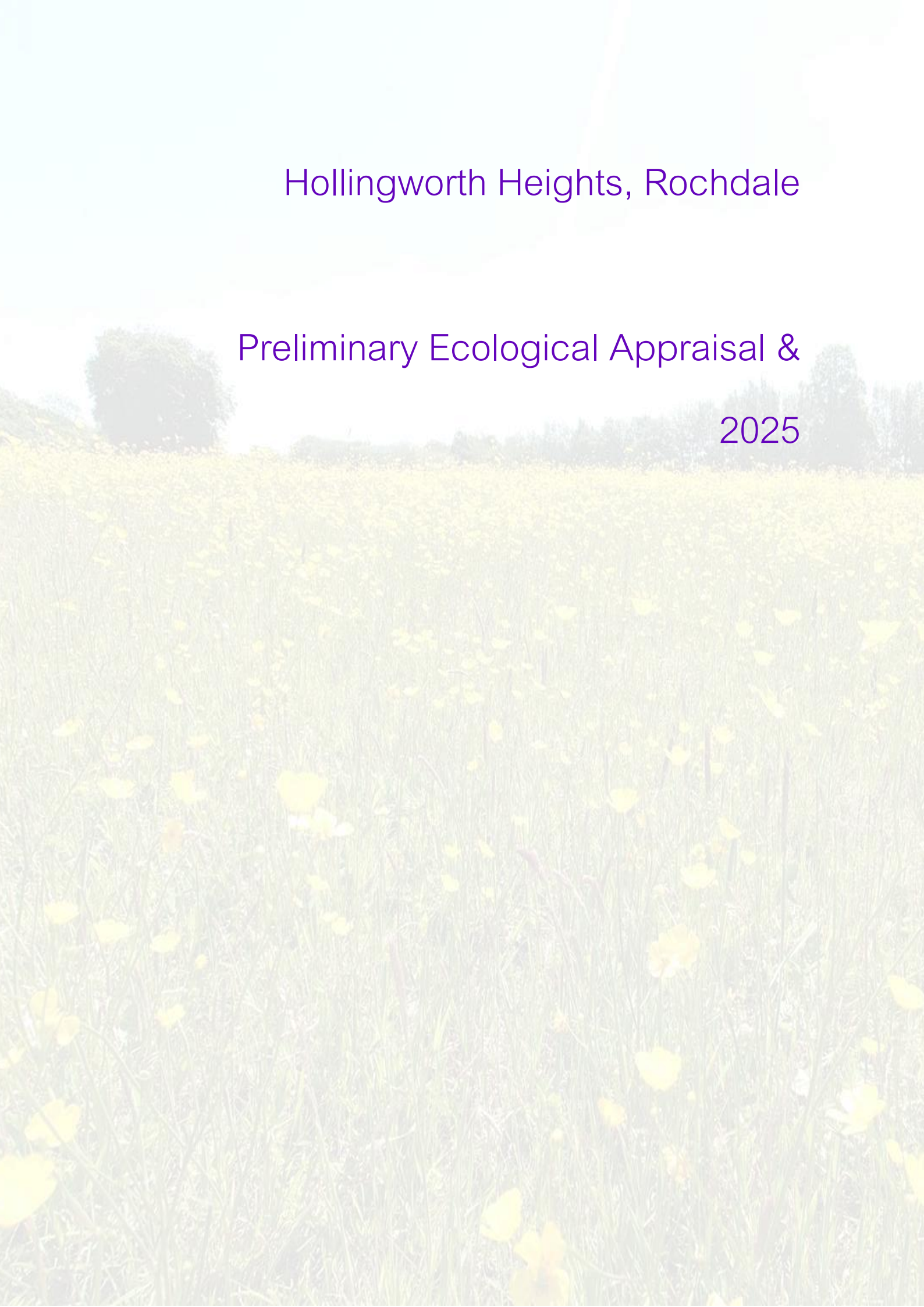


The background of the page is a photograph of a field filled with numerous yellow wildflowers, possibly buttercups, growing in tall grass. In the distance, a line of trees is visible against a clear blue sky. The overall image has a soft, slightly faded appearance, serving as a backdrop for the text.

Hollingworth Heights, Rochdale

Preliminary Ecological Appraisal &
2025

Client Kimble Roden Architects

Project Title Hollingworth Heights, Rochdale

Project Reference RHE.4483

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Executive Summary

Development Details

The client is proposing residential development at Hollingworth Heights, Rochdale, 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 low to moderate level of ecological interest. Key ecological features include high potential for roosting bats in the house, scattered trees offering suitable nesting habitat for birds, foraging and commuting opportunities for bats, and foraging and sheltering habitat for Badgers and Hedgehogs. Invasive species Japanese Knotweed and Wall Cotoneaster are present in the garden.

Outcomes

Further survey work is required to establish the status of roosting bats within the building. A minimum of three dusk emergence surveys will be carried out between May-September (bat survey season). The risk of other impacts can be mitigated by implementing measures in a Construction Environmental Management Plan (CEMP).



1. Introduction

1.1 Project Brief

- 1.1.1 Rachel Hacking Ecology Limited was commissioned in 2025 by Kimble Roden Architects to carry out an Ecological Appraisal of land at Hollingworth Heights, Rochdale. The site is located at O.S. grid reference: SD 93325 14486 (see Figure 1).



Figure 1. Map showing the location of the site. Courtesy of OpenStreetMap.

- 1.1.2 The site is located in a semi-rural area, bordered by residential development to the northwest, farmland to the east, south, and west, and by Hollingworth Lake to the north and northeast.

Description of Development

- 1.1.3 The site will be the subject of a planning application, proposing the demolition of the existing residential dwelling and construction of a new residential structure in its place.

1.2 Scope of Work

- 1.2.1 The Client commissioned Rachel Hacking Ecology to carry out the following works:
- A desk study was not considered necessary as the small size of the site limited the likelihood of significant ecological constraints or the presence of notable habitats or species.
 - Record the extent, type, and condition of habitats within and next to the site.
 - Calculate the baseline biodiversity units.
 - Search for signs of protected species and assessment of the potential of habitats and features to support protected and notable species.

1.3 Site Visit Information

Surveyor Details

- 1.3.1 Simon Holden MCIEEM (Associate Ecologist) and Joel Crossthwaite (Junior Ecologist) visited the site on 2nd April 2025. Simon has 20 years' professional experience and holds a level 2 class licence to disturb bats (2019-42937-CLS-CLS).

Weather

- 1.3.2 The weather at the time of the survey was mostly clear and windy.



2. Methods

2.1 Desk Study

- 2.1.1 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 1km radius of the site.
- 2.1.2 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.
- 2.1.3 Local Planning Authority Policy maps were interrogated for the locations of non-statutory designated sites within a 1km radius of the site.

2.2 Field Survey

Extended Phase 1 Habitat Survey

- 2.2.1 In accordance with JNCC guidelines¹ 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.
- 2.2.2 During the walkover habitat and features were assessed for their suitability to support protected and notable species in accordance with CIEEM guidelines². Field signs of protected, notable, and invasive non-native species, if encountered, were mapped, and described.

Badger

- 2.2.3 The site and accessible habitat within 30m were searched for evidence of Badger *Meles meles* activity. This included looking for setts, old bedding, latrines, stray hairs attached to fences or hairs within bedding, scratch marks on posts/tree trunks, tracks and paw prints, snuffle holes and other foraging remains.

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

² CIEEM (2017). *Guidelines for Preliminary Ecological Appraisal*. Chartered Institute of Ecology and Environmental Management, Winchester.

Bats

- 2.2.4 The exterior of the site was surveyed from the ground using binoculars and a high-powered torch. Features offering potential access to roosting bats were recorded. Such features may include suitable gaps in roof coverings, gaps behind external cladding/facia and gaps in masonry.
- 2.2.5 Evidence indicating the presence of roosting bats was also searched for. This may include bat droppings on walls, windows or on the ground below roost entrances or staining from fur oil around roost entry points.
- 2.2.6 The interior of the site, including the roof void, was surveyed to identify any evidence indicating use by roosting bats. Such evidence may include bat droppings, feeding remains, urine splashes, live or dead bats and staining from fur oil on timbers.
- 2.2.7 Any trees on the site that are to be affected by the proposals were given a ground-level assessment, searching for Potential Roosting Features (PRF's), such as flaking bark, woodpecker holes, knot holes and limb splits.

2.3 Biodiversity Net Gain

- 2.3.1 During the site walkover the ecological condition of each habitat was assessed in accordance with the Defra (2024) guidelines³. Habitat types recorded and mapped during the field survey using the UK Habitat Classification system⁴.
- Habitat data including type, area (or length), condition and strategic location were uploaded to the Defra Statutory Biodiversity Metric Calculator spreadsheet to determine the baseline value of the site.

2.4 Mitigation Hierarchy

- 2.4.1 Mitigation measures should be embedded within the masterplan design and planning application process. Measures during the construction phases should be included in a Construction Environmental Management Plan: Biodiversity (CEMP). This process from proposal to implementation needs to consider the 'mitigation hierarchy' of avoid, reduce, compensate, and enhance:
- Aim to avoid negative effects through the design process.
 - Mitigate if negative effects cannot be avoided.
 - Use compensation measures to offset residual impacts.
 - Identify and implement opportunities to enhance biodiversity.

³ The_Statutory_Biodiversity_Metric_-_User_Guide_.pdf (publishing.service.gov.uk)

⁴ UKHab-v2.01-July-2023-Final-2.pdf. at <http://UKhab.org>

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.
- 3.1.2 No constraints were encountered during the survey.

3.2 Designated Sites

- 3.2.1 The desk study provided information on the statutory and non-statutory designated sites, and these are listed below in Table 1.

Table 1. Designated Sites			
Name	Status	Location/distance	Interest
Rochdale Canal	Special Area of Conservation (SAC); Site of Special Scientific Interest (SSSI)	880m northwest	Aquatic plants including Floating Water-plantain <i>Luronium natans</i> .
Hollingworth Lake	Site of Biological Interest (SBI)	Adjacent to the north	Woodland and bird assemblage.
Shaw Moss	SBI	410m south	Habitat and species of local interest

- 3.2.2 The desk study identified that the site was located within the Impact Risk Zone of two (Rochdale Canal and South Pennine Moors) 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. Condition Assessments are supplied as a separate spreadsheet.

Grassland; Modified Grassland

- 3.3.2 This habitat is the most dominant, occupying the northern half of the site (TN1). It is separated from the vegetated garden by a fence and is subject to minimal management, allowing for a taller, more diverse sward compared to the closely maintained lawn within the garden area.
- 3.3.3 The grassland is species poor, dominated by Red Fescue *Festuca rubra*, Perennial Rye-grass *Lolium perenne*, Cock's-foot *Dactylis glomerata*, Dandelion *Taraxacum officinale* agg., Meadow Buttercup *Ranunculus acris*, Common Knapweed *Centaurea nigra*, Common Sorrell *Rumex acetosa*, Yarrow *Achillea millefolium*, Field Wood-rush *Luzula campestris* and Soft Rush *Juncus effusus*.

Urban; Developed Land; Sealed Surface

- 3.3.4 This habitat consists of the main residential dwelling, outhouse, paved areas, and access road (TN2).

Urban; Vegetated Garden

- 3.3.5 This habitat comprises the garden area surrounding the property (TN3), consisting of a maintained lawn and scattered ornamental shrub beds.

Individual Trees

- 3.3.6 All medium-sized and larger individual trees within the vegetated garden have been mapped within the habitat map (TN4), in accordance with current BNG guidelines.
- 3.3.7 Most trees on site are Cypress sp. *Chamaecyparis/Cupressocyparis* sp., with examples of Silver Birch *Betula pendula* and Horse Chestnut *Aesculus hippocastanum*.

3.4 Species

Badger

- 3.4.1 No evidence of Badger such as hairs, paw prints or latrines were found onsite.
- 3.4.2 Habitats surrounding the site offer suitable conditions for Badger with features such as hedgerows, scattered woodland, grasslands, and areas of dense vegetation providing opportunities for sett-building, foraging, and shelter.

Bats

- 3.4.3 A Preliminary Roost Assessment (PRA) was conducted on the main residential building, assessing for signs of bat activity and identifying potential roost features (PRFs) (see Table 2).

Table 2. Assessment of bat roost potential (buildings)		
Building Assessment	Photographs	Bat Roost Potential
Building 1 Building 1 is a two-storey brick-built residential dwelling with a tiled, pitched roof, featuring flat-roofed dormers on both the north- and south-facing slopes. The loft space has been converted to provide additional bedroom accommodation. A single-storey, flat-roofed double garage extends from the east-facing elevation. External assessment The windows and doors are well sealed to the surrounding masonry. Gaps between the		High

brickwork and fascia are visible.

The roof tiles are mostly intact, with few slipped and raised tiles. Gaps are visible beneath hip tiles and lead flashing. Cracked, missing and slipped wall tiles are visible on the south facing elevation.

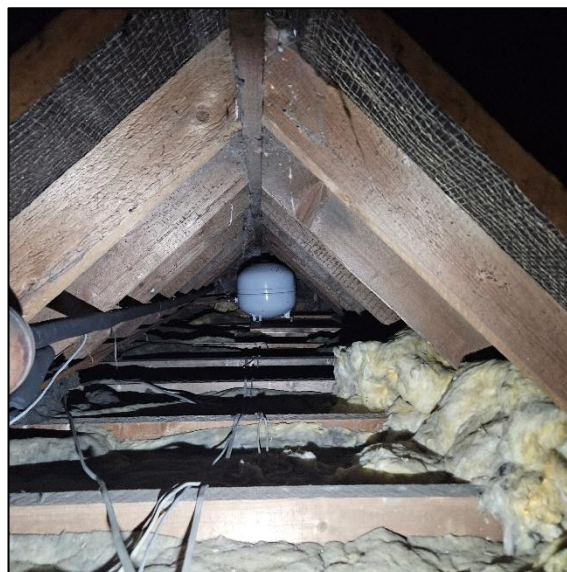
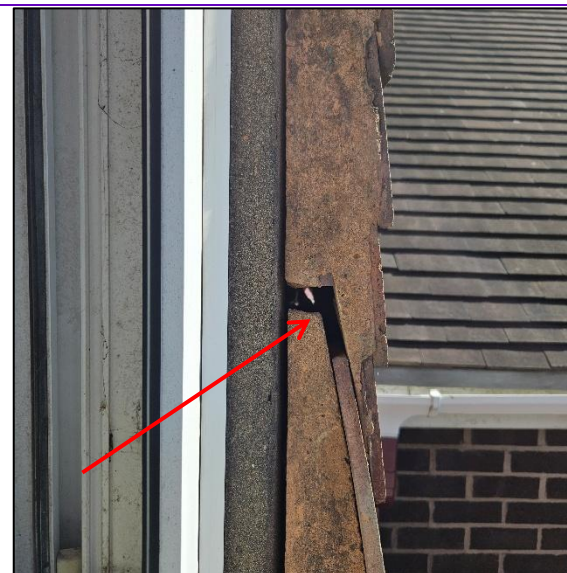
Internal assessment

The loft space of the building has been converted, leaving a narrow roof void extending east to west along the length of the building.

The underside of the roof is lined with Type 1F felt, and insulation is laid across the floor. Mouse droppings are present, scattered sparsely throughout the void.

No evidence of bat activity was found during the survey.

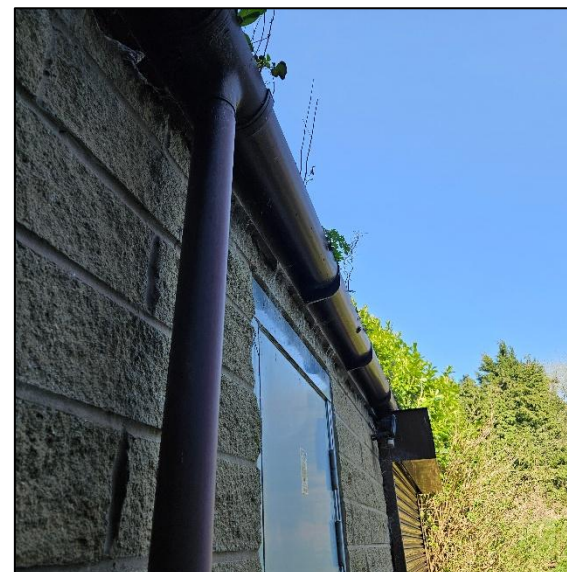
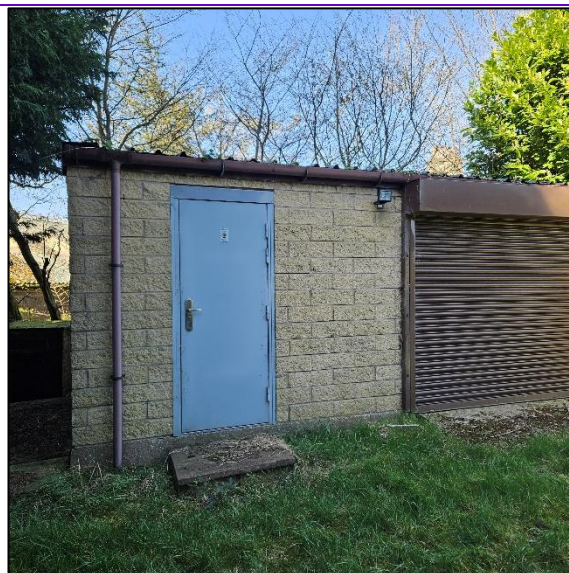




Building 2

Building 2 is a brick-built outhouse with a single-pitch corrugated metal roof. Both the masonry and roofing are intact, with no visible gaps or cracks.

No evidence of bat activity was found during the survey.



Negligible

- 3.4.4 The trees on-site were assessed and found not to contain any suitable Potential Roost Features (PRFs) for bats.

Hedgehog

- 3.4.5 No signs of Hedgehog *Erinaceus europaeus* were recorded during the survey. The habitats on site offer suitable breeding, foraging and commuting habitat.

Nesting birds

- 3.4.6 The individual trees, hedges and scrub on site offer suitable foraging and nesting habitat for birds.

Invasive species

- 3.4.7 Wall Cotoneaster *Cotoneaster horizontalis* is widespread across the site. Featuring heavily in an area to the north of the garden. Additional examples are located along east facing elevation of the garage, in the northeast corner of the garden and within a planted area southeast of the residential building.
- 3.4.8 Rhododendron *Rhododendron ponticum* and Japanese Knotweed *Reynoutria japonica* are located to the rear of the garage building.

4. Assessment

4.1 Development Context

- 4.1.1 The following assessment assumes that the existing residential dwelling will be demolished and replaced with a new residential structure in its place.

4.2 Impacts on Designated Sites

- 4.2.1 Although the proposed development poses a low risk, there remains the potential for contaminants to enter Hollingworth Lake if appropriate precautionary measures are not implemented.
- 4.2.2 No additional impacts to any statutory or non-statutory designated sites are anticipated due to the absence of impact pathways.

4.3 Impacts on Habitats

- 4.3.1 All habitats located within the site boundaries are common locally and throughout the UK. The loss of these habitats is significant at the site level only. However, to achieve Biodiversity Net Gain (BNG), any loss of habitat that contributes habitat units must be compensated.

4.4 Impacts on Species

Badger

- 4.4.1 Impacts to Badgers are unlikely, however, there is a low risk of harm to Badgers should they access a construction site.

Bats

- 4.4.2 Building 1 features multiple Potential Roost Features (PRFs). In addition to the presence of cracked, missing, and slipped wall tiles, the south-facing elevation offers suitable roosting opportunities for bats.
- 4.4.3 The proposed development could disturb a bat roost or lead to the injury or killing of bats, if present within any of the structures affected by the works.
- 4.4.4 Additionally, increased light pollution from residential developments can deter bats from using otherwise suitable habitats, as many species avoid well-lit areas. Artificial lighting can also disorient bats, disrupt their natural behaviours, and reduce the availability of nocturnal insects. To mitigate these impacts, careful lighting design and the retention or enhancement of natural habitats are essential.

Hedgehog

- 4.4.5 In the absence of mitigation, the development could result in the accidental killing or harming of Hedgehog during the clearance and construction phases, and habitat fragmentation due to boundary fencing.

Nesting Birds

- 4.4.6 Without mitigation, the demolition of buildings and the removal of trees and hedgerows on site may have adverse impacts on nesting birds, should they be present, potentially disrupting breeding activities and causing the loss of habitat.

Invasive Species

- 4.4.7 Rhododendron, Japanese Knotweed and Wall Cotoneaster are invasive, non-native species as listed on Schedule 9 Part II (plants) of The Wildlife and Countryside Act 1981 (as amended) which makes it an offence to allow these species to spread into the wild.
- 4.4.8 Construction could result in the spread of these species through the transport or soil or tracking of machinery.

5. Recommendations

5.1 Further Surveys

Bats

- 5.1.1 At this time the impact on bats cannot be fully determined without further targeted survey work.
- 5.1.2 It is recommended that a minimum of three dusk emergence surveys be conducted on Building 1 to determine the status of roosting bats and inform any mitigation requirements.
- 5.1.3 These surveys are to be carried out between May and August.

5.2 Mitigation and Enhancement Measures

- 5.2.1 Protection of ecological features (habitats and species) during the construction phase will be described in a Construction Environmental Management Plan (CEMP). Mitigation measures to protect, maintain and enhance ecological features during the operational phase of development will be described in a Biodiversity Management Plan (BMP). Management Plans will contain Operational Aims and Objectives, Rationale for management, Prescriptions and schedules detailing the timing and responsibility for delivering the prescriptions. It is anticipated that the CEMP and BMP will be provided as a planning condition in advance of the commencement of the proposed development.

Habitats

- 5.2.2 Landscape design could create hedgerows across the site. Hedgerows provide essential foraging and nesting opportunities for birds, corridors for small mammals, and shelter for invertebrates.
- 5.2.3 Landscape design should look to minimise the removal of trees. Retaining trees on the site is important to reduce compensation requirements, as established trees provide significant ecological value that is challenging to replace. Mature trees offer long-term habitats for wildlife, including nesting and roosting opportunities for birds and bats, and their loss would require substantial compensation to achieve equivalent biodiversity units.
- 5.2.4 Retained trees, both individual and lines of trees should be protected during the development through enforcement of Root Protection Areas (RPAs).
- 5.2.5 The grassland area to the north of the site could be enhanced by creating a more varied sward structure and a greater diversity of plant species. This could be achieved through reduced mowing frequency, selective seeding with native wildflower species, and appropriate management to support the development of a species-rich grassland habitat.

- 5.2.6 Additionally, consideration should also be given to the creation of a small pond or wetland feature within the natural depression within the northerly grassland area, to further enhance habitat diversity and support a broader range of wildlife species.

Bats

- 5.2.7 During the construction phase no works should be undertaken overnight and no lighting will be directed to the boundary habitats.
- 5.2.8 Post-development, a suitable lighting scheme that minimises disturbance should be implemented.
- 5.2.9 In any case, lighting should be directional, not pointing at the line of trees, and motion triggered only.
- 5.2.10 The provision of roosting bricks⁵ installed into the fabric of new buildings on south, west or east facing elevations will increase roosting opportunities for bats.

Badgers and Hedgehog

- 5.2.11 To ensure that Badger and any other mammals are not trapped or harmed the following Reasonable Avoidance Measures should be implemented during the clearance and construction phases:
- Any trenches or excavations left open overnight will be covered or have a means of escape, such as a ramp.
 - Any temporary exposed open pipe system greater than 150mm will be capped so that Hedgehogs are prevented from gaining access overnight.
- 5.2.12 Holes are to be cut into any fences, including those on the boundaries to allow for commuting hedgehogs. The holes will measure approximately 13cm x 13cm and be located approximately every 5m.
- 5.2.13 Impacts on nesting birds should be avoided by carrying out site clearance and similar operations outside of the bird breeding season (March- August). If vegetation has to be cleared 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.
- 5.2.14 It is recommended that Swift *Apus apus* bricks be incorporated into the buildings design to enhance biodiversity and support declining Swift populations. These bricks offer safe, durable nesting opportunities for Swifts, which are increasingly dependent on artificial sites due to habitat loss. Swift bricks should be installed at least 5m above ground level, ideally facing north, northeast, or east, to avoid overheating from direct sunlight.

⁵ <https://www.ibstockbrick.co.uk/kevington/eco-products/>

General Precautions

- 5.2.15 This report is considered to be valid for two years. After this, a suitably qualified ecologist should be consulted to assess its validity. An assessment update may be required.

Invasive Species

- 5.2.16 It is recommended that Himalayan Balsam is eradicated from the site by a specialist contractor using suitable methodology.



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

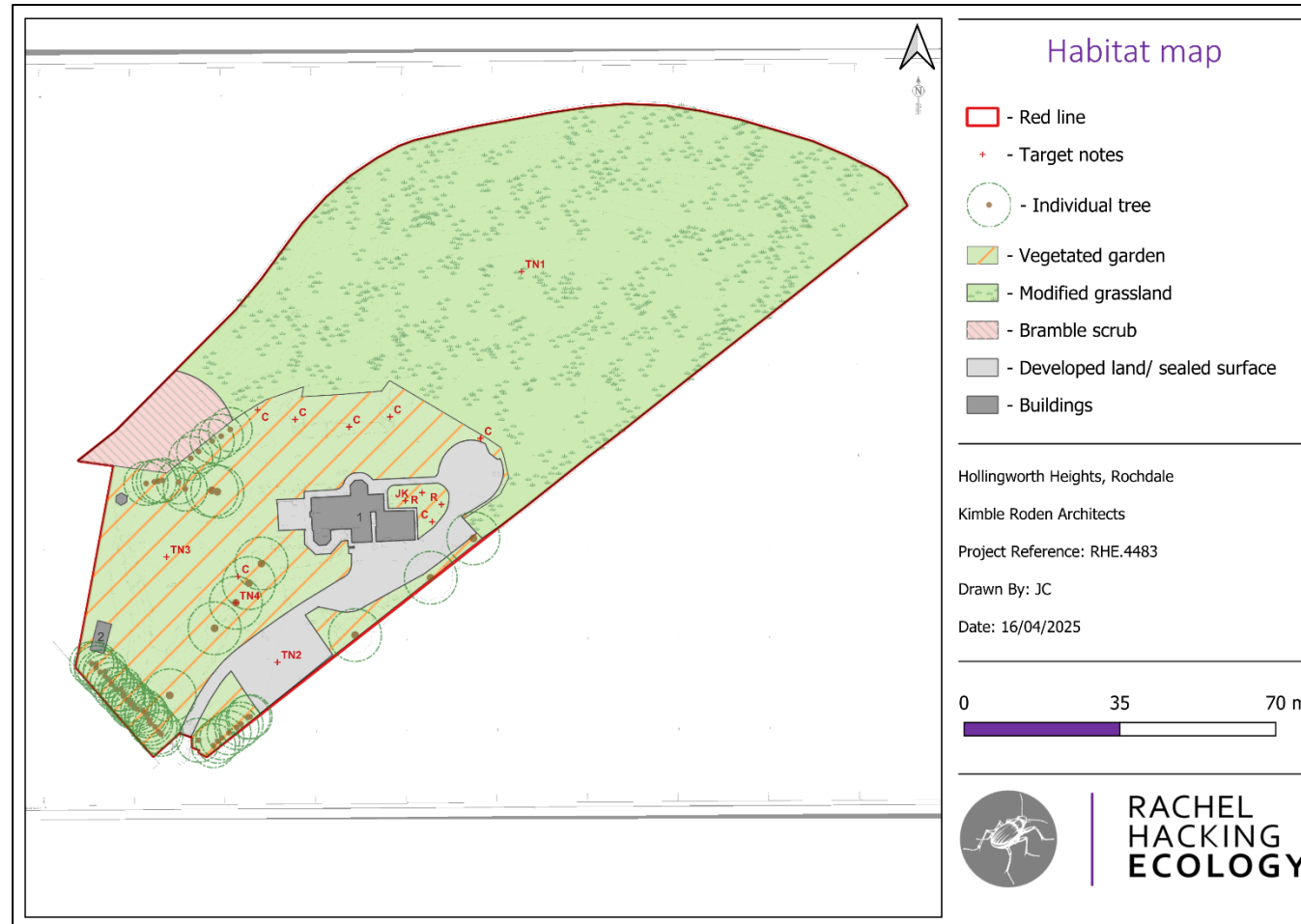
The Hedgerows Regulations 1997 protect 'important' hedgerows from destruction or damage. A hedgerow is 'important' if it (a) has existed for 30 years or more; and (b) satisfies at least one of the criteria listed in Part II of Schedule 1 of the Regulations. Under the Regulations, it is against the law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

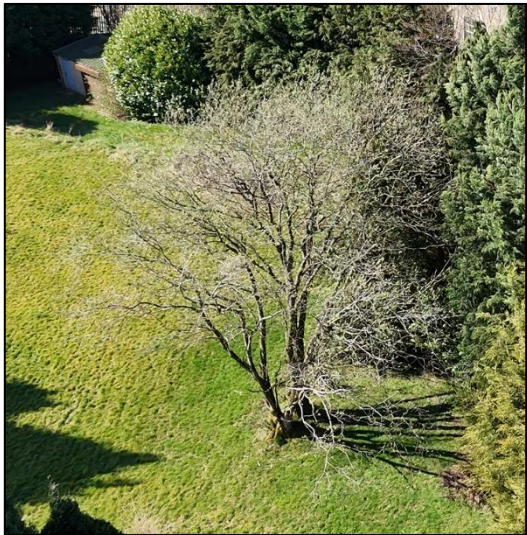
The Environment Act 2021 amends the Wildlife and Countryside Act 1981 to introduce an additional purpose for granting a protected species licence in relation to development, 'for reasons of overriding public interest', and two additional tests for the granting of such licences: that there is 'no other 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

Reference No.	Habitat	Photograph	
TN1	Modified Grassland		
TN2	Sealed Surface		

TN3	Vegetated Garden	 
TN4	Individual Trees	 

C	Cotoneaster	
R	Rhododendron	

JK	Japanese Knotweed	
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Appendix 4: Plans

