



Ecological Appraisal

Former Highways House
Broadwater Road
Welwyn Garden City
Hertfordshire

December 2018

For and on behalf of:
Barker Parry Town
Planning Limited
33 Bancroft
Hitchin
Hertfordshire
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Declaration

*This report has been produced following the guidelines published by
The Chartered Institute of Ecology and Environmental Management*

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Special Note

Whilst every effort has been taken to ensure this report accurately identifies potential ecological constraints to development or the likely presence or absence of species and the spatial and temporal use of the site by such species, it must only be viewed as a snap shot in time and reflects the ecological status of the site at the time of survey.

No liability can be assumed for ecological changes that may or may not occur on the surveyed site after the production of this report. The author of this report must be consulted as to the current applicability of the report if there are any seasonal delays in the use of this report.

This report can only be used for the purposes for which it was instructed and agreed at the time of commission.

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Executive Summary

The purpose of this report is to identify potential redevelopment constraints concerning protected and important biodiversity within a small parcel of previously developed land off Broadwater Road, Welwyn Garden City in Hertfordshire. This report will form part of a planning application to the local planning authority for the construction of a new Care Home with associated car parking and soft landscaping on the site.

The site has been assessed through the Preliminary Ecological Appraisal (PEA) process, involving a Phase One Habitat Survey which has been extended to include an assessment as to the potential for the application site to support important and protected species.

The PEA, carried out in November 2018, identified a number of habitats within the site including ruderal/ephemeral vegetation, introduced amenity shrub, and amenity grassland. These habitats are considered to be of low value and are widely distributed and common habitats. In addition, the site also supports two trees (which are to be retained on site). The site is unlikely to support any protected or important species.

In order to comply with planning policies and the NPPF 2018, biodiversity gains are proposed in the form of biodiversity enhancements for swifts (*Apus apus*) and hedgehogs (*Erineaceus europaeus*).

Consequently, it has been concluded that the redevelopment of the application site is highly unlikely to have a significant impact on important ecology and with the proposed biodiversity enhancements, compliance with both national and local planning policies for the conservation of biodiversity is demonstrated.

1.0 Introduction

1.1 Background

- 1.1.1 This report details the results of an Ecological Appraisal of an area of land off Broadwater Road, in Welwyn Garden City, Hertfordshire, which was previously known as the Highways House site before its demolition. The report aims to identify biodiversity constraints that may affect the future redevelopment of the site. Specifically, these biodiversity constraints involve protected species and habitats as well as notably important species and habitats, wildlife legislation and UK and local planning policies that protect important biodiversity.
- 1.1.2 The building on the site has recently been demolished and cleared for redevelopment. It is proposed to redevelop the site through the construction of a four-storey Care Home with associated car parking and soft landscaping. Access into the site will continue off the Broadwater Road.
- 1.1.3 This ecological study has been produced to support a planning application for the redevelopment of the site and has been commissioned by Barker Parry Town Planning of 33, Bancroft, Hitchin, in Hertfordshire.
- 1.1.4 The site with which this study is concerned is referred to throughout the report as the application site.



Plate 1: Aerial photo of the application site before demolition, with indicative site boundary

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1.2 Terms of Reference

- 1.2.1 The report's author is Keith Seaman who holds a Bachelor of Science degree in Environmental Studies; Agri-Ecosystem Management, a Diploma of Higher Education in Ecology and a Certificate of Higher Education in Ecology and Conservation. His professional qualifications include membership of the Royal Society of Biology (RSB) registered as a Chartered Biologist and full membership of The Chartered Institute of Ecology and Environmental Management (CIEEM). Keith Seaman also holds Natural England Survey, Research and Development licenses for all species of bat, badger (*Meles meles*), great crested newt (*Triturus cristatus*), otter (*Lutra lutra*), barn owl (*Tyto alba*) and dormouse (*Muscardinus avellanarius*).
- 1.2.2 Keith Seaman has been an academically qualified Ecologist since 1995 and a professionally qualified Ecologist since 2004 and since then has gained considerable experience working in both the public and private sectors carrying out Ecological Impact Assessments as well as protected species appraisals and developing mitigation strategies.

2.0 Planning Policy and Legislation

2.1 Relevant National and Local Planning Policies

National Planning Policy Framework

2.1.1 The National Planning Policy Framework (NPPF) superseded Planning Policy Statement 9 (PPS9) in March 2012. The NPPF 2018 states that the planning system should 'contribute to and enhance' the natural and local environment by, in part;

- *Minimising impacts on biodiversity and providing net gains in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.*

It also states that 'when determining planning applications, local planning authorities should 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 reasons and a suitable compensation strategy exists; and*

- *Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.'*

2.2 Local Plan Policies

2.2.1 The Welwyn Hatfield District Plan (2005) is the current local level policy guidance covering the application site. The following policies from the document are deemed potentially relevant to this study;

Policy R11 - Biodiversity and Development

- *All new development will be required to demonstrate how it would contribute positively to the biodiversity of the site by;*
- *The retention and enhancement of the natural features of the site;*
- *The promotion of natural areas and wildlife corridors where appropriate as part of the design;*
- *The translocation of habitats where necessary, where it can be demonstrated that the habitat or species concerned cannot be successfully accommodated within the development;*
- *The use of locally native species in planting in accordance with Policy D8 Landscaping;*
- *Helping meet priorities/targets set out in the Local Biodiversity Action Plan*

2.3 Legislation

The Conservation of Habitats and Species Regulations

2.3.1 The Conservation of Habitats and Species Regulations 2017 (formerly the Conservation [Natural Habitats &c] Regulations 1994 as amended) implement the EC Habitats Directive in the UK. These regulations mainly deal with the protection of sites that are important for nature conservation in a European context (eg. Special Areas of Protection [SACs] and Special Protection Areas [SPAs]). The legislation also gives protection to certain species of flora and fauna.

2.3.2 The Conservation of Habitats and Species Regulations 2010 make it an offence to deliberately capture, kill or disturb wild animals under

Schedule 2 of the Regulations. It is also an offence to damage or destroy a breeding site or resting place of such an animal (even if the animal is not present at the time).

Wildlife & Countryside Act (WCA)

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

Natural Environment & Rural Communities Act (NERC)

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

3.0 Methodology

3.1 Field Survey

3.1.1 This report has been produced following in part the *Guidelines for Preliminary Ecological Appraisal 2017* (Chartered Institute of Ecology and Environmental Management). Habitats have been described, based in part, on the methodology published within the *Handbook for Phase 1 Habitat Survey* revised re-print 2010 (JNCC) Ref. 3 and the emerging UK Habitat Classification (Ref. 4). In some circumstances habitat descriptions and mapping may have been adapted to suit non-standard site-specific conditions.

3.1.2 This Phase One Survey has been extended to include an assessment of the application site's habitats as to their likely importance for protected or notably important species and habitats, as identified under the following legislation; The Conservation of Habitats & Species Regulations 2010, the Wildlife & Countryside Act (as amended) 1981, the Protection of Badgers Act 1992, Hedgerow Regulations 1997, International Union for Conservation of Nature (IUCN) Birds of Conservation Concern (BoCC) Red and Amber Lists and the Natural Environment & Rural Communities (NERC) Act 2006.

3.1.3 Each habitat, important species and species groups have been considered in the context of a geographical value of importance with regards to UK and local conservation priorities.

3.1.4 Geographical Range of Reference

Value Category	Site or Ecological Feature
International	All internationally important Sites or candidate/proposed Sites. Regularly occurring, nationally significant population of protected or internationally important species. A viable area of habitat type listed in Annex 1 of The Habitats Directive or smaller areas of such habitat which are essential to maintain the viability of a larger whole
National/ Regional	SSSIs and other nationally designated Sites. A viable area of a priority habitat identified in the UKBAP or an area of such habitat which are essential to maintain the viability of a larger area Regularly occurring, regionally or nationally significant population of European Protected Species or habitats Regularly occurring, locally significant population of a regionally or nationally important species.

County	County designated Sites (CWS) Other Sites with BAP priority habitats or species of appreciable value not included in the above. Regularly occurring, locally significant population of a County important species. Local Nature Reserves and other viable areas of key habitat identified in the County or LBAP.
District	Area of habitat identified in a District/Borough BAP and other natural or semi-natural Sites of significant biodiversity. Regularly occurring, locally significant population of a District/Borough important species during a critical stage of its life cycle.
Parish/Neighbourhood	Areas of habitat considered to appreciably enrich the local habitat resource within approximately 2km of the application site, parish or neighbourhood.
Site level only	Sites with limited biodiversity, providing some biodiversity enrichment at project site only.

- 3.1.1 It should be noted that any habitats bounding the application site or important species recorded outside the site boundary may have been included within this appraisal as their presence may materially affect the application site's ecological condition and potential value and may present a site redevelopment constraint.
- 3.1.2 This study has been completed by the report's author Mr Keith Seaman. The site appraisal was carried out on the 7th November 2018, in suitable weather conditions at an appropriate time of year and with no constraints over site access.

3.2 *Limitations*

- 3.2.1 As to the reliability of the assessment for protected species, it must be further acknowledged that this appraisal is based on the presence of suitable habitat to support such species and not on qualitative species-specific surveys. Where the potential for important species has been identified, further species-specific surveys are considered necessary to be confident of either a positive or negative conclusion as to the presence of protected species on site.
- 3.2.2 The study specifically addresses the issues of potential redevelopment constraints affecting important and protected species and habitats.

3.3 *Desk Study*

- 3.3.1 Biological records of protected and important species and habitats from a radius of two kilometres around the application site have been sourced from The Hertfordshire Environmental Record Centre (HERC) on the 26th October 2018. In addition, all officially designated sites of nature conservation interest and importance (both statutory and non-statutory) have been identified within a 2km radius of the application site. The results of the data search request were received on the 29th October 2018.

- 3.3.2 Google earth aerial photographs and DEFRA's Magic Map Application images have been examined of the application site and surrounding landscape as have the relevant Ordnance Survey Explorer Maps at a 1:25,000 scale.

4.0 Baseline Ecological Conditions

4.1 Designated Sites

- 4.1.1 The desk study has revealed that the application site is not a designated statutory site of nature conservation importance.
- 4.1.2 There is one statutory site within the 2km data search area, known as Sherrardspark Wood SSSI (Site of Special Scientific Interest), which is approximately 1.3km from the application site, to the north-west. This site is also designated as a Local Nature Reserve (LNR). Sherrardspark Wood is one of Hertfordshire's largest woods, extending to approximately 80 hectares and has some of the counties finest oak and hornbeam trees, as well as a wide range of wildlife including birds, plants, mammals and fungi. The development of the application site is unlikely to have any effect on the SSSI due to distance and lack of habitat connectivity.
- 4.1.3 There is a Herts and Middlesex Wildlife Trust Nature Reserve known as Lemsford Springs NR (file code 57/006x) which is Important for birds as well as its fen and swamp indicators. The Commons LNR is a Local Nature Reserve located approximately 1.8km from the application site to the south-east, important for its mosaic habitats and protected species that have been recorded in the area.
- 4.1.4 There are twelve non-statutory Local Wildlife Sites (LWSs) in the data search area; one of which lies in very close proximity (180m) to the application site, to the west. Twentieth Mile Bridge Allotments LWS (file code 57/055) is most important for its protected species. However, buildings and a road separate the two sites. They are contiguous to each other but there is no habitat connectivity, particularly with regard to land and ground flora.
- 4.1.5 All other LWSs are located further away from the application site, lacking habitat connectivity and are considered unlikely to be either

directly or indirectly affected by the development of the application site.

4.2 Habitats

- 4.2.1 The application site has until recently been occupied by one large office block with an associated hard-standing car parking and an access road. Some amenity soft landscaping was present including a narrow lawned verge which bounds the southern and eastern sides of the application site. Since 2016 the building has been demolished and generally cleared from the site. Some small areas of rubble, detritus and some disturbed substrate have been left behind; the tarmacadam access road is still found to be intact, along the southern and eastern sides of the site.
- 4.2.2 The original amenity grass verge is still on site with the southern verge remaining outside the development footprint, but the eastern verge within the development footprint.
- 4.2.3 As the result of the demolition, where the site substrates have been disturbed, colonising vegetation has started to develop. On the building footprint, a ruderal vegetation community has started to develop and short perennial and ephemeral vegetation is starting to develop around and within this block of ruderal vegetation, where the substrates have been disturbed.



Plates 2 – 5: Views of the application site showing cleared areas and areas of ruderal and ephemeral vegetation developing

- 4.2.4 Whilst the site is not heavily vegetated, a number of typical ruderal plants are recorded including; Canadian fleabane (*Erigeron canadensis*), creeping thistle (*Cirsium arvense*), buddleia (*Buddleja davidii*), broad-leaved dock (*Rumex obtusifolius*), mugwort (*Artemisia vulgaris*), rosebay willowherb (*Chamerion angustifolium*), bramble (*Rubus fruticosus* agg.), cock's-foot (*Dactylis glomerata*) and annual meadow grass (*Poa annua*) and scentless mayweed (*Tripleurospermum inodorum*).
- 4.2.5 Whilst a number of mature trees are found immediately adjacent to but outside the application site, specifically forming the tree belt between the application site and Peartree Primary School and between the southern site boundary and the rear gardens of Well Garth, only two trees are found within the site. Two semi-mature conical oak (*Quercus robur*) trees are located on the western site boundary with the Broadwater Road.

- 4.2.6 Running the length of the site's eastern boundary below the tree belt outside the site boundary is the original grass verge; this is considered to be species-poor amenity grassland.



Plates 6 & 7: Boundary habitats on the application site

- 4.2.7 There is little semi-natural vegetation on site but the short perennial, ephemeral and ruderal vegetation developing on a 'brownfield' site may be considered a NERC Sect. 41 priority habitat for conservation; Open Mosaic on Previously Developed Land. However, whilst the site supports a number of qualifying features such as the vegetative communities, open disturbed substrates, the qualifying features do not extend to reach the minimum size threshold. Therefore, it is suggested that the site does not support a NERC Sect. 41 priority habitat for conservation. As such, the habitat of the site is considered to be of **Negligible** geographical value.

4.3 **Species and Species Groups**

Plants

- 4.3.1 There is one protected and important plant species recorded within the 2km radius data search area, which is also a Country BAP species – the bluebell (*Hyacinthoides non-scripta*).
- 4.3.2 None of the records of bluebell are from the application site itself. The closest record is from 1km to the north of the application site at

Dismantled Railway E. of Sherrardspark Wood LWS, which is known for its old woodland and semi-natural canopy.

- 4.3.3 Within Hertfordshire the bluebell is considered widespread within the older woodlands of the county. Within the application site however it is unlikely that important or protected plant species are found and therefore the site itself is considered to be of **Negligible** value for important or protected plants.

Invertebrates

- 4.3.4 There are 50 species of important invertebrate recorded within the data search area of which 45 are species of moth and five are butterflies.
- 4.3.5 Of the five species of butterfly recorded within the data search area, only two may utilise the habitats on site – the small skipper (*Thymelicus sylvestris*) and the Essex skipper (*T. lineola*). None of the butterfly records are from the application site and have been recorded from within a number of the LWSs. Of the 45 species of moth, only 18 could potentially be found within the application site's habitats and a list of these is appended to this report. The majority of moth records are from either Lemsford Springs NR or Sherrardspark Wood SSSI, with the remaining moth records from other LWSs.
- 4.3.6 There is also a single record of Roman snail (*Helix pomatia*), from approximately 1.9km from the application site, dated 1997. It is unlikely that Roman snails will be found on the application site due to a lack of suitable habitat.
- 4.3.7 In its current structural form, the application site supports limited semi-natural habitats with a low biodiversity of vegetation. The application site lacks a mosaic of habitats and artefacts and this suggests the site is unlikely to be of value to important assemblages of invertebrates although the presence of generalist insects such as common moths

should not be discounted. As such, the application site in its current form is considered to be of **Negligible value** to important assemblages of invertebrates.

Amphibians

- 4.3.8 Great crested newts are recorded within the 2km data search area. The closest record is from the adjacent 1km grid square to the east of the application site, however only a four figure grid reference was given so the exact location is unknown.
- 4.3.9 In addition, there are records of common toad (*Bufo bufo*) from Lemsford Springs NR, approximately 1.9km from the application site. There are also more records of common toad from further afield however only four-figure grid references are provided so exact locations are unknown.
- 4.3.10 The site supports no open water such as ponds and therefore the application site provides no breeding habitat for important species of amphibian. There is only one record of great crested newt within the 2km data search area. There is no connectivity of land between the closest record and the application site as there are two main roads and any connectivity is disrupted by the built environment. Whilst a population of great crested newts rarely expands beyond 250m from their natal pond, great crested newts are unlikely to be encountered in land beyond 100m of their pond as the majority of the population will be found within 50m of their natal pond. It is suggested that it is unlikely that great crested newts would be encountered within the application site and therefore, the site is likely to be of **Negligible value** to protected and important species of amphibian.

Reptiles

- 4.3.11 There are records of three species of reptile within the 2km radius data search area – grass snake (*Natrix natrix*), slow worm (*Anguis fragilis*) and common lizard (*Zootoca vivipara*).
- 4.3.12 Only two-figure grid references are provided for the grass snake records so exact locations cannot be ascertained. However one record of grass snake was reported from The Commons LNR, approximately 1.5km from the application site to the south-east. There are records of slow worm and common lizard dated 1995 and 1997, from Twentieth Mile Bridge Allotments LWS, approximately 180m from the application site, to the south.
- 4.3.13 At this time, the application site supports very little optimum reptile habitat with the exception of the small linear strip of grassland along the site's eastern edge. There are considerable amounts of bare soil around the site with small patches of ruderal and ephemeral habitat. However, with the lack of joining habitat to sustain populations of reptiles on site it is considered that the site has a **Negligible value** to reptiles at this time.

Birds

- 4.3.14 There are 88 species of protected/important bird recorded within the 2km radius data search area. With the lack of bird nesting habitat on site, it is considered highly unlikely that the application site would support any species of birds of importance. Whilst nesting bird habitat is found in adjacent trees, shrubs and within the tree belt, the site supports no nesting bird habitat at this time and therefore, the site is considered to have a **Negligible** value to birds of importance at this time.

Bats

- 4.3.15 Five species of bat have been recorded locally (along with a number of records of unidentified bats); common pipistrelle (*Pipistrellus pipistrellus*), Leisler's (*Nyctalus leisleri*), soprano pipistrelle (*P. pygmaeus*), brown long-eared (*Plecotus auritus*) and daubenton's (*Myotis daubentonii*).
- 4.3.16 Only four-figure grid references are provided for the majority of these records, but the closest records are of common pipistrelle bats and unidentified pipistrelle bats from the same 1km grid square as the application site. The records of the other three species are from further afield.
- 4.3.17 Whilst the adjacent tree belt and mature trees may offer roosting, feeding and foraging habitat for bats, the application site supports no such potential. As such, the site is considered to be of **Negligible value** to the local bat population.

Badgers

- 4.3.18 There are numerous badger records locally, but again, only four-figure grid references are provided. There are a number of badger records from within the adjacent 1km grid square of the application site, to the east. The number of records of badger generally would suggest that badgers are common locally.
- 4.3.19 The walk-over survey of the site found no definitive evidence of badgers utilising the site although as a very common mammal, it is likely that badgers do use the adjacent tree belt to a greater or lesser degree. However, no setts were found nor were any obvious feeding areas located and it is therefore considered the site is not important to this protected species at this time; a **Negligible** geographical value has been concluded.

Other Mammals

- 4.3.20 Hedgehogs are recorded approximately 180m to the south-east of the application site, in what would appear to be the grounds of Peartree Primary School. There are numerous records of hedgehog in the 2km data search area.
- 4.3.21 The application site supports minimal suitable habitat for hedgehog and although its value to the local population is not known, the presence of this mammal within the site at any time should not be precluded. However, with such minimal suitable habitat for this species on site it is considered the site has **Negligible** value to hedgehogs.
- 4.3.22 When considering the application site's urban location, lack of semi-natural connectivity as well as a general lack of suitable habitat within the site, no other important or protected species are considered likely to be implicated in the redevelopment of the application site.

5.0 Ecological Evaluation & Redevelopment Constraints

- 5.1.1 The application site is not designated as a site of nature conservation importance, neither is it a recorded site for supporting important or protected species or habitats.
- 5.1.2 The application site, having recently been an office block with car parking and some soft landscaping, supports very little semi-natural habitat. Following demolition and disturbance of the ground and substrates, ruderal and ephemeral vegetation is now starting to develop. However, the area is very small and the vegetation is only in the very earliest stages of development and, as such, the habitats within the site are not considered important or priority habitats for conservation. The important and protected species assessment found it highly unlikely that the application site is of value to important or protected species at this time. Whilst it is acknowledged that the site supports some biodiversity, this is very limited and the redevelopment of the site is not predicted to have a significant impact on important habitats or species.
- 5.1.3 The National Planning Policy Framework (NPPF) 2018 requires local planning authorities, when determining planning applications, to contribute to and enhance the natural and local environment by; (among other things); *minimising impacts on and provide net gains for biodiversity*.
- 5.1.4 This ordinarily can provide an opportunity to not only mitigate potential impacts on important species and habitats but to carry out enhancements to provide a net biodiversity gain.

5.2 Biodiversity Net Gains

- 5.2.1 Whilst acknowledging the site is considered to have a low biodiversity value, in order for the redevelopment to comply with the NPPF and local planning Policy R11 Biodiversity & Development, a number of biodiversity enhancements are proposed.

Biodiversity Enhancements for Swifts

- 5.2.2 Swifts are considered an Amber Listed Bird of Conservation Concern and are summer visitors to the UK. Each year they make the long journey from their wintering grounds in Africa to breed, before returning again in August. Swifts mate for life and breeding pairs will meet up each spring at the same nest site. Traditionally, nests are made high in the roof space under the eaves of old buildings. Many modern and refurbished buildings now have much more effective sealing of the eaves, meaning that nesting spaces are becoming more difficult to find.
- 5.2.3 Due to the height of the proposed Care Home, it is deemed suitable for the installation of eight artificial swift nest boxes, on several elevations.
- 5.2.4 Plate 3 below shows a Schwegler 25 swift 'brick box', able to be incorporated into a new brick wall as part of the construction of new buildings. The brick boxes will leave no outside 'box' visible and only the small entrance hole is seen from outside.



Plate 8: Schwegler Swift 'Brick box' No. 25

- 5.2.5 Eight swift nest boxes will be incorporated, at heights above 5 metres, into the new care home building within the site.

- 5.2.6 They will be installed in a safe, shaded location, not in full sun or in the path of prevailing winds or rain. In addition, there will be unimpeded access to the nest box, so birds can fly straight in. Boxes will be installed on the northern, western and eastern elevations.
- 5.2.7 The swift boxes illustrated above do not require any maintenance.

Biodiversity Enhancements for Hedgehogs



Plates 9 & 10: Two examples of hedgehogs sheltering/nest boxes

- 5.2.8 Two artificial hedgehog sheltering/nest boxes will be installed within the application site since this species is recorded locally and some suitable habitat persists along the site's eastern boundary buffer zone.
- 5.2.9 The two hedgehog boxes should be located in a quiet part of the site, along the eastern site boundary where it interfaces with the tree belt and not along the western boundary along Broadwater Road. The boxes must not be faced with their entrances to the north or north-east, so as to avoid the cold winter winds.
- 5.2.10 The boxes must not be treated or creosoted in any way as this can be harmful to the hedgehogs.
- 5.2.11 These proposed mitigation and/or biodiversity enhancements discussed above are specific to this particular project and should form part of the design scheme for the application site. Their inclusion will ensure compliance with the NPPF and local planning policies. If ecological constraints are not mitigated or compensated for and a net

gain in biodiversity not included in the design scheme, this may cause delays in the latter stages of the planning process.

6.0 Conclusions

- 6.1.1 The purpose of this report is to identify potential redevelopment constraints pertaining to biodiversity and planning policies for biodiversity. The application site was found to support a low biodiversity with no likely potential to support protected or important species and with no important or priority habitats.
- 6.1.2 The site supports limited assemblages of ruderal and ephemeral vegetation typical of colonisation on recently cleared and demolished sites. This habitat is not considered to qualify as a priority habitat for conservation at this time.
- 6.1.3 Consequently, it has been concluded that the redevelopment of the application site is highly unlikely to have a significant impact on important ecology and with the proposed biodiversity enhancements, compliance with both national and local planning policies for the conservation of biodiversity is demonstrated.

7.0 References

Ref. 1 Chartered Institute of Ecology and Environmental Management. 2017 *Guidelines for Preliminary Ecological Appraisal*

Ref. 2 Chartered Institute of Ecology and Environmental Management.
2017 *Guidelines for Ecological Report Writing*

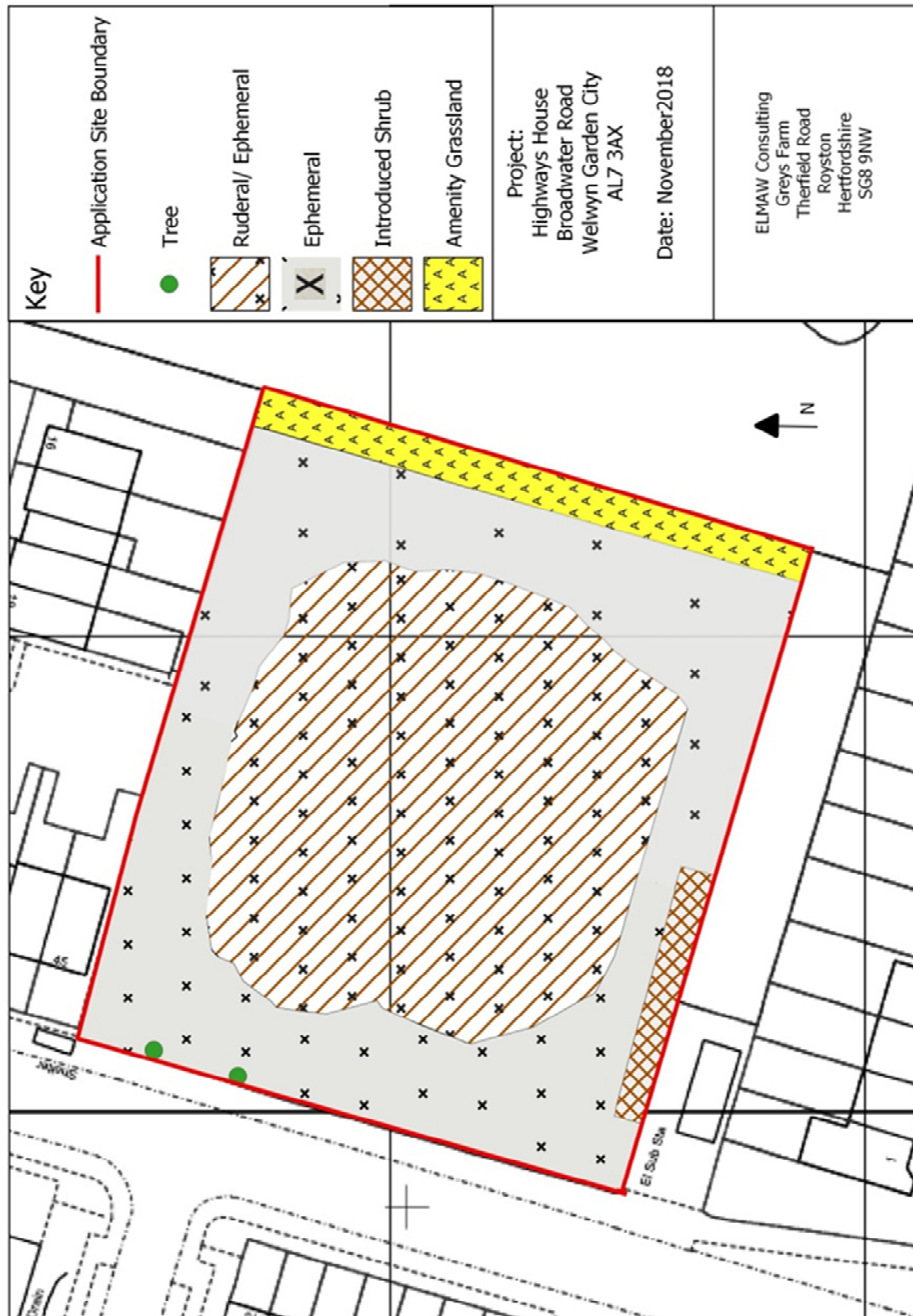
Ref. 3 Joint Nature Conservation Committee. 2010. *Handbook for Phase 1 Habitat Survey* Revised re-print

Ref. 4 UK Habitat Working Group (2018). *UK Habitat Classification*

Ref. 5 Bat Conservation Trust. 2016. *Bat Surveys for Professional Ecologists Good Practice Guidelines 3rd Edition*

Ref. 6 Sewell D, Griffiths RA, Beebee TJC, Foster J and Wilkinson JW
2013 *Survey Protocols for the British Herpetofauna Version 1.0*

8.0 Appendix 1 – Habitat Map



9.0 Appendix 2

9.1 Important moth species recorded within the data search area

Common Name	Latin Name
Grey Dagger	<i>Acronicta psi</i>
Knot Grass	<i>Acronicta rumicis</i>
Flounced Chestnut	<i>Agrochola helvola</i>
Mouse Moth	<i>Amphipyra tragopoginis</i>
Dusky Brocade	<i>Apamea remissa</i>
Sprawler	<i>Asteroscopus sphinx</i>
Mottled Rustic	<i>Caradrina morpheus</i>
Latticed Heath	<i>Chiasmia clathrata</i>
Small Square-spot	<i>Diarsia rubi</i>
Small Pheonix	<i>Ecliptopera silaceata</i>
Rustic	<i>Hoplodrina blanda</i>
Rosy Rustic	<i>Hydraecia micacea</i>
Dot Moth	<i>Melanchra persicariae</i>
Shoulder-striped Wainscot	<i>Mythimna comma</i>
Shaded Broad-bar	<i>Scotopteryx chenopodiata</i>
White Ermine	<i>Spilosoma lubricipeda</i>
Buff Ermine	<i>Spilosoma luteum</i>
Blood-vein	<i>Timandra comae</i>