

Preliminary Ecological Appraisal & Biodiversity Net Gain Assessment

Land off Kingston Lane, Shoreham-by-Sea

July 2025

For and on behalf of

Worthing Homes



Document:	Preliminary Ecological Appraisal & Biodiversity Net Gain Assessment
Prepared For:	Worthing Homes
Prepared By:	Beamsley Ecology Ltd
Document Reference	BE0061.R.01.3
Version	Version 3
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Date:	31/07/2025

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Disclaimer

This report has been prepared by Beamsley Ecology Ltd, with all reasonable skill, care and diligence within the terms of the Contract with the client, incorporation of our General Terms and Conditions of Business and taking account of the resources devoted to us by agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This document does not constitute legal advice.

0.0 SUMMARY

- 0.1 This Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment was carried out on behalf of Worthing Homes to identify ecological constraints and opportunities associated with the proposed redevelopment of land off Kingston Lane, Shoreham-by-Sea, for residential use.
- 0.2 The Proposals present minimal risk of significant impact on any statutory or non-statutory ecological designations.
- 0.3 Mature boundary trees should be retained and protected throughout the development where feasible. Any unavoidable loss should be compensated within the proposed landscaping scheme.
- 0.4 Buildings 1 and 2 have been assessed as offering *low suitability* for roosting bats. A single bat emergence survey has been carried out which has confirmed the likely absence of roosting and the development presents minimal risk of impacting on roosting bats.
- 0.5 No significant impacts on other protected or notable species are anticipated. Standard precautions should be followed if clearance of vegetation is required during the nesting bird season (March to September inclusive).
- 0.6 The Site is expected to deliver a net gain of 0.90 habitat Biodiversity Units (BUs), equating to a 21.52% increase in area BUs.
- 0.7 A Biodiversity Gain Plan (BGP), supported by a Habitat Management and Monitoring Plan (HMMP), will need to be submitted and approved pre-commencement to discharge the statutory BNG condition attached to any granted planning consent. The BGP will detail how the required BNG will be achieved in accordance with the Environment Act (2021).
- 0.8 The client intends to submit the BGP and HMMP during determination to allow for the discharge of the statutory BNG condition at the point of determination.

1.0 INTRODUCTION

- 1.1 Beamsley Ecology Ltd was commissioned by Worthing Homes (the 'Client') to produce a Preliminary Ecological Appraisal (PEA) Report and Biodiversity Net Gain (BNG) Assessment relating to land off Kingston Lane, Shoreham-by-Sea, BN43 6YU (hereafter referred to as the 'Site').
- 1.2 The Site is approximately 0.57 hectares (ha) in total area, centred on Ordnance Survey Grid Reference TQ 23681 05457, and lies within the coastal town of Shoreham-by-Sea. The Site comprises cleared land, existing buildings, garden space, boundary trees and former amenity grassland.
- 1.3 The Site location is shown in **Figure 1**.

Proposals

- 1.4 The work has been commissioned to inform a planning application for proposals to demolish the remaining buildings, and the redevelopment of the Site for residential development with associated public realm, parking, servicing and landscaping (the 'Proposals').

Aims & Objectives

Preliminary Ecological Appraisal

- 1.5 The report provides an initial assessment of the ecological baseline for a proposed development site and establishes whether the Site is likely to be constrained by ecology, and whether more information is needed to establish an ecological baseline and determine the potential impacts arising from development.
- 1.6 The subsequent Preliminary Ecological Appraisal Report (PEAR) is intended to give guidance to a developer and assist with the early stages of project planning and design. Where a site is not complex or constrained, and no additional ecological input is necessary, the PEAR may be sufficient and suitable to support a planning application.

Biodiversity Net Gain

- 1.7 This report provides an estimate of the anticipated losses or gains in Biodiversity Units (BUs) as a result of the Proposals and makes recommendations for how the project can achieve 10% BNG as mandated by the Environment Act (2021).
- 1.8 The calculations are based on the Illustrative Landscape Masterplan (Match Landscape Architects, Ref: MTC100P01 Rev 04) which can be found in **Appendix 1**. The proposed habitats were translated into UKHab Classification Habitat Types (**Figure 3**).
- 1.9 As detailed within industry guidance¹, a BNG design stage report should be used to identify the BNG predicted to be achieved for a proposed development, based on the scheme design to be submitted with planning documents which accompany a planning application.

¹ CIEEM (2021). Biodiversity Net Gain Report and Audit Templates Chartered Institute of Ecology and Environmental Management, Winchester, UK

2.0 METHODOLOGY

- 2.1 Details of the methodologies relevant to this assessment can be found in **Appendix 2**.

3.0 LIMITATIONS & ASSUMPTIONS

- 3.1 In the absence of specifications of the proposed green roofs assumptions have been made with regards to the classification of post development habitat type and condition. An updated assessment should be carried out once detailed design is known.
- 3.2 The areas and conditions of post-development habitats are based solely on provided landscaping plans, with the expectation that full details of habitat management and monitoring provisions will be provided as a pre-commencement planning condition. The Biodiversity Net Gain (BNG) units and scores outlined here may change if adjustments are made to the redline planning application boundary, the proposed development layout and massing, or the extent and character of retained, created, and enhanced post-development habitats. Even minor changes to these elements could significantly affect the overall BNG outcome.
- 3.3 For some habitat classifications, in particular urban habitats, the post-development habitats often represent a “best fit” within the Metric’s categories.
- 3.4 Proposed individual tree planting has not been mapped on **Figure 3**. Numbers have been provided by the landscape architects. ‘Poor’ condition is assumed for all newly planted tree, given the urban environment in which they will be found.
- 3.5 This report does not specify the complete methodology for BNG assessment; relevant guidance documents should be consulted as needed.
- 3.6 This Biodiversity Net Gain (BNG) assessment has been prepared using professional judgement, current guidance, and available site information to classify habitats and assess their condition. Habitat types and condition assessments, both at baseline and post-development, are inherently subject to interpretation and may vary between practitioners. The outcomes of this assessment, including the calculated biodiversity unit values, are based on these professional judgments. Beamsley Ecology Ltd accepts no liability for any changes to the BNG calculations or resulting biodiversity outcomes that may arise from the Local Planning Authority (LPA), or any other competent authority disagreeing with the habitat classifications or condition assessments provided herein.
- 3.7 All figures and conclusions should be considered provisional until formally accepted by the relevant authority.

4.0 RESULTS

Desk Study

- 4.1 The assessment uses a 1km area of search around the Site for records of protected and notable species and locally or nationally designated wildlife sites. A data search undertaken through the Local Environmental Records Centre (LERC) - Sussex Biodiversity Record Centre (SBRC) - informed the assessment².

² Terms and conditions of the data supply from SBRC do not allow the use of the plans or data provided as part of the data search (including mapping), however the results can be referenced herein.

Site Context

- 4.2 The Site is located within the coastal town of Shoreham-by-Sea, and is surrounded in the immediate vicinity by residential development (north, west and south) and Kingston Lane (east).
- 4.3 The wider area is dominated by development associated with the town of Shoreham-by-Sea, with residential areas, garden networks, and scattered areas of open green space. The River Adur is found c.480m to the south, beyond which is the English Channel.

Potential Wildlife Corridors

- 4.4 There are no significant landscape scale wildlife corridors with a functional connection to the Site, however the networks of mature residential gardens in the area along with areas of open green space will likely provide some connectivity through the local area to urban wildlife.

Statutory Designations

- 4.5 A search has been made to identify any internationally designated statutory sites within a 5km radius, and nationally designated statutory sites within 2km. The results are shown in the below table.

Table 1: *Summary of Data Search Results for Statutory Sites*

<i>Site Name</i>	<i>Designation</i>	<i>Distance from Site</i>	<i>Summary Interest</i>
Brighton and Lewes Downs	Biosphere Reserve	On-site	Within the coast, the chalk grasslands of the South Downs National Park meet the English Channel. This chalk block extends beneath the shingle beaches and the waves into a Marine Conservation Zone. These geological features make coast a remarkably biodiverse region.
Shoreham Beach	Local Nature Reserve (LNR)	1.1km southwest	Its main interest is its highly specialised shingle flora, adapted to withstand harsh and extreme conditions. Largely due to habitat destruction, this community is very rare in West Sussex.

- 4.6 The Site lies within the Brighton and Lewes Downs Biosphere Reserve; however, it does not support any features that contribute to the designation, and no impacts on this designation are anticipated as a result of the Proposals.
- 4.7 Shoreham Beach LNR is considered sufficiently separated from the Site for any potential impacts to be ruled out.

Non-statutory Designations

- 4.8 Information on non-statutory locally designated Sites within 1km was provided by Sussex Biodiversity Record Centre (SBRC). The results are provided below.

Table 2: *Summary of Data Search Results for Non-Statutory Sites*

<i>Site Name</i>	<i>Designation</i>	<i>Distance from Site</i>	<i>Summary Interest</i>
Ad03 - Shoreham Beach	Local Wildlife Site (LWS)	1km south	Its main interest is its highly specialised shingle flora, adapted to withstand harsh and extreme conditions. Largely due to habitat destruction, this community is very rare in West Sussex.

- 4.9 Shoreham Beach LWS is considered sufficiently separated from the Site for any potential impacts to be ruled out.

SSSI Impact Risk Zones (IRZs)

- 4.10 The Site lies within the IRZ for multiple SSSIs but does not fall within one the of the highlighted risk categories which requires consultation between the Local Planning Authority (LPA) and Natural England (NE).
- 4.11 The proposed development is unlikely to have a harmful effect on any terrestrial Sites of Special Scientific Interest (SSSIs) and the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.

Granted EPSM Licences

- 4.12 No European Protected Species Mitigation (EPSM) licences are shown within 1km of the Site.

Mapped Ancient Woodland

- 4.13 No ancient woodland is mapped within 15m of the Site.

Waterbodies

- 4.14 No waterbodies are found on Site or within 250m.

Extended Phase 1 Habitat Survey

- 4.15 The survey was carried out on the 20th of June 2025³ and followed the principles of Extended Phase 1 Habitat Survey methodology (JNCC, 2010). Habitats are classified according to the UK Habitat Classification System (UKHab Ltd, 2023), with secondary codes used where appropriate.
- 4.16 The survey was carried out by Daniel Ross BSc (Hons) ACIEEM on behalf of Beamsley Ecology Ltd. Daniel has over 10 years of experience carrying out habitat surveys and holds Level 2 Class Licence from Natural England

³ This Report has been prepared during July 2025 following a visit to the Site in June 2025, and our findings are based on the conditions of the Site that were reasonably visible and accessible at that date. We accept no liability for any areas that were not reasonably visible or accessible, nor for any subsequent alteration, variation, or deviation from the Site conditions which affect the conclusions set out in this report.

for bats and great crested newt.

- 4.17 Sufficient time was afforded for the surveyor to carry out the survey. The survey was not constrained by poor weather.

Habitats

- 4.18 The following habitat types, described in more detail below, were identified on and directly adjacent to the Site during the 'Extended' Phase 1 Habitat Survey:

- Buildings
- Developed Land Sealed Surface
- Artificial Unvegetated, Unsealed Surface
- Modified Grassland
- Ruderal / Ephemeral
- Bramble Scrub
- Vegetated Garden
- Individual Trees

- 4.19 The habitat descriptions provided below should be read in conjunction with Figure 2 and the photographs presented in **Appendix 4**.

Buildings, u1b5

- 4.20 Two buildings are found on Site as labelled on **Figure 2**. These are discussed later in the report in relation to their suitability for supporting roosting bats.

Developed Land; Sealed Surface, u1b6

- 4.21 Access roads supporting no significant vegetation.

Artificial Unvegetated, Unsealed Surface, u1c

- 4.22 Rubble pile created following the demolition of the former building.

Modified Grassland, g4

- 4.23 Outgrown former amenity grassland which has been left unmanaged. This area supports a grassy sward abundant fescue *Festuca rubra* agg. And perennial rye *lolium perenne*, with occasional Yorkshire fog *Holcus lanatus* and sweet vernal grass *Anthoxanthum odoratum*. Forbs are of low diversity with common and widespread species including creeping buttercup *Ranunculus repens*, prickly sow thistle *Sonchus asper*, spear thistle *Cirsium vulgare*, dandelion *Taraxacum officinale*, and self-heal *Prunella vulgaris*.

Ruderal / Ephemeral

- 4.24 A limited range of common and widespread species have colonised on disturbed / cleared land, including spear thistle, wall barley *Hordeum murinum*, mullein *Verbascum Thapsus*, common mallow *malva sylvestris*, and common grasses.

Bramble Scrub, h3d

- 4.25 Trees along the Sites periphery were not considered as woodland, due to their urban context, and small extents. As such they were mapped as individual trees. However, this left the densely shaded and sparsely vegetated ground layer unclassified. To recognise the fact the value of the trees was accounted for in the 'Individual Tree' habitat type, the ground layer was assessed as 'bramble scrub'.

Vegetated Garden u1 828

- 4.26 Former garden areas supporting a range of common and widespread species and lawns.

Individual Trees (Urban)

- 4.27 Mature trees along the Sites boundaries are mapped as 'Individual Trees' according to tree data provided in the Arboricultural Impact Assessment (Tim Moya Associates, Ref: 241161-TMA-XX-RP-AP-2700-P01).

Faunal Appraisal

- 4.28 The following section discusses only the groups and species that could be reasonably expected to be found on the type of habitats present on, or adjacent to, the Site.

Amphibians

- 4.29 Records of common toad *Bufo bufo*, common frog *Rana temporaria*, and smooth newt *Lissotriton vulgaris* were identified within the 1km search radius. No records of great crested newt *Triturus cristatus* were found. The Site itself contains no waterbodies there are no ponds within 250m of the Site. While some terrestrial habitats such as grassland verges and scrub are present, the site is considered isolated from any potential breeding habitat.
- 4.30 Consequently, the Site is assessed as having negligible potential to support breeding or foraging amphibians, and the absence of great crested newts can be reasonably concluded.

Bats

- 4.31 Records were returned of pipistrelle bats *Pipistrellus spp.* Building 1, a single-storey brick outbuilding, has potential roosting features in the form of missing roof tiles, offering *low suitability* for use by roosting bats.
- 4.32 Building 2, comprises single-storey residential bungalows. This building supports occasional Potential Roost Features (PRFs) of value to low number of individual non-breeding bats, including missing mortar along ridge tiles, lifted lead flashing, and potential gaps behind barge boards. This building is assessed as offering *low suitability* for roosting bats.
- 4.33 No trees on Site were identified as supporting PRFs, and the majority of the existing trees will be retained.

Birds

- 4.34 The Site is likely to support nesting of a range of common and widespread urban / garden species but is not likely to be of significant value to any protected or otherwise notable species / assemblages.

Badgers

- 4.35 No evidence of badger was found on Site and the Site is not well connected to larger areas of habitat of potential

value to this species. The likely absence of badger from Site can be reasonably concluded.

Riparian Mammals

- 4.36 The data search returned no records of water vole *Arvicola amphibius* or otter *Lutra lutra* within 1km of the Site. In addition, the Site does not contain any aquatic habitats such as streams, ditches, or ponds that would support either species.
- 4.37 The Site is assessed as having negligible potential to support breeding, foraging, or commuting water voles or otters and the absence of these species can be reasonably concluded.

Hazel Dormice

- 4.38 No records of hazel dormice *Muscardinus avellanarius* were returned.
- 4.39 Whilst the Site does contain some dense woody vegetation on boundaries, that may in theory be suitable for dormice, it is found in an urban location separated from any wider areas of habitats of significant value. As such, the likely absence of Dormice can be reasonably concluded.

Reptiles

- 4.40 The data search returned recent records of slow worm *Anguis fragilis*, grass snake *Natrix natrix*, adder *Vipera berus* and common lizard *Zootoca vivipara*. Habitat suitable for reptiles is limited to small areas of grassland and boundary vegetation. Overall, the Site is assessed as having negligible value to this group, and impacts are not anticipated as a result of the Proposals.
- 4.41 Records were returned of wall lizard *Podarcis muralis*. This is an introduced non-native species and therefore receives no protection through UK legislation or policy.

Hedgehog

- 4.42 The residential gardens and scrub in proximity to the Site offer potential habitat for hedgehog, however the Site is considered to be of negligible value considering its recent clearance, and presence of only small areas of habitat. The Proposals are considered unlikely to have significant impacts of hedgehog.

Stag Beetle

- 4.43 Records of stag beetle *Lucanus cervus* were returned from within 1km. The Site lacks significant deadwood, and the Proposals are unlikely to impact significantly on this species.

Invasive Non-Native Species (INNS)

- 4.44 No species listed on Schedule 9 of the Wildlife and Countryside Act (1981 as amended) were identified on the Site.

5.0 BIODIVERSITY NET GAIN

- 5.1 The assessment of the Biodiversity Net Gain (BNG) score for the Site has been established based on the baseline habitats as presented above and in **Figure 2** (baseline habitats).
- 5.2 The assessment of the anticipated post development Biodiversity Units (BUs) for the Site is based on the landscaping proposals as shown in Match Landscape Architects General Arrangement Plan (MTC114P01 Rev 02). The achievable UKHab classifications and conditions have then been assessed and are presented in **Figure 3** and the associated Statutory Metric calculation tool (**BE0061.XLS.01.1**).
- 5.3 An assessment is made for area BUs only - the Site supports no watercourses or linear features.

6.0 DISCUSSION & RECOMMENDATIONS

Designations

- 6.1 Whilst the Site lies within the Brighton and Lewes Downs Biosphere Reserve, it does not support any features that contribute to the designation, and no impacts on this designation are anticipated as a result of the Proposals.

Habitats

- 6.2 Mature trees on the periphery of the Site have intrinsic value and should be retained and protected where possible, and the design of the Site has aimed to minimise the tree loss required, retaining the majority of trees on the Sites boundaries.
- 6.3 Other habitats are not considered to represent a major constraint and are considered to be adequately mitigated through the proposed landscaping.

Biodiversity Net Gain

- 6.4 The project is required to demonstrate delivery of a minimum 10% net gain in biodiversity under the Environment Act (2021).
- 6.5 The Site supports 4.18 habitat Biodiversity Units (BUs), and is expected to deliver 5.07 habitat BUs, resulting in BNG of 0.90 habitat BUs (21.52%).
- 6.6 The trading rules are currently satisfied through the incorporation of mixed scrub and tree planting.

Biodiversity Gain Plan

- 6.7 A 'Biodiversity Gain Plan' (BGP) will be produced which confirms how the development will achieve 10% BNG.
- 6.8 A HMMP will be submitted alongside the BGP which will detail the methodology for the management and monitoring of proposed on-site habitats for a minimum period of 30 years. The BGP will need to be submitted to and approved by the LPA prior to the commencement of development to discharge the statutory BNG condition applied to the permission.

Protected and Notable Fauna

Bats

- 6.9 Buildings 1 & 2 have been assessed as offering low suitability for roosting bats.
- 6.10 It is understood that further survey (reported separately) has been carried out on these buildings, which has confirmed the likely absence of roosting. On this basis the Proposals present minimal risk of impacting on roosting bats.

Birds

- 6.11 Clearance of vegetation and buildings should be carried out outside of the breeding bird season (March – September), or else be preceded by a nesting bird survey by a suitably qualified ecologist to determine the status of nesting birds. Any active nests identified will need to be protected in-situ until dependent chicks have fledged.

Opportunities

- 6.12 Potential ecological opportunities at the Site include:
- Installing bat roosting or bird nesting features on retained mature trees, or integral to structure of new buildings.
 - Incorporation of a green roof specification which maximises biodiversity, and includes log / sand piles, and invertebrate boxes.
 - Creation of deadwood piles on boundary landscaping to provide value to invertebrates including stag beetle.

FIGURES

Figure 1: Site Location



Figure 2: Baseline Habitat Features

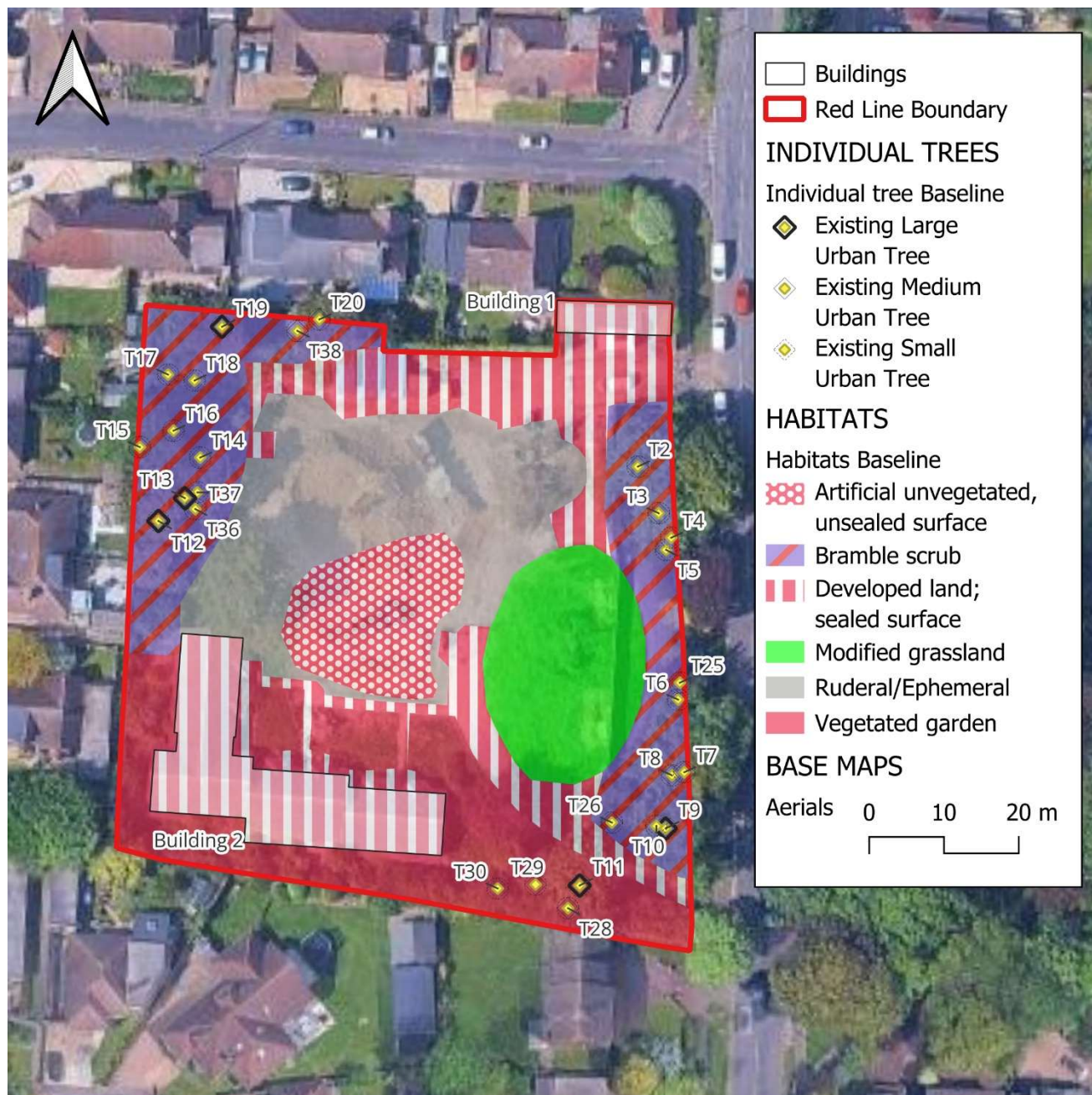


Figure 3: Post Development Habitat Features



APPENDICES

APPENDIX 1 PROPOSED LANDSCAPE PLAN



Paving		
Ref	Description	Detail
P1	Vehicle Car Park Routes	Grey Resin Bound Gravel
P2	Resin Bound Gravel - Pedestrian Surface	Light grey Resin Bound Gravel; Delivered atop permeable sub base with no-dig construction within root protection area
P3	Natural Stone Paving	Reclaimed natural stone paving; Approximate dimensions 100x100mm laid chequerboard; Dark grey colour; 10mm mortar joints
P4	Planted Paving Surface to Parking Bays	Concrete block paving system; Hydro Lineo XL 50 paving with 41.13% growable surface; paving laid in stretcher bond; permeable bedding; with grass seed joint infill
P5	Permeable Paving Surface to Parking Bays	Concrete block paving system; Hydro Lineo 0 paving with 0% growable surface; paving laid in stretcher bond; permeable bedding and joint; parking bays
P6	Self Binding Gravel to Garden Paths	Hoggin self binding gravel; Size: 10mm - dust; Supplier: TBC Colour: Light grey Laid with camber over compacted sub base
P7	High Quality Concrete Finish	Exposed aggregate stone with buff aggregate and concrete pigment
P8	Clay Paving to Entrances	Laid stretcher bond with double running course edging; Size: 200mm W x 50mm L x 80mm D; Supplier: Wienerberger Colour: Siena WF (light buff)
P9	Clay Paving to Private Garden Paths	Laid stretcher bond with double running course edging; Size: 200mm W x 50mm L x 80mm D; Supplier: Wienerberger Colour: Siena WF (light buff)
P10	Decking	Hardwood timber decking; To be supplied with anti-slip finish; Suitably waterproofed to ensure longevity

Boundaries and Edging		
Ref	Description	Detail
B1	Conservation Kerb	Textured pre-cast concrete; 145mm W x 255mm H x 915mm L; Laid with 25mm or flush as indicated at B1; Concrete haunch to engineer's specification; by Marshalls in Silver Grey or similar
B2	Steel Edging	Textured pre-cast concrete; 63mm W x 255mm H x 915mm L; Laid flush; Concrete haunch to engineer's specification; by Marshalls in Silver Grey or similar
B3	Feature Steps	Pre-cast concrete step risers around seating terrace; Saxon Textured Step by Marshalls; 150mm riser, 300mm tread with visibility strip in contrasting colours; feathering into lower level
B4	Balustrade Railing	Railing with detailing, height and materials to match architectural elevation by KKM

Street Furniture		
Ref	Description	Detail
F1	Bench Seat	Timber topped bench seat with arms and back rests
F2	Allotment Beds	Formed from reclaimed timber sleepers. Those illustrated within rear gardens are to be agreed with client and design team subject to zero waste approach
F3	Solid Beam Cube Seat	Reclaimed marine timber beams re-purposed for cube seating.
F4	Solid Beam Bench	Reclaimed marine timber beams re-purposed for seating.
F5	Picnic Table	Monolithic timber picnic table
F6	Pergola	Timber pergola with steel cable wires
F7	Log Pile	Log piles 1 -1.5m long taken from locally felled trees Position: Within planting area and installed prior to planting Ecological rational: To provide habitat for insects
F8	Timber Log Pile wall Features	500mm long tree bole lengths stacked to form decorative walls. Stack heights, lengths and final numbers to be determined by availability of felled timber
F9	Boules Sign	Timber hand made sign with notes indicating boules court

Notes		
1	Alternatives acceptable and must be agreed with client and approved by relevant consultants	
2	Sub-bases, electrical and mechanical elements, and structural elements must be specified by the respective engineer, civil, M&E and structural	
3	Pond boundary treatment subject to change following client risk assessment	

1

North

0

1m

2m

4m

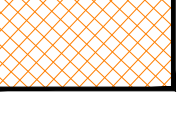
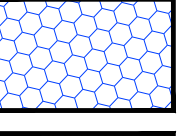
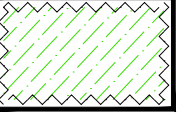
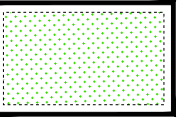
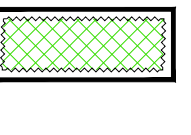
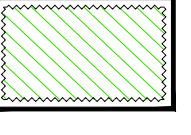
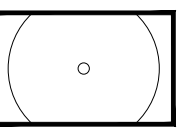
6m

8m

10m

Notes:

The scope of this drawing is the identification and arrangement of elements for the purposes of planning. Scale from this drawing only for planning purposes or request .dwg versions if required. Information beyond site edge shown indicatively only. Based on context, layout and architectural information received from KKM architect. Highways layouts, structural, civil and mechanical and electrical engineer elements by others. All trees, proposed and existing, must be assessed by the structural engineer to ensure adequate detailing based on NHBC (as standard) and best practice guidelines.



Proposed Tree Species					
Code	Species	Stock	Girth (cm)	Height (m)	Clear Stem (m)
T1	Acer campestre	EHStd	16-18	4-4.5	2
T2	Acer freemanii 'Armstrong'	MS	-	3-4	2
T3	Amelanchier lamarckii	MS	-	3-4	2
T4	Betula pendula 'Fastigiata'	EHStd	16-18	4-4.5	2
T5	Carpinus betulus 'Frans Fontaine'	SM	18-20	4-5	2
T6	Fagus sylvatica	EHStd	16-18	4-4.5	2
T7	Liquidambar styrlicflua	SM	18-20	4-5	2
T8	Pinus sylvestris	EHStd	16-18	4-4.5	2
T9	Prunus avium 'Plena'	EHStd	16-18	4-5	2
T10	Sorbus aucuparia	MS	-	3-4	2
T11	Juglans regia	Std	8-10	2-3	-
T12	Malus domestica	Std	6-8	2-3	-
T13	Prunus cerasifera	Std	-	2-3	-
T14	Prunus domestica	Std	8-10	2-3	-

Planting Palette	
Description	Description
Ground Cover Containerised 2-7.5L	Typical species: Cornus sanguinea 'midwinter fire' Hebe 'Beverly Hills' Helictotrichon sempervirens Rosa canina Salvia off' Purpureascens Vinca major Carex flagellifera Deschampsia cespitosa 'Bronzeschleier' Luzula sylvatica Uncinia rubra Achillea 'Moonshine' Bergenia 'Wintermärchen' Digitalis grandiflora Euphorbia amygdaloides var. robbiae Salvia officinalis 'Berggarten' Heucherella 'Yellowstone Falls'

Climbers Containerised 3-15L	Supplementary edible species: Rosmarinus officinalis Thymus vulgaris Salvia officinalis Mentha spicata Allium
	Campsis radicans Hydrangea anomala subsp. petiolaris Hedera helix Clematis 'Polish Spirit' Lonicera periclymenum Wisteria sinensis

Hedgerow 2 x feathered stock	Typical species Crataegus monogyna (25%) Fagus sylvatica (75%)
Meadow Seeded	Species rich grass mixes, such as those supplied by Emmorsgate

Scrub Mix of containerised and bare root stock	Carpinus betulus Cornus sanguinea Corylus avellana Crataegus monogyna Ilex crenata Euonymus europaeus Ligustrum vulgare Viburnum opulus
	Supplementary edible species: Rubus idaeus Rubus fruticosus Ribes uva-crispa Sambucus nigra Vaccinium corymbosum

Notes	
Foundation design to be cognisant of existing trees and proposed tree species.	

Works with RPAs of Existing Trees	
Hand Dig Construction: trees that require manual excavation within Root Protection Areas of existing trees. All works within Root Protection Areas (RPAs) of existing trees shall be carried out under the supervision of a qualified arboriculturist and in accordance with their recommendations and BS 5837:2012.	
No-dig Construction: Trees that require above soil surfacing within Root Protection Areas of existing trees. All works within Root Protection Areas (RPAs) of existing trees shall be carried out under the supervision of a qualified arboriculturist and in accordance with their recommendations and BS 5837:2012.	

Rev 02 | Updated for planning

Rev 01 | Trees increased for BNG

Rev 00 | Issued for comment

15.07.25

07.07.25

27.06.25

Landscape Proposal

Kingston Lane, Ashcroft

Client:

Buglar Developments

Status:

Information

Scale:

1:150 @ A1

Drawing no:

MTC114P01

Revision:

02

APPENDIX 2 METHODOLOGY

Ecological Data Search

- A2.1 The aim of the ecological data search is to collate existing ecological records for the Site and adjacent areas. Obtaining existing records is an important part of the evaluation process, as it provides additional information that may not be apparent during a site survey.
- A2.2 Records of notable species supplied from a 1km area of search by the Local Environmental Records Centre are used to inform this appraisal.
- A2.3 Records of important statutory and non-statutory sites designated for their nature conservation value within 10km of the Site were also searched for on the Multi-Agency Geographic Information for the Countryside (MAGIC)⁴.
- A2.4 In addition, Habitats of Principle Importance (HoPI) and Species of Principle Importance (SoPI) listed under Section 41 (S41) of the NERC Act, as well as Habitat Action Plans (HAPs) and Species Action Plans (SAPs) were consulted.

'Extended' Phase 1 Habitat Survey

- A2.5 Phase 1 habitat survey methodology (JNCC, 2010). This involves walking the site, mapping and describing different habitats (for example: woodland, grassland, scrub). The survey method was "Extended" in that evidence of fauna and faunal habitat was also recorded (for example droppings, tracks or specialist habitat such as ponds for breeding amphibians). This modified approach to the Phase 1 survey is in accordance with the approach recommended by the Guidelines for Baseline Ecological Assessment (IEA, 1995) and Guidelines for Preliminary Ecological Appraisal (CIEEM 2017).

Faunal Appraisal

- A2.6 This section first looks at the types of habitats found on Site or within the sphere of influence of potential development, then considers whether these could support protected, scarce, or NERC Act 2006 Section 41 species (referred to collectively as 'notable species').
- A2.7 Records of notable species supplied from a 1km area of search by the Local Environmental Records Centre (LERC) are used to inform this appraisal.
- A2.8 We discuss further only notable species or groups which could be a potential constraint due to the presence of suitable habitat and their presence (or potential presence) in the wider area. We screen out and do not present accounts of notable species or groups which do not meet these criteria – in some cases it may be necessary to explain this reasoning.

⁴ Magic.defra.gov.uk. (2014). Magic. [online] Available at: <http://magic.defra.gov.uk/> [Accessed July 2025].

Bats

- A2.9 Bat roosting potential is classified according to the following criteria set out below, taken from the Bat Conservation Trust Good Practice Guidelines (2023).

Suitability	Criteria
Negligible	Negligible habitat features on site likely to be used by roosting bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions, and/or suitable surrounding habitat to be used on a regular basis or by a larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.
Moderate	A structure or tree with one or more potential roost sites that could be used due to their size, shelter, protection, conditions, and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protections, conditions and surrounding habitats.

Evaluation

- A2.10 In evaluating the Site, the ecologist will take into account a number of factors in combination, such as:
- the baseline presented above,
 - the site's position in the local landscape,
 - its current management and
 - its size, rarity or threats to its integrity.
- A2.11 There are a number of tools available to aid this consideration, including established frameworks such as Ratcliffe Criteria or concepts such as Favourable Conservation Status. Also of help is reference to Biodiversity Action Plans in the form of the Local BAP and Section 41 of the NERC Act (2006) to determine if the site supports any Priority habitats or presents any opportunities in this respect.
- A2.12 The assessment of impacts considers the generic development proposals from which potential effects include:
- Vegetation and habitat removal
 - Direct effects on significant faunal groups or protected species
 - Effects on adjacent habitats or species such as disturbance, pollution and severance
 - Operational effects on wildlife such as noise and light disturbance

Biodiversity Net Gain Statutory Metric (BNG)

- A2.13 The Biodiversity Net Gain (BNG) assessment provides a prediction of the Site's Biodiversity Net Gain score using the Natural England (NE) Statutory Metric (the 'Metric') and associated methodologies. The assessment calculates the baseline value according to habitat data collected as part of the habitat survey and compares this to the predicted post-development habitat types and conditions according to the most developed landscape design.
- A2.14 The summary below outlines the key assessment criteria employed in Biodiversity Net Gain (BNG) calculations.

Habitat Survey

- A2.15 The type and condition of on-site habitats was determined through habitat survey carried out on the 18th of October 2024 and followed the principles of Extended Phase 1 Habitat Survey methodology (JNCC, 2010). Habitats were classified according to the UK Habitat Classification System (UKHab Ltd, 2023), with secondary codes used where appropriate.
- A2.16 The survey was carried out by Alasdair Grubb BSc (Hons) ACIEEM. Alasdair has over 10 years of experience carrying out habitat surveys and holds a level 5 Botanical Society for Britain and Ireland (BSBI) Field Identification Skills Certificate (FISC), which certifies him as competent to undertake botanical and habitats surveys up to national vegetation classification (NVC) survey level.

Biodiversity Net Gain Statutory Metric

- A2.17 The Biodiversity Net Gain (BNG) assessment provides a prediction of the Site's Biodiversity Net Gain score using the Natural England (NE) Statutory Metric (the 'Metric') and associated methodologies. The assessment calculates the baseline value according to habitat data collected as part of the habitat survey and compare this to the predicted post development habitat types and conditions according to the most developed landscape design.
- A2.18 The Metric provides a standardised framework for assessing biodiversity impacts of development projects in England, aligning with the BNG requirements established by the Environment Act (2021).
- A2.19 The metric is supported by key guidance documents⁵ outlining the methodologies for BNG assessment, including –
- Statutory Biodiversity Metric User Guide
 - Statutory Biodiversity Metric: Condition Assessments
- A2.20 Biodiversity is measured in Biodiversity Units (BUs) of three distinct types: Area BUs, Linear BUs and Watercourse BUs. These three BUs are not interchangeable are assessed separately. To achieve BNG a 10% net gain is required in all BU types (where applicable).
- A2.21 The summary below outlines the key assessment criteria employed in Biodiversity Net Gain (BNG) calculations.

⁵ See <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides> : Accessed 30/10/2024

Habitat Distinctiveness

- A2.22 Distinctiveness represents the inherent biodiversity value of a habitat type based on its rarity, conservation priority, and ecological role. The metric categorises habitats into distinctiveness levels, including Very High, High, Medium, Low, and Very Low. Each category has a set score that directly impacts biodiversity calculations, particularly regarding compensatory requirements. High and very high distinctiveness habitats demand specific measures for compensation, as these are more sensitive to biodiversity losses and harder to replace with similar ecological value.

Condition Assessment

- A2.23 The condition of a habitat is assessed based on how close it is to its ecological optimum, influenced by factors such as past and current management practices. Habitat condition is scored on a scale from Poor to Good, with intermediate conditions like Fairly Good and Fairly Poor also available. These scores contribute directly to the biodiversity unit calculation, reflecting the habitat's current quality and resilience. Specific methodologies apply depending on the habitat type, with unique criteria for assessing watercourse conditions.

Strategic Significance

- A2.24 Strategic significance evaluates a habitat's local or regional importance, particularly regarding its alignment with conservation priorities set out in Local Nature Recovery Strategies (LNRS) or similar planning documents. Strategic significance is classified as Low, Medium, or High. A High designation applies to habitats that are directly linked to local conservation goals or mapped as priority areas in LNRS. This factor adjusts biodiversity units, giving greater weight to habitats that serve key roles in broader ecological networks.

Habitat Size

- A2.25 The size of each habitat, measured in hectares for area-based habitats and kilometres for linear features like hedgerows and watercourses, is a core factor in determining biodiversity units. Habitat size directly contributes to the total biodiversity score of a site and influences calculations for habitat loss, creation, and enhancement. This quantitative aspect ensures that both the extent and ecological quality of habitats are accounted for in BNG assessments.

Risk Multipliers

- A2.26 Risk multipliers address various factors that could affect the successful establishment of compensatory habitats. Spatial risk adjusts biodiversity units based on the distance between the site of habitat loss and the location of compensatory habitats, with penalties applied for habitats situated further from the impacted area. Temporal risk considers the time it takes for newly created or enhanced habitats to reach their intended condition, accounting for any ecological delays in achieving the desired biodiversity outcome. These multipliers refine the BNG calculations, ensuring a realistic measure of biodiversity value over time and space.
- A2.27 By systematically applying these criteria, the statutory biodiversity metric provides a structured and quantifiable approach to calculating biodiversity gains and losses, enabling effective planning and compensatory actions across diverse development projects.

APPENDIX 3 PLANNING POLICY AND LEGISLATION

National Planning Policy

National Planning Policy Framework

A3.1 The National Planning Policy Framework (NPPF) was revised on the 12th December 2024 and sets out the government's planning policies for England and how these are expected to be applied. Section 14 (outlined below) of the NPPF, 'Conserving and Enhancing the Natural Environment' encourages the planning system to contribute to and enhance the natural and local environment. This should be achieved by:

- "protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs
- preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate".

A3.2 The NPPF also stipulates that Local Planning Authorities (LPAs), when determining planning applications, should seek to apply the following principles:

- "if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused
- development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest".
- development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁷⁰ and a

suitable compensation strategy exists; and

- development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate."

National Planning Practice Guidance, 2023

- A3.3 The Government's National Planning Practice Guidance (NPPG) is intended to provide guidance to local planning authorities and developers on the implementation of the planning policies set out within the NPPF. The guidance of most relevance to ecology and biodiversity is the Natural Environment Chapter, which explains key issues in implementing policy to protect biodiversity, including local requirements.

UK Post-2010 Biodiversity Framework

- A3.4 The Environment Departments of all four governments in the UK work together through the Four Countries Biodiversity Group. Together they have agreed, and Ministers have signed, a framework of priorities for UK-level work for the Convention on Biological Diversity. Published on 17 July 2012, the 'UK Post-2010 Biodiversity Framework' covers the period from 2011 to 2020. This now supersedes the UK Biodiversity Action Plan (UK BAP). However, many of the tools developed under UK BAP remain of use, for example, background information about the lists of priority habitats and species. The lists of priority species and habitats agreed under UK BAP still form the basis of much biodiversity work in the countries.
- A3.5 Although the UK Post-2010 Biodiversity Framework does not confer any statutory legal protection, in practice many of the species listed already receive statutory legal protection under UK and / or European legislation. In addition, the majority of Priority national (English) BAP habitats and species are now those listed as Habitats of Principal Importance (HoPI) and Species of Principal Importance (SoPI) in England listed under Section 41 (S41) of the NERC Act 2006. For the purpose of this report, habitats and species listed under S41 of the NERC Act are referred to as having superseded the UK BAP. All public bodies have a legal obligation or 'biodiversity duty' under Section 40 of the NERC Act 2006 to conserve biodiversity by having particular regard to those species and habitats listed under S41.

Local Policy

- A3.6 At a local level, consideration is given to CS17 (Environmental Networks) in the Shropshire Council Adopted Core Strategy (March 2011).

Guidance

Biodiversity 2020: A strategy for England's wildlife and ecosystem services

- A3.7 In October 2010, over 190 countries signed an historic global agreement in Nagoya, Japan to take urgent and effective action to halt the alarming global declines in biodiversity. This agreement recognised just how important it is to look after the natural world. It established a new global vision for biodiversity, including a set of strategic goals and targets to drive action. England's response to this agreement was the publication of 'Biodiversity 2020: A strategy for England's wildlife and ecosystem services'. The mission for this strategy is:

"to halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people."

BS 42020: 2013 Biodiversity: Code of Practice for Planning and Development

- A3.8 The UK commitment to halt overall loss of biodiversity by 2020 in line with the European Biodiversity Strategy and UN Aichi targets⁶, is passed down to local authorities to implement, mainly through planning policy. To assist organizations affected by these commitments, BSI has published BS 42020 which offers a coherent methodology for biodiversity management.
- A3.9 This British Standard sets out to assist those concerned with ecological issues as they arise through the planning process in matters relating to permitted development and activities involved in the management of land outside the scope of land use planning, which could have site-specific ecological implications.
- A3.10 The standard has been produced with input from a number of organisations including the Chartered Institute of Ecology and Environmental Management (CIEEM) and the Association of Local Government Ecologists (ALGE) and provides:
- Guidance on how to produce clear and concise ecological information to accompany planning applications;
 - Recommendations on professional ethics, conduct, competence and judgement to give confidence that proposals for biodiversity conservation, and consequent decisions/actions taken, are sound and appropriate; and
 - direction on effective decision-making in biodiversity management a framework to demonstrate how biodiversity has been managed during the development process to minimize impact.

Legislation

- A3.11 Specific habitats and species receive legal protection in England under various pieces of legislation, including:
- The Conservation of Habitats and Species Regulations 2017⁷;
 - The Wildlife and Countryside Act (WCA) 1981 (as amended)⁸;
 - The Natural Environment and Rural Communities Act 2006⁹;
 - The Hedgerow Regulations 1997¹⁰;
 - The Protection of Badgers Act 1992¹¹; and
 - Wild Mammals (Protection) Act 1996¹².
- A3.12 Further details of legislation in respect of legally protected and notable flora and fauna of relevance to the Site are provided below.

Flora

- A3.13 Certain wild plants are protected under the WCA 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. In summary, the legislation prohibits the collecting or cutting of certain wild plants,

⁶ <https://www.cbd.int/sp/targets/>

⁷ HMSO (2017) The Conservation of Habitats and Species Regulations 2017

⁸ HMSO (1981) 'Wildlife and Countryside Act 1981 (as amended)'

⁹ ODPM (2006) 'Natural Environment and Rural Communities Act (2006)'

¹⁰ ODPM (1997) 'The Hedgerow Regulations'

¹¹ ODPM (1992) 'The Protection of Badgers Act'

¹² HMSO. (1996). Wild Mammals (Protection) Act.

in addition to the picking, uprooting, destroying, selling or transporting of such wild plants.

- A3.14 The legislation also prohibits the uprooting of any wild plant, unless the uprooting is carried out by the owner or occupier of the land on which the plant is growing, or by someone having their permission to do so, or unless the action is authorized in writing by the appropriate local authority. It is a defence if the damage done to a protected plant is the result of an otherwise lawful action and could not reasonably have been avoided.
- A3.15 A number of non-native invasive species are also listed under the WCA 1981 (as amended). Under the Act it is an offence to plant or otherwise cause the species to grow in the wild. In addition, any soil or plant material containing these species is likely to be classed as controlled waste.

Amphibians

- A3.16 Common species of amphibian (smooth newt *Lissotriton vulgaris*, palmate newt *L. helveticus*, common frog *Rana temporaria* and common toad *Bufo bufo*) are partially protected by the WCA 1981. This prohibits the trade (i.e. sale, barter, exchange, transporting for sale and advertising to sell or to buy) of these species.
- A3.17 Great crested newts *Triturus cristatus* are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and the WCA 1981 (as amended). In summary, taken together, it is an offence to deliberately, intentionally or recklessly:
- Kill, injure or capture a great crested newt;
 - Disturb great crested newts in such a way as to be likely significant to affect:
 - the ability of any significant group of great crested newts to survive, breed, or rear / nurture their young; or
 - the local distribution of great crested newts;
 - Damage or destroy any breeding or resting place used by great crested newts; or
 - Obstruct access to any place used by great crested newts for shelter or protection and disturbing great crested newts while occupying such a place.

Badger

- A3.18 The Protection of Badgers Act, 1992 aims to protect badgers *Meles meles* from persecution, rather than being a response to an unfavourable conservation status. As well as protecting the animal itself, the 1992 Act makes the intentional or reckless destruction, damage, or obstruction of a badger sett an offence. A sett is defined as “any structure or place which displays signs indicating current use by a badger”. In accordance with Natural England guidance, ‘current use’ is not synonymous with current occupation. In addition, the intentional elimination of sufficient foraging area to support a known social group of badgers may, in certain circumstances, be construed as an offence by constituting ‘cruel ill treatment’.

Bats

- A3.19 In summary, all UK bat species are protected by the Conservation of Habitats and Species Regulations 2017 and by the WCA 1981 (as amended). Taken together it is an offence to deliberately, intentionally or recklessly:
- Kill, injure or capture a bat;
 - Disturb bats in such a way as to be likely significant to affect

- the ability of any significant group of bats to survive, breed, or rear / nurture their young; or
 - the local distribution of that species;
- Damage or destroy any breeding or resting place used by bats; or
- Obstruct access to any place used by bats for shelter or protection and disturbing bats while occupying such a place.

Birds

- A3.20 The level of protection afforded to birds under the law varies from species to species. A few game and pest species may lawfully be hunted and killed, usually under licence, whilst the rarest species are listed on Schedule 1 of the WCA 1981 and are protected by special penalties for offences.
- A3.21 All of the native bird species of Britain are additionally covered by the European Union (EU) Directive on the Conservation of Wild Birds 2009¹³ ('The Birds Directive'). The Birds Directive applies to all wild birds, their eggs, nests and habitats, and provides for the protection, management and control of all species of birds naturally occurring within each member state of the European Union. It requires the UK to take measures to ensure the preservation of sufficient diversity of habitats to maintain populations of all wild birds at ecologically and scientifically sustainable levels. The requirements of the Birds Directive are implemented in the UK primarily through the WCA 1981 (as amended) and Conservation of Habitats and Species Regulations 2017.
- A3.22 Statutory protection is given to all nesting birds in the UK under the WCA 1981 (as amended), which makes it an offence to intentionally kill, injure or take any wild bird, take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. In addition to this, for species listed on Schedule 1 of the WCA 1981 (as amended), it is an offence to intentionally or recklessly disturb birds while they are nest building, or at or near a nest with eggs or young, or to disturb the dependent young of such a bird.
- A3.23 In addition to statutory protection, the bird species of Britain are also subject to various conservation designations intended to indicate their rarity, population status and conservation priority. These do not have statutory force but may be instrumental in determining local, regional and national planning and development policy. The main categories of designation comprise the British Trust for Ornithology (BTO) 'Species Alert' lists, the Royal Society for the Protection of Birds (RSPB) 'Birds of Conservation Concern' lists and species listed under Section 41 of the NERC Act 2006 and local Biodiversity Action Plans (BAPs).
- A3.24 The BTO Conservation Alert System lists of 'Birds of Conservation Concern' include a 'Red List' for birds of high conservation concern and an 'Amber List' for birds of medium conservation concern. Red List species are those that are globally threatened and Amber List species are those with an unfavourable conservation status in Europe, according to the International Union for Conservation of Nature (IUCN) criteria¹⁴. An updated list of 'Red' and 'Amber List' species was published in 2009 (Eaton et al., 2009)¹⁵.

Invertebrates

- A3.25 Most invertebrate species are not legally protected. However, a total of seventy-two terrestrial and aquatic invertebrate species are protected under the WCA 1981 (as amended). Certain species of invertebrate are also

¹³ Directive 2009/147/EC of the European Parliament and of the Council of 30 November 2009 on the conservation of wild birds

¹⁴ IUCN (2000): 'The revised Categories and Criteria (IUCN Red List Categories and Criteria version 3.1)'.

¹⁵ Eaton et al (2015): 'Birds of Conservation Concern 4: the population status of birds in the United Kingdom, Channel Islands and Isle of Man'. British Birds 108, 708–746.

protected under the Conservation of Species and Habitats Regulations 2017.

Reptiles

- A3.26 All native British reptiles are protected in accordance with the WCA 1981 (as amended). There are two levels of protection afforded to reptiles through the WCA 1981 (as amended); these result from different parts of the Act applying to the different species.
- A3.27 In summary, common species of reptile such as common lizard *Zootoca vivipara*, slow worm *Anguis fragilis*, grass snake *Natrix natrix* and adder *Vipera berus* are partially protected under the WCA 1981 (as amended); this prohibits the intentional killing and injuring and trade (i.e. sale, barter, exchange, transporting for sale and advertising to sell or to buy). It is not an offence under the WCA 1981 (as amended) to disturb or possess these species.

Otter

- A3.28 In summary otters receive protection under both the Conservation of Habitats and Species Regulations 2017 and WCA 1981 (as amended). Taken together it is an offence to deliberately, intentionally or recklessly;
- Kill, injure or capture an otter;
 - Disturb an otter in such a way as to be likely significant to affect
 - the ability of otters to survive, breed, or rear / nurture their young; or
 - the local distribution of otter;
 - Damage or destroy any breeding or resting place used by otter; or
 - Disturb or obstruct access to any place used by otter for shelter or protection and disturbing otter while occupying such a place.

Biodiversity Net Gain

- A3.29 Under the Environment Act (2021), planning permissions granted in England, with a few exemptions, must deliver at least 10% biodiversity net gain, using the DEFRA biodiversity metric and associated methodologies to demonstrate this.
- A3.30 National policy sets out that planning should provide biodiversity net gains where possible. National Planning Policy Framework (NPPF) Paragraphs 170(d), 174(b) and 175(d) refer to this policy requirement and the Natural Environment Planning Practice Guidance (PPG) provides further explanation on how this should be done.
- A3.31 Local policy does not explicitly reference Biodiversity Net Gain. However, consideration is given the Shropshire Biodiversity Action Plan (SBAP) which provides a detailed outline of the work necessary for the conservation of 34 species and 15 habitats, particularly when determining the strategic significance of the baseline and post-development habitat types.

APPENDIX 4 PHOTOGRAPHS



Photo 1: General View of the Site



Photo 2: Showing Ruderal / Ephemeral Vegetation (foreground) and trees along eastern boundary



Photo 3: Gardens ('Vegetated Garden') associated with unoccupied bungalows (Building 2)



Photo 4: Showing former amenity grassland ('Modified Grassland') which has been left unmanaged and subject to significant damage



Photo 5: showing typical view of 'Modified Grassland' sward



Photo 6: General View of Building 1



Photo 7: General View of Building 2.

APPENDIX 5 REFERENCES

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