Land at Amberley Drive, Wythenshawe

Ecological Impact Assessment

2025

REV.A

Client	Wythenshawe Community Housing Group
Project Title	Land at Amberley Drive, Wythenshawe
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Executive Summary

Development Details

The client is proposing development at Land at Amberley Drive, Wythenshawe, Greater Manchester, hereafter referred to as the 'site'.

This report describes the ecological features of the site and its surroundings and assesses the potential impacts of the development on the ecological interest. Recommendations are provided so that the development is compliant with biodiversity policy and legislation.

Ecological Interest

The site has a moderate level of ecological interest. Ecological features of interest within the development footprint includes roosting opportunities for bats. The site is adjacent to woodland and features a traditional orchard which is a Habitats of Principal Importance. The site and immediate surroundings offer suitable terrestrial habitat for amphibians, nesting opportunities for birds, dispersal and foraging opportunities for Badger, Hedgehog and bats. Ecological features range from site to county level importance.

Outcomes

No further survey work required.

The risk of injuring/killing amphibians and reptiles will be minimized by provision of specific avoidance/mitigation measures.

Potential impacts to nesting birds will be avoided by timing works to avoid the nesting season or undertaking a nesting birds survey to inform mitigation requirements.

Standard mitigation measures will avoid the risk of Hedgehog or other mammals being harmed during construction. Opportunities to enhance the site for wildlife are identified.

No direct impacts to wildlife designations or habitats of ecological importance are anticipated. Indirect impacts such as pollution or habitat degradation will be avoided via implementation of a Construction Ecological Management Plan (CEMP). Potential impacts to protected and/or notable species will be effectively avoided or sufficiently minimized by implementation of Reasonable Avoidance Measurements.

1. Introduction

1.1 Project Brief

1.1.1 Rachel Hacking Ecology Limited was commissioned in 2024 by Wythenshawe Community Housing Group to carry out an Ecological Impact Assessment (EcIA) of land at Amberley Drive, Wythenshawe. The site is located at O.S. grid reference: SJ 81157 87940 (see Figure 1).



Figure 1. Map showing the location of the site

1.1.2 The proposed development site currently comprises poor semi-improved grassland, tall ruderal herb, scattered trees and scrub, amenity grassland and continuous scrub. The site is mostly surrounded by residential development. To the east lies greenspace, comprising Mill Brook and woodland.

Description of Development

1.1.3 The site will be the subject of a planning application for the construction of 8 houses.

1.2 Scope of Work

1.2.1 The aims of the assessment are to:

- Identify and evaluate the ecological baseline conditions.
- Identify potentially significant ecological impacts likely to result from the Proposed Development.
- Identify appropriate mitigation measures to avoid, minimise or compensate for ecological impacts.
- Identify residual ecological impacts (after mitigation measures).
- Assess the legal and policy implications of residual ecological impacts.
- Identify appropriate measures to enhance the biodiversity value of the Site.

1.2.2 This report has been produced with reference to current EcIA guidelines[1] and BS 42020:2013[2] which involves the evaluation of the ecological receptors and potential adverse effects upon them.

[1] CIEEM (2018) *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine* version 1.2. Chartered Institute of Ecology and Environmental Management, Winchester

[2] BSI (2013) *BS42020:2013 Biodiversity: Code of Practice for Planning and Development*. London:BSI

2. Methods

2.1 Scope

2.1.1 The Zone of Influence (ZoI) is the area over which the proposed development may affect important ecological features. In this case, it is considered that the ZoI of the Proposed Development is limited to the application boundary.

2.1.2 The study area extends beyond the application boundary to include:

- Statutory designated sites of international importance such as Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar Sites within 5km.
- Statutory designated sites of national importance such as Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs) within 2km.
- Non-statutory designations such as Local Wildlife Sites (LWSs) within 1km.

2.1.3 Ecological features considered within the scope of the assessment comprise:

- Designated sites for nature conservation as listed above.
- Species protected by legislation (see Appendix 1) and habitat and species of principal importance for the conservation of biodiversity, as identified under the S41 of the NERC Act 2006.
- Habitats and species identified as priorities in Manchester City Council's Biodiversity Strategy 2022–2030.

2.2 Desk Study

2.2.1 The Magic website (Multi-Agency Geographical Information for the Countryside) was interrogated for the presence of Statutory Designated Sites (and European Protected Species licences) within a 2km radius of the site. For internationally important designations the buffer was extended to 5km.

2.2.2 The site was checked to determine if it is located within an Impact Risk Zone for any Site of Special Scientific Interest (SSSI) and if so, whether the Local Planning Authority will need to consult Natural England.

2.3 Field Surveys

Extended Phase 1 Habitat Survey

2.3.1 Joel Crossthwaite (Junior Ecologist) and Simon Holden (Associate Ecologist) visited the site on 15th October 2024. The weather at the time of the survey was overcast with sunny spells. Weather conditions were suitable for a full assessment to be undertaken.

2.3.2 In accordance with JNCC guidelines[3] and the UK Habitat Classification System[4] the site was walked over and the habitats and features of ecological interest were mapped and described. Habitats and features of particular interest were target noted.

2.3.3 During the walkover habitat and features were assessed for their suitability to support protected and notable species in accordance with CIEEM guidelines[5]. Field signs of protected, notable, and invasive non-native species, if encountered, were mapped, and described.

Bats

2.3.4 As part of the Extended Phase 1 Habitat Survey, any trees on the site that are to be affected by the proposals were subject to a Ground Level Tree Assessment (GLTA) in accordance with standard guidelines[6], searching for Potential Roosting Features (PRF's), such as flaking bark, woodpecker holes, knot holes and limb splits.

2.3.5 A GLTA of the trees impacted by the development (G5 and T23) was carried out on 23rd June 2025. The weather at the time of the survey was mostly clear and sunny. Weather conditions were suitable for a full assessment to be undertaken.

2.4 Field Surveys Constraints

2.4.1 Field survey results are valid for a limited duration and no investigation can provide a complete description and characterisation of a site. The composition of habitats and species can change depending on environmental variables and the mobility of species, so the results of a study become less reliable over time. In some cases, surveys that are 3 years old may be acceptable for a project

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[3] JNCC (2010). *Handbook for Phase 1 Habitat Survey: A Technique for Environmental Audit*. Joint Nature Conservation Committee, Peterborough

[4] Butcher, B., Carey, P., et al. (2020). UK Habitat Classification – Habitat Definitions V1.1. at http://UKhab.org

[5] CIEEM (2017). *Guidelines for Preliminary Ecological Appraisal*. Chartered Institute of Ecology and Environmental Management, Winchester.

[6] Collins, J. (ed) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edition). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6.

assuming that habitats have not significantly changed in the intervening period, but for protected species it is likely that survey data will need to be no more than 18 months old.

2.4.2 The site was fully accessible, and no constraints exist.

2.5 Assessment

2.5.1 Ecological features were evaluated using professional judgement, in accordance with published guidance[7]. Designated sites, habitats and species within the study area were assigned a geographical level of importance as follows:

- International
- National (UK)
- Regional (North West)
- County (Greater Manchester)
- Local (Wythenshawe, Manchester)
- Site (within the context of the Site)
- Negligible

2.5.2 Ecological impacts can be direct (e.g. habitat loss or mortality of animals) or indirect (e.g. habitat fragmentation or a reduction in population numbers). Impacts may be positive as well as negative. Impact assessment considers the permanence or reversibility of impacts and the extent over which they have an effect.

2.5.3 Ecological impacts were assessed as being significant if they are likely to result in any changes to the integrity of designated sites or priority habitats, any changes to the conservation status of protected or priority habitats or species, or if they are likely to contravene legislation or planning policy.

[7] CIEEM (2018) *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine* version 1.2. Chartered Institute of Ecology and Environmental Management, Winchester

3. Results

3.1 Survey Constraints

3.1.1 Field survey results are valid for a limited duration and no investigation can provide a complete description and characterisation of a site. The composition of habitats and species can change depending on environmental variables and the mobility of species, so the results of a study become less reliable over time. In some cases, surveys that are 3 years old may be acceptable for a project assuming that habitats have not significantly changed in the intervening period, but for protected species it is likely that survey data will need to be no more than 18 months old.

3.2 Designated Sites

3.2.1 The desk study identified the site is not within the pre-defined zone of influence of any statutory designated site of international importance (5km), Statutory designated sites of national importance (2km) or non-statutory designations such as local wildlife sites (1km).

3.2.2 The desk study identified that the site was located within the Impact Risk Zone of three (Dunham Park, Rostherne Mere and Cotteril Clough) Sites of Special Scientific Interest. The proposed development will not require the Local Planning Authority to consult with Natural England.

3.3 Habitats

3.3.1 Target Notes and photographs are contained in Appendix 3 and the habitats map is contained in Appendix 2.

Grassland; Modified Grassland

3.3.2 This habitat is a road verge located along the southwest boundary of the site (TN1). It is a managed a managed grassland showing short sward and is exposed to nutrient enrichment given its proximity to the road.

3.3.3 The grassland species assemblage is of low diversity, dominated by Perennial Ryegrass *Lolium perenne*. Herbaceous species include Creeping Buttercup *Ranunculus repens*, Broad-leaved Dock *Rumex obtusifolius*, Dandelion *Taraxacum officinale* agg., Ribwort Plantain *Plantago lanceolata*, Red Clover *Trifolium pratense* and White Clover *Trifolium repens*.

3.3.4 A more diverse example of modified grassland is located in the southern part of northern parcel (TN2).

3.3.5 Species include Perennial Ryegrass, Yorkshire Fog *Holcus Lanatus*, Red Fescue *Festuca rubra*, Nettle, Wood Avens *Geum urbanum* and Herb-Robert *Geranium robertianum*.

3.3.6 This habitat is of low ecological value, common and widespread and is considered of **site level importance.**

Grassland; Traditional Orchard

3.3.7 This habitat is located in the northeast corner of the northern parcel (TN3). Originally established as a community orchard, it is now in a state of neglect, with bramble scrub encroaching along its southern edge. Fruit bearing species include Apple *Malus pumila*, Wild Cherry *Prunus avium* and Fig *Ficus carica*. Additional species include Perennial Ryegrass, Yorkshire Fog, Red Fescue, Cock's-foot *Dactylis glomerata*, Pedunculate Oak *Quercus robur* and Broad-leaved Dock.

3.3.8 This habitat is considered a Habitats of Principal Importance. This habitat will not be directly affected by the proposals. However, in the absence of mitigation, there is a low risk of negative impacts such as habitat degradation, pollution (e.g., fuel and dust leaks) and sediment run-off, caused by the construction work. This will incur a **negative impact at the county level**.

Heathland and Shrub; Bramble Scrub

3.3.9 This habitat is present across the northern parcel (TN4). Bramble is dominant throughout these habitats. Additional species include Nettle, Willowherb and Bindweed *Calystegia* sp.

3.3.10 This habitat is of moderate ecological value, common and widespread and is considered of **site level importance.**

Heathland and shrub; Mixed Scrub

3.3.11 The largest example of this habitat is located in the northern part of the southern parcel (TN5). Abundant species include Blackthorn *Prunus spinosa*, Bramble *Rubus fruticosus agg.*, Pedunculate Oak *Quercus robur*, Hazel *Corylus avellana*, Rosebay Willowherb *Chamaenerion angustifolium* and Elder *Sambucus nigra*.

3.3.12 This habitat is of moderate ecological value, common and widespread and is considered of **site level importance.**

Sparsely vegetated land; Tall Forbs

3.3.13 Tall, ruderal herb vegetation extends along the eastern perimeter of the southern parcel (TN6). Abundant species are Bramble, Common Nettle *Urtica dioica*, Cock's-foot *Dactylis glomerata*, Raspberry *Rubus idaeus*, Hogweed *Heracleum sphondylium*, Cleavers *Galium aparine*, Rosebay Willowherb *Chamaenerion angustifolium*, Ivy *Hedera helix* and Atlantic Ivy *Hedera helix spp. Hibernica*.

3.3.14 This habitat is of low ecological value, common and widespread and is considered of **site level importance.**

Individual trees

3.3.15 Individual trees are located within the southern parcel (T23 and G5). For consistency, all tree numbers correspond to those in the Arboricultural Impact Assessment (AIA)[8].

3.3.16 Species include Oak *Quercus robur*, Wild Cherry *Prunus avium* and Willow *Salix spp*.

3.3.17 Individual trees are of medium distinctiveness and low strategic significance. These trees have been assessed using the Statutory Biodiversity Condition Assessment sheet 9B INDIVIDUAL TREES, and range between moderate and good condition.

3.3.18 The trees of a moderate condition are of moderate ecological value and **important at the site level**.

3.3.19 The trees of a good condition are of high ecological value and important at the **local level**.

Urban; Bare Ground

3.3.20 This habitat consists of a small area located at what used to be the entrance to the site. At one time it appears to have been a pathway but has since overgrown with a combination of mosses and grasses.

3.3.21 This habitat has no ecological value and is considered of **negligible importance**.

Woodland and Forest; Other Woodland; Broadleaved

3.3.22 This is the dominant habitat within the northern parcel (TN8). Species include Oak *Quercus* sp., Hazel *Corylus avellana*, Ash *Fraxinus excelsior*, Common Lime *Tilia x europaea*, Wild Cherry, Sycamore *Acer pseudoplatanus*, Sweet Chestnut *Castanea sativa* and Elder *Sambucus nigra*.

3.3.23 This habitat is of moderate ecological value and is considered of **local level importance**.

3.4 Species

Amphibians

3.4.1 The MAGIC website search showed that there were no suitable ponds within a 250m buffer of the site.

3.4.2 The site does not offer suitable breeding habitat for GCN within the red line boundary. However, the vegetation cover provided by the woodland, scrub, deadwood and brash provide suitable terrestrial habitat for GCN.

3.4.3 Given the lack of breeding habitat located in the vicinity of the site, the site is unlikely to support GCN. GCN are considered of **importance at site level** should they be present on site.

Badger

3.4.4 The site itself offers suitable dispersal and foraging opportunities for Badger. The site provides suitable habitat for badgers; however, connectivity to other suitable habitats across the wider landscape is limited. Beyond the woodland to the south, the surrounding area is predominantly built-up, with three schools and a hospital in close proximity. These urban features create barriers to badger movement and reduce the likelihood of significant badger activity.

[8] ACS Consulting (2023). Arboricultural Report of Amberley Drive, Wythenshawe

3.4.5 No evidence of badger activity was located during the survey.

3.4.6 Although Badgers are not a conservation concern, they are legally protected and potential impacts to Badgers will be assessed within this report. Badgers are of **importance at site level**.

Bats

3.4.7 A search on the MAGIC database for granted European Protected Species Licences (EPSLs) within a 2km radius did not yield any results.

3.4.8 The Preliminary Roost Assessment carried out in 2021[9] concluded that various trees within the woodland habitat presented Potential Roost Features.

3.4.9 An additional ground-level tree assessment was conducted on the trees proposed for removal as part of the development. During this assessment, no Potential Roost Features were identified.

3.4.10 Considering the presence of trees containing PRFs surrounding the site and available foraging and commuting habitat, along with the lack of records for rare species within the study area, it is considered that the site may support a bat assemblage of **site level importance**.

Birds

3.4.11 Within the ZoI of the site, there is only limited nesting opportunities for passerine birds and small raptors in the form of scrub, individual trees and the existing buildings. Given the restricted habitat suitability, birds on site are considered of **importance at site level**.

Hedgehog

3.4.12 No signs of Hedgehog were recorded during the survey. Habitats on site offer suitable breeding, hibernating, foraging and commuting habitat for Hedgehog, particularly given the presence of brash and deadwood within the northern parcel. However, the site is unlikely to be important in maintaining the conservation status of the local population. As a result, they are considered of **importance at the site level**.

Invertebrates

3.4.13 Habitats onsite have potential to offer suitable habitat for invertebrate species. However, it is considered unlikely that the site supports an important invertebrate assemblage. Habitats such as the grassland, scrub and woodland have potential to support small numbers of notable species of invertebrates. Overall, the invertebrate population expected to be found within the ZoI is considered **important at the local level** only.

Reptiles

3.4.14 The habitats surrounding the site provide limited suitable refugia and shelter opportunities for common and widespread reptile species. Given the restricted habitat suitability, the site is considered unsuitable to support important breeding population of common reptiles, or to offer potential for other

[9] Extended Phase 1 Habitat Survey and Daytime Bat Survey, Land off Amberley Drive, Wythenshawe, Manchester - 2022 - REV.A

rare, notable species, which have more restricted distribution and specific habitat requirements. Reptiles are considered of **importance at site level**, should they be present on site.

Water Vole

3.4.15 There is no suitable habitat for Water Vole within the site, the ditch located in the northern parcel has poor water quality and contains only slow-moving or stagnant water.

3.4.16 There are no suitable examples of Water Vole habitat within the ZoI of the development. It is considered highly unlikely that Water Vole will be present on site.

3.5 Invasive Species

Plants

3.5.1 A stand of Cotoneaster sp *Cotoneaster sp*. is present along the eastern perimeter of the northern parcel (TN9). Several species of Cotoneaster are listed on Schedule 9 of The Wildlife & Countryside Act 1981 (as amended).

4. Potential Impacts

4.1 Development Context

4.1.1 The following assessment assumes that the proposed development will be restricted to the southern parcel of land, with the northern parcel used for enhancement and mitigation. It will entail the construction of eight new residential dwellings and associated features. The proposals plan is shown in Appendix 4.

4.2 Impacts on Designated Sites

4.2.1 Neither direct nor indirect impacts to any statutory designated sites are anticipated due to the distance involved and lack of impact pathways.

4.2.2 No direct impact, such as habitat removal or disturbance, are anticipated to any of the non-statutory designations given the distance involved and the restricted area affected by the proposals.

4.3 Impacts on Habitats

Brook

4.3.1 This habitat will not be directly affected by the proposals. However, in the absence of mitigation, there is a low risk of negative impacts such as habitat degradation, pollution (e.g., fuel and dust leaks) and sediment run-off, which may result from construction and operation. This will incur a **negative impact at the site level only**.

Traditional Orchard

4.3.2 This habitat is considered a Habitat of Principal Importance. This habitat will not be directly affected by the proposals. However, in the absence of mitigation, there is a low risk of negative impacts such as habitat degradation, pollution (e.g., fuel and dust leaks) and sediment run-off, which may result from construction and operation. This will incur a **negative impact at the county level**.

Woodland

4.3.3 Similarly to the traditional orchard habitat, this habitat will not be directly affected by the proposals. However, in the absence of mitigation, there is a low risk of negative impacts such as habitat degradation, pollution (e.g., fuel and dust leaks) and sediment run-off, which may result from construction and operation. This will incur a **negative impact at the local level**.

Individual Trees

4.3.4 It is understood that the proposals include the removal of four trees. Additional, pruning works may be required to facilitate the works during the construction phase. Excessive pruning can compromise the condition and viability of the trees. Besides, groundworks may encroach the Root Protection Areas (RPAs)of individual trees. Therefore, in the absence of mitigation, depending on the importance of the trees affected, the proposal may **incur in a negative impact at the site or local scale**.

4.4 Impacts on Species

Amphibians

4.4.1 There is no suitable breeding habitat within the site. Amphibian species, including GCN, might be present within the boundary habitats of the site and accidentally or opportunistically use potential terrestrial habitats on site. This is considered unlikely given the lack of suitable breeding habitat and connectivity within the wider landscape.

4.4.2 In the absence of mitigation, there is a low risk of killing/injuring amphibian species during the construction works, should they be present on site. This is considered a **negative impact at the site level.**

Badger

4.4.3 No works will be taken place in the proximity of the woodland area within the northern parcel, however, given that Badgers can be attracted to construction sites because of spoil heaps and exposed soils that offer foraging opportunities, there is a low risk of harm through entrapment and contact with hazardous machinery and harmful substances. This will entail a **negative impact at the site level**.

Bats

4.4.4 The proposed development will result in the demolition of scrub and a few individual trees. This could damage and destroy any bat roosts present and cause disturbance, death or injury to bats, should these be present. In addition, proposals may cause disturbance to both foraging/commuting and roosting bats due to higher levels of lighting, noise and human disturbance during the construction phase. Pruning works, if necessary, may also cause disturbance to bats. This is considered a **negative impact at the site level**.

Birds

4.4.5 The removal of T23 and G5 and tree pruning works, if required, will results in higher levels of human activity and increased noise, vibrations and light, which could result in nesting birds being harmed/disturbed, should they be present. This will entail a **negative impact at the site level**.

Hedgehog

4.4.6 Hedgehogs could also be harmed if they access construction sites and there is potential for similar impacts than those to Badger. This will entail a **negative impact at the site level**.

Invertebrates

4.4.7 Construction works may cause killing/injuring of common and widespread invertebrate individuals which will not have an impact in the conservation status of the local population. This is therefore considered a **negligible impact.**

Reptiles

4.4.8 Reptile species might be present within the boundary habitats of the site and accidentally or opportunistically use potential terrestrial habitats on site.

4.4.9 In the absence of mitigation, there is a low risk of killing/injuring amphibian species during the construction works, should they be present on site. This is considered a **negative impact at the site level.**

Water Vole

4.4.10 No direct impacts are anticipated to Water Vole since it is highly unlikely that these may be present within the ZoI of the development.

5. Mitigation and Residual Impacts

5.1 Designated Sites

5.1.1 Potential indirect impacts to the wider landscape will be avoided via implementation of a Construction Environmental Management Plan (CEMP).

5.1.2 The CEMP must provide a risk assessment of potentially damaging constructions activities and identify "biodiversity protection zones" which must be effectively excluded and identify practical measures, both physical measures and sensitive working practices to avoid impacts during development, for protecting biodiversity through the control or regulation of construction-type activities.

5.1.3 Assuming an appropriate CEMP is produced and enforced, **residual impacts to designated sites are assessed as neutral.**

5.2 Habitats

5.2.1 Potential indirect impacts to the brook, traditional orchard and woodland habitats will be avoided via production and enforcement of the above-mentioned CEMP.

5.2.2 Additionally, to avoid negative impacts to the trees, the Root Protection Areas (RPAs) established in the arboricultural report[10] should be adhered to, ensuring minimal disturbance to the trees on site.

5.2.3 Provided mitigation is implemented, **residual impacts to habitats are assessed as neutral.**

5.3 Species

Amphibians & Reptiles

5.3.1 In order to avoid the low risk of harming herptile species, including GCN, the implementation of a Reasonable Avoidance Method Statement (RAMS) is advised.

5.3.2 Avoidance measures might include, but are not limited to:

- All contractors will be provided with a Toolbox Talk highlighting existing risk to GCN on-site, where can they be found and how to identify them, what to do in case one is encountered and what are the legal consequences if GCN is harmed during the construction works.
- Any piles of debris, rubble or discarded materials, etc. be dismantled by hand. No dismantling should take place during the herptiles hibernation period (October – February inclusive)

[10] ACS Consulting (2023). Arboricultural Report of Amberley Drive, Wythenshawe

- Construction materials or debris should not be storage on the ground over time. Otherwise, this may be use by GCN, becoming a shelter site for the species which will be then protected by law.
- Vegetation clearance will be carried out under ecological supervision. Tall dense vegetation should be cleared in two stages, up to 10cm first and down to ground level 24hrs after.

5.3.3 Given the above-mentioned measures are implemented, **residual impacts to herptiles are assessed as neutral.**

Birds

5.3.4 Impacts on nesting birds should be avoided by carrying out demolition works and/or site clearance and similar operations outside of the bird breeding season (March- August). Construction activities that might directly impact upon breeding birds should hence be limited to the September-February period. If the demolition works and/or vegetation clearance have to be carried out during the bird breeding season checks immediately before clearance by a suitably qualified ecologist will be required. If nesting activity is detected work in that area will need to stop until the ecologist considers that nesting activity is finished.

5.3.5 Provided this mitigation measurements are implemented, it is highly unlikely that birds will be harmed and therefore, **residual impacts to birds are considered negligible.**

Badgers & Hedgehog

5.3.6 To ensure that badger and any other mammals are not trapped or harmed during the construction work, smaller excavations should be covered if left overnight. Larger excavations, if left overnight or for longer periods, should be ramped to enable animals to escape.

5.3.7 These measurements will reduce to the minimum possible the likelihood of Badger, Hedgehog or other small mammals being harmed by the proposal. **Residual impacts are considered negligible.**

Bats

5.3.8 During the construction phase no works should be undertaken overnight and no light will be directed towards wooded areas. Post-development, a suitable lighting scheme that minimises disturbance should be implemented. In any case, lighting should be directional, and motion triggered only.

Appendix 1: Planning Policy & Legislation

National Policy

The National Planning Policy Framework (NPPF 2025) describes the Government's planning policy for England and how it should be applied. Within this framework, the requirements in relation to biodiversity are included within several policies. The two most relevant to individual planning decisions are Paragraphs 187 and 193, shown below:

- 187. Planning policies and decisions should contribute to and enhance the natural and local environment by:
  - a) 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);
  - b) 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;
  - c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
  - d) 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;
  - e) 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
  - f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- 193. When determining planning applications, local planning authorities should apply the following principles:
  - a) 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;

b) 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;

c) 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

d) 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.

Legislation

The Wildlife and Countryside Act 1981 (as amended by the CRoW Act 2000) includes the notification and confirmation of Sites of Special Scientific Interest (SSSIs). SSSIs can be notified for their floral, faunal, geological, or physiographical features. Protection against damaging operations and management of SSSIs is also included within the Act. Impact Risk Zones (IRZs) are zones around an SSSI account for the particular sensitivities of the features for which it is notified and identify development proposal which could have adverse impacts.

The Wildlife and Countryside Act 1981 (as amended by the CRoW Act 2000) protects native animals, plants and habitats. Under the Act it is an offence to intentionally kill, injure or take any wild animal listed on Schedule 5 and it is an offence to interfere with places used for shelter or protection, or intentionally disturb animals occupying such places. The Act prohibits picking, uprooting or destroy any wild plant (or any attached seed or spore) listed in Schedule 8.

European Protected Species (EPS) such as bats, Hazel Dormouse, Otter, Natterjack Toad, Smooth Snake, Sand Lizard and Great Crested Newt are protected by the Wildlife and Countryside Act 1981 (as amended by the CRoW Act 2000) and the Conservation of Habitats and Species Regulations 2017. The Acts make it an offence to:

a) Deliberately capture, injure or kill an EPS;

b) Deliberately impair an EPS's ability to survive, breed, reproduce, rear or nurture young; to hibernate or migrate; or significantly affect the local distribution or abundance of the EPS.

c) Possess or control live or dead EPS or any part of, or anything derived from a EPS;

d) Damage or destroy a breeding site or resting place of an EPS;

e) Intentionally or recklessly obstruct access to any place that is used for shelter or protection by an EPS;

f) Intentionally or recklessly disturb a structure or place that it uses for shelter or protection that is occupied by an EPS.

All common herptiles are protected under the Wildlife and Countryside Act 1981 (as amended by the CRoW Act 2000). Grass Snake, Slow Worm, Common Lizard, Adder are protected against intentional killing or injury. Common Frog, Common Toad, Smooth Newt and Palmate Newt is protected against sale. In addition, all British reptiles, Common toad and Great Crested Newt are listed as Species of Principal Importance.

All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally kill, injure or take any wild bird or take, damage, or destroy its nest whilst in use or being built, or take or destroy its eggs. It is an offence to intentionally or recklessly disturb a species listed on Schedule 1 of the Act while they are nest building or at or near a nest with eggs or young, or to disturb the dependent young.

The Protection of Badgers Act 1992 makes it an offence to wilfully, or to attempt to kill, injure, take, possess or cruelly ill-treat a Badger, or intentionally or recklessly interfere with a sett. Interference of a sett includes disturbing badgers during occupation of a sett, or damaging or destroying a sett, or obstructing access to the sett.

Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 places a duty on every public authority to have regard to conserving biodiversity. Section 41 of the same Act requires the Secretary of State to publish a list of the living organisms and types of habitats that are of 'Principal Importance' for the purpose of conserving biodiversity. The Secretary of State must take steps, as appear reasonably practicable, to further the conservation of those living organisms and habitats in any list published under this section. The list of species and habitats of principal importance currently includes 943 species and 56 habitats. These are the species and habitats found in England which are regarded as conservation priorities under the UK Post-2010 Biodiversity Framework

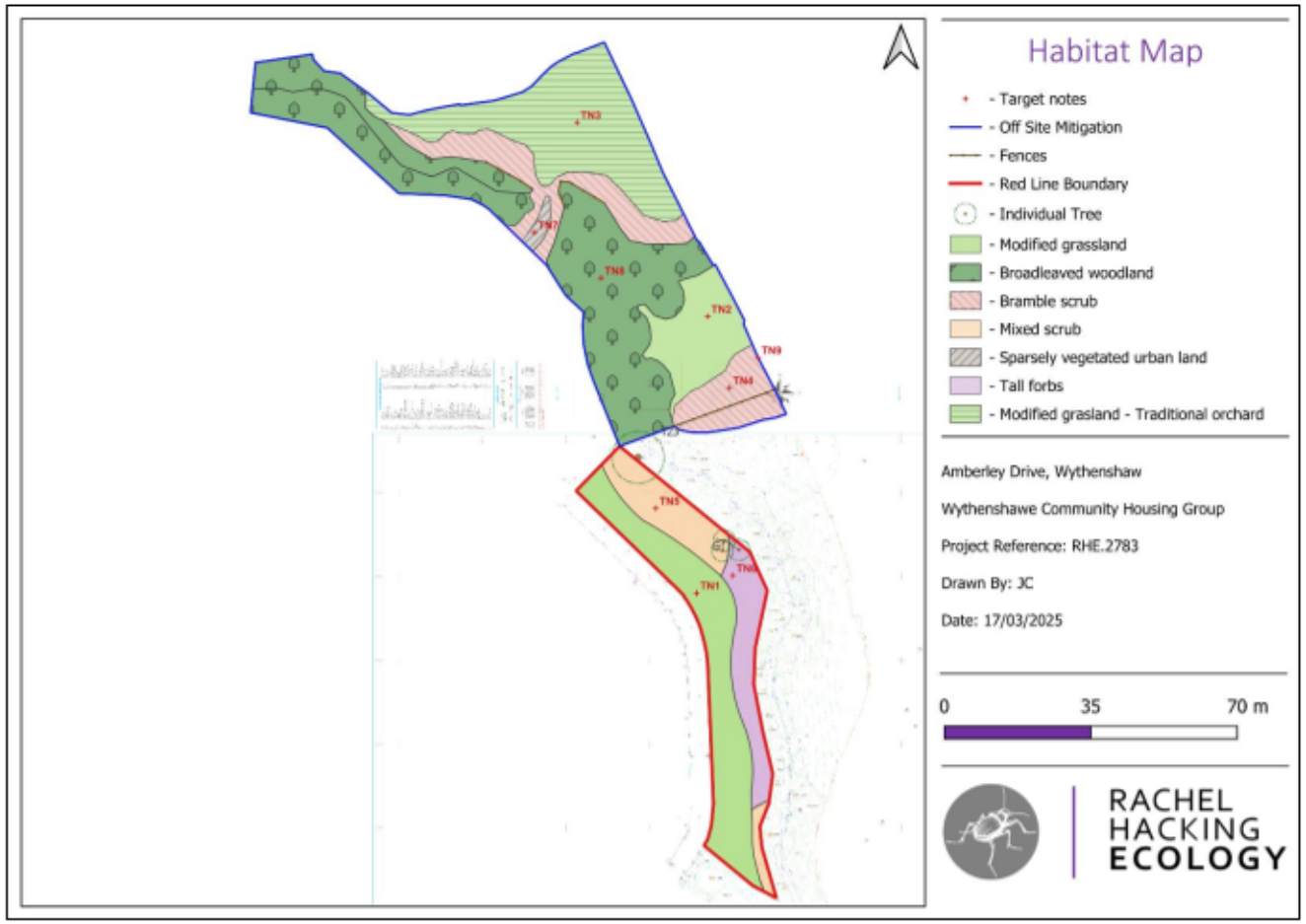
The Hedgerows Regulations 1997 protect 'important' hedgerows from destruction or damage. A hedgerow is 'important' if it (a) has existed for 30 years or more; and (b) satisfies at least one of the criteria listed in Part II of Schedule 1 of the Regulations. Under the Regulations, it is against the law to remove or destroy 'important' hedgerows unless permitted by the local planning authority.

The Environment Act 2021 makes it mandatory for housing and development, subject to some narrow exemptions, to achieve at least a 10% net gain in value for biodiversity – a requirement that habitats for wildlife must be left in a measurably better state than before the development. Developers must submit a 'biodiversity gain plan' alongside usual planning application documents. The local authority must assess whether the 10% net gain requirement is met in order to approve the biodiversity gain plan.

The Environment Act 2021 strengthens the duty on public authorities (NERC Act, 2006) to have regard to the conservation of biodiversity.

The Environment Act 2021 amends the Wildlife and Countryside Act 1981 to introduce an additional purpose for granting a protected species licence in relation to development, 'for reasons of overriding public interest', and two additional tests for the granting of such licences: that there is 'no other satisfactory solution' and that granting the licence is 'not detrimental to the survival of any the population of the species concerned'. These changes will reduce the scope for unlicensed activities to provide clear safeguards before licences can be granted, providing legal certainty and clarity to developers about their environmental obligations.

Appendix 2: Habitat Map



Appendix 3: Target Notes

Target Notes		
Reference No.	Description	Photograph
TN1	Grassland; Modified grassland	

TN2	Grassland; Modified grassland	

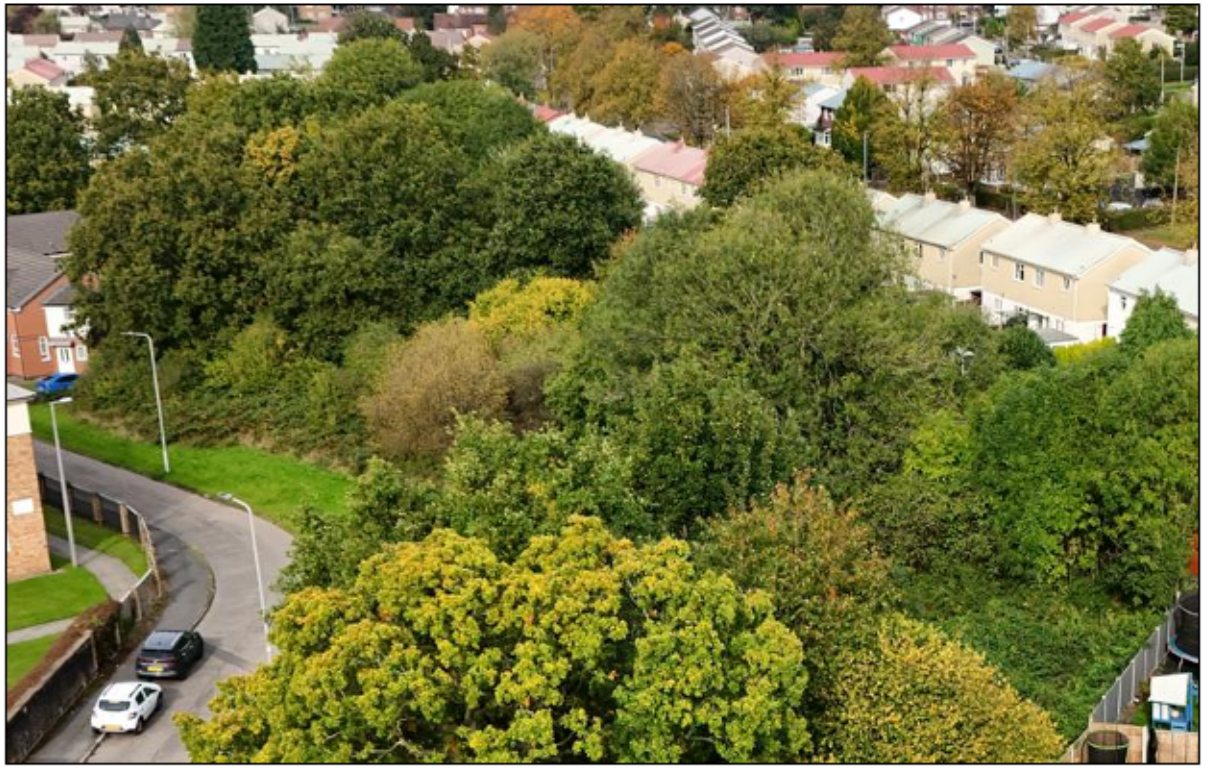
TN3	Grassland; Traditional orchard	

TN4	Heathland and shrub; Bramble scrub	

TN5	Heathland and shrub; Mixed scrub	

TN6	Sparsely Vegetated Land; Tall Forbs	

TN7	Urban; Bare ground	

TN8	Woodland and forest; Other woodland; Broadleaved	

TN9	Invasive Species; Cotoneaster sp.	

Appendix 4: Plans

