supervisory authority) at any time. Should you wish to exercise that right full details are available at: <https://ico.org.uk/for-organisations/guide-to-the-general-data-protection-regulation-gdpr/individual-rights/>

Natural England's Personal Information Charter

Details of our Personal Information Charter can be found at: <https://www.gov.uk/government/organisations/natural-england-personal-information-charter>

Annex 2

Breakdown of Conservation Payment per compensatory pond required

Habitat delivery (71%)	Compensatory pond creation or restoration*	£3,500 per pond, including cost of obtaining planning permission where necessary	Funds to be spent as soon as possible
	Contingency fund for replacement of compensatory pond	£3,500 per pond initially created	Funds to be pooled spent on the creation of further ponds at Natural England's discretion, within 25 years
	Compensatory pond maintenance	£3,786 per pond initially created	Funds to be pooled spent over 25 years
Habitat monitoring (14%)	Monitoring	£2,451 per pond initially created	Funds to be pooled spent over 25 years, including eDNA and HSI surveys
	Modelling and mapping updates	£175 per pond initially created	Funds to be pooled spent at regular intervals over 25 years
Administration (15%)	Habitat delivery project officer – initial pond creation*	£700 per pond initially created	Funds to be spent as soon as possible
	Habitat delivery project officer – replacement pond creation	£700 per pond initially created	Funds to be pooled spent on the creation of further ponds at Natural England's discretion, within 25 years
	Natural England: management and oversight of scheme at district level; liaison with habitat delivery partners.	£462 per pond initially created	Funds to be pooled spent as appropriate to the delivery of the scheme, within 25 years
	Natural England: procurement, management and oversight of compensatory works at project level; customer liaison.	£565 per pond initially created	Funds to be spent as compensatory works required by this Certificate proceed

Plus VAT

* Items marked with an asterisk relate to immediate costs for pond creation and together constitute the 1st Stage Conservation Payment per compensatory pond, in cases where this is payable separately.

Appendix VI. HABITAT CONDITION SHEETS.

Grassland (low distinctiveness) Assessment Criteria

Condition Assessment Criteria	
1	There must be 6-8 species per m2. If a grassland has 9 or more species per m2 it should be classified as a medium distinctiveness grassland habitat type. NB - this criterion is essential for achieving moderate condition.
2	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.
3	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.
4	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.
5	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).
6	Cover of bracken less than 20%.
7	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).

Woodland Assessment Criteria

Condition Assessment Criteria				
Indicator:		Good (3 points)	Moderate (2 points)	Poor (1 point)
1	Age distribution of trees¹	Three age classes present	Two age classes present	One age class present
2	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ²	Evidence of significant browsing pressure is present in 40% or less of whole woodland	Evidence of significant browsing pressure is present in 40% or more of whole woodland

3	Invasive plant species³	No invasive species present in woodland	Rhododendron or laurel not present, other invasive species < 10% cover	Rhododendron or laurel present, or other invasive species > 10% cover
4	Number of native tree species	Five or more native tree or shrub species found across woodland parcel	Three to four native tree or shrub species found across woodland parcel	None to two native tree or shrub species across woodland parcel
5	Cover of native tree and shrub species	> 80% of canopy trees and >80% of understory shrubs are native	50-80% of canopy trees and 50-80% of understory shrubs are native	< 50% of canopy trees and <50% of understory shrubs are native
6	Open space within woodland⁴	10 – 20% of woodland has areas of temporary open space, unless woodland is <10ha in which case lower threshold of 10% does not apply	21- 40% of woodland has areas of temporary open space	More than 40% of woodland has areas of temporary open space
7	Woodland regeneration⁵	All three classes present in woodland; trees 4-7cm dbh, saplings and seedlings or advanced coppice regrowth	One or two classes only present in woodland	No classes or coppice regrowth present in woodland
8	Tree health	Tree mortality less than 10%, no pests or diseases and no crown dieback	11% to 25% mortality and/or crown dieback or low risk pest or disease present	Greater than 25% tree mortality and or any high risk pest or disease present
9	Vegetation and ground flora	Ancient woodland flora indicators present	Recognisable NVC plant community present	No recognisable NVC community
10	Woodland vertical structure⁶	Three or more storeys across all survey plots or a complex woodland	Two storeys across all survey plots	One or less storey across all survey plots
11	Veteran trees⁷	Two or more veteran trees per hectare	One veteran tree per hectare	No veteran trees present in woodland
12	Amount of deadwood	50% of all survey plots within the woodland parcel have standing	Between 25% and 50% of all survey plots within the	Less than 25% of all survey plots within the woodland

		deadwood, large dead branches/ stems and stumps	woodland parcel have standing deadwood, large dead branches/ stems and stumps	parcel have standing deadwood, large dead branches/ stems and stumps
13	Woodland disturbance⁸	No nutrient enrichment or damaged ground evident	Less than 1 hectare in total of nutrient enrichment across woodland area and/or less than 20% of woodland area has damaged ground	More than 1 hectare of nutrient enrichment and/or more than 20% of woodland area has damaged ground

Line of Trees Assessment Criteria

Condition Assessment Criteria	
1	More than 70% of trees are native species.
2	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.
3	Includes one or more mature ¹ or veteran ² tree.
4	There is an undisturbed naturally vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other anthropogenic operations.
5	At least 95% of the trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.

Scrub Assessment Criteria

Condition Assessment Criteria	
1	Habitat is representative of UKHab description (where in its natural range). There are at least three woody species, with no one species comprising more than 75% of the cover (except common juniper, sea buckthorn or box, which can be up to 100% cover).
2	There is a good age range – all of the following are present: seedlings, young shrubs and mature shrubs.
3	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981) and species indicative of sub-optimal condition make up less than 5% of ground cover.
4	The scrub has a well-developed edge with scattered scrub and tall grassland and/or herbs present between the scrub and adjacent habitat(s).
5	There are clearings, glades or rides present within the scrub, providing sheltered edges.

Hedgerow Condition Assessment Criteria

Attributes and functional groupings	Criteria	Description
A1. Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is > 1.5 m height).
A2. Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (e.g. blackthorn suckers) are only included in the width estimate when they >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice⁴).

B1. Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length (unless 'line of trees')	This is the vertical gappiness of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).
B1. Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length (unless 'line of trees')	This is the vertical gappiness of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).
C1. Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: - measured from outer edge of hedgerow, and - is present on one side of the hedge (at least)	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedge. Undisturbed ground should be present for at least 90% of the hedgerow length, greater than 1m in width and must be present along at least one side of the hedge. This criterion recognises the value of the hedge base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.
C2. Undesirable perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground	The indicator species used are nettles (<i>Urtica</i> spp.), cleavers (<i>Galium aparine</i>) and docks (<i>Rumex</i> spp.). Their presence, either singly or together, should not exceed the 20% cover threshold.
D1. Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species	Neophytes are plants that have naturalised in the UK since AD 1500. For information on neophytes see the JNCC website and for information on invasive non-native species see the GB Non-Native Secretariat website.
D2. Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (e.g. excessive hedge cutting).

Additional group, applicable to hedgerows with trees only:

E1. Tree age	At least one mature tree per 30m stretch of hedgerow. A mature tree is one that is at least 2/3 expected fully mature height for the species.	This criterion addresses if there are sufficient mature trees (within the scope of planning timescales) which are of higher value to biodiversity.
E2. Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.

Appendix VII. ANNOTATED MAP OF THE SURVEY



Reference: 220640

Prepared by: Whitcher Wildlife Ltd

Site: Pine Lodge

Date: 27th June 2022



Appendix VIII. TARGET NOTES.

T1. Mature Pine Trees.

T2. Mature Oak Tree.

T3. Mature Weeping Willow

T4. Mature Ornamental Conifer.

T5. Existing Bungalow to be removed.

T6. Existing Garage and Swimming Pool to be removed.

T7. Ornamental Planting and Large ornamental Conifers to be removed

T8. Drive to be Widened.

Appendix IX. DEVELOPMENT PLAN.

The development plan illustrates the layout of the proposed house and garage, along with the surrounding landscape. The plan includes a driveway, a road, and a fence. The landscape is divided into various zones, each labeled with a number. The zones are: 1 (light green lawn), 2 (blue circular lawn areas), 3 (green lawn), 3a and 3b (large green lawn areas), 4 (green lawn), 5 (green lawn), 6 (green lawn), 7 (green lawn), 8 (green lawn), 9 (green lawn), 10 (green lawn), 11 (yellow lawn), 12 (Proposed Garage), 13 (Proposed House), 14 (yellow lawn), 15 (green lawn), 16 (green lawn), 17 (yellow lawn). The plan also shows a driveway, a road, and a fence. Blue arrows indicate the flow of traffic or movement. A north arrow is located in the top left corner. An inset map in the bottom left corner shows the property's location within a larger context.

(a)

