



**BIODIVERSE**  
**CONSULTING**

# **SANDBROOK RETAIL PARK**

**PRELIMINARY ECOLOGICAL  
APPRAISAL REPORT**

**FOR: OSPREY CHARGING LTD**

**REF: BIOC25-332 | V1.0**



| CLIENT                                                                                      | PROJECT        |                                 |
|---------------------------------------------------------------------------------------------|----------------|---------------------------------|
| Osprey Charging Ltd<br>Camburgh House<br>27 New Dover Road<br>Canterbury<br>Kent<br>CT1 3DN | Project Name:  | Sandbrook Retail Park           |
|                                                                                             | Project code:  | BioC25-332                      |
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|                                                                                             | Date:          | 26 <sup>th</sup> November 2025  |

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# EXECUTIVE SUMMARY

Biodiverse Consulting Ltd was commissioned to undertake a Preliminary Ecological Appraisal (PEA) of land within Rochdale at Sandbrook Park Edinburgh Way, OL11 1RY. The Site is proposed to be developed into electric car charging bays and associated parking. This report presents the key ecological constraints and opportunities in relation to the development, as summarised in the table below.

This document is a draft for review by client.

| ECOLOGICAL CONSIDERATIONS FOR SANDBROOK RETAIL PARK |                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Designated Sites                                    | <p>There are two statutory and four non-statutory designated sites within 2km of the Site. These are Sites of Scientific Interest (SSSI), Special Area of Conservation (SAC) and Sites of Biological Importance (SBI).</p> <p>There was one European designated site within 10km, designated a Special Protection Area (SPA).</p>                                                                  |
| Habitats                                            | <p>Negligible Value: Developed Land, Sealed Surface.</p> <p>Low Value: Introduced Shrub, Urban Tree.</p>                                                                                                                                                                                                                                                                                           |
| Badger                                              | <p>Negligible Value: No suitable foraging and sett creation opportunities on Site.</p> <p>Adjacent habitats have limited suitability for foraging and sett creation.</p>                                                                                                                                                                                                                           |
| Bats                                                | <p>Negligible roosting Value: Absence of potential roosting features.</p> <p>Negligible foraging Value: Limited size of suitable foraging habitats available adjacent to Site, and no suitable habitats on Site.</p> <p>Negligible commuting Value: Absence of commuting features onsite. There is a network of hedgerow, shrub and trees adjacent to the Site and within the wider landscape.</p> |
| Birds                                               | <p>Negligible Value: No suitable foraging or nesting opportunities on Site.</p> <p>Adjacent habitat does have limited suitability for breeding and foraging birds.</p>                                                                                                                                                                                                                             |
| Great Crested Newt                                  | <p>Negligible Value for breeding and terrestrial GCN: The Site had an absence of suitable terrestrial habitats and waterbodies. There was one suitable waterbody within 250m of the Site.</p> <p>GCN are considered likely absent from Site.</p>                                                                                                                                                   |



| ECOLOGICAL CONSIDERATIONS FOR SANDBROOK RETAIL PARK |                                                                                                                                       |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Priority Species - Hedgehog                         | Negligible Value: No suitable habitats on Site. Adjacent habitats provide limited suitability for foraging and shelter opportunities. |
| Further Survey and Assessment                       | No further surveys are required but a range of mitigation and avoidance measure are proposed.                                         |



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# INTRODUCTION

## 1.1 SITE LOCATION & DESCRIPTION

The Site is located at Sandbrook Retail Park, Edinburgh Way, Rochdale OL11 1RY at a central grid reference of SD 89217 11680 as illustrated in Appendix A Figure 1. The 0.043ha Site currently consists of a commercial car park bound by ornamental planting and woodland.

## 1.2 REPORT OBJECTIVES

The aim of this report is to determine the potential ecological constraints and opportunities to development. The objectives of this report are to:

- Identify and describe ecological features/receptors that may be present on site or within an identified Zone of Influence (Zoi).
- Outline potential mitigation, compensation or enhancement measures if required.
- Determine the need for and scope of further surveys.
- Ascribe an Ecological Value to features where no further surveys are required.

## 1.3 DEVELOPMENT PROPOSALS

The Site is proposed to be developed into a total of 12 electric vehicle charging bays and 12 charging points with associated infrastructure based on plans Site Layout Plan EBD V4 (Appendix A Figure 2).



## 2 METHODOLOGY

### 2.1 SURVEY AREA

The survey area comprised the ‘Site’ (Appendix A Figure 3) and, where access was available, an appropriate buffer.

### 2.2 DESK STUDY

A desk study was undertaken to obtain pre-existing ecological information relevant to the assessment. The desk study included:

- An assessment of aerial imagery and Ordnance Survey mapping.
- A search of the MAGIC website<sup>1</sup> for European statutory designates sites within 10km, and designated sites and European Protected Species within 2km of the Site.
- A request to the Greater Manchester Local Record Centre<sup>2</sup> (LRC) for records of non-statutory designated sites and protected and priority habitats and species.

### 2.3 FIELD SURVEY

Table 1 provides a summary of the field surveys undertaken, with details provided in subsequent sections. All surveys were undertaken by suitably experienced and/or licenced ecologists (details available on request).

**TABLE 1: SURVEY SUMMARY**

| SURVEY TYPE | DATE       | TEMPERATURE | CLOUD | PRECIPITATION | WIND <sup>3</sup> |
|-------------|------------|-------------|-------|---------------|-------------------|
| PEA/BNG     | 16/10/2025 | 10°C        | 100%  | None          | 0                 |

#### 2.3.1 Habitats/Protected Species

The Site was subjected to a Preliminary Ecological Appraisal (PEA) walkover survey with habitats assessed in line with the UK Habitat Classification (UKHab) methods<sup>4</sup>. As part of the survey, the Site was also checked for evidence of protected and priority species, and habitats

<sup>1</sup> Multi Agency Geographic Information for the Countryside ([www.magic.gov.uk](http://www.magic.gov.uk))

<sup>2</sup> Greater Manchester Record Centre (2025) <https://gmlrc.org/>

<sup>3</sup> Royal Meteorological Society ([The Beaufort Wind Scale](#) | [Royal Meteorological Society](#))

<sup>4</sup> Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2023) The UK Habitats Classification User Manual Version 2 at <http://www.ukhab.org/>



were assessed for their potential to support them. Details of relevant protected species survey methodologies are located in Appendix B.

## 2.4 LIMITATIONS

The survey was conducted at the end of the botanical survey season. However, given that botanical species were still identifiable, and the urban context of the Site, this was not considered a significant limitation to the findings within this report.

## 2.5 ASSESSMENT

The PEA surveys may provide sufficient information to accurately determine the value of some features, whereas other features may require further study to allow this. Features for which sufficient information is available at this stage are assigned a value using a geographic frame of reference in line with guidance from the Chartered Institute of Ecology and Environmental Management (CIEEM) (Appendix C).



## 3 RESULTS

### 3.1 DESK STUDY

#### 3.1.1 Designated Sites

The Site is within 10km of a Special Protection Area (SPA) but is not within the Zone of Influence for disturbance to this SPA. There is one statutory and three non-statutory designated sites within 2km of the Site.

In addition, the Site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (IRZ) however, the proposed development is not of a type that triggers consultation between the LPA and Natural England.

The QGIS map of designated sites is provided in Appendix A Figure 4.

TABLE 2: DESIGNATED SITES

| DESIGNATION                         | SITE NAME                   | REASON FOR DESIGNATION                                                                                                                                   | DISTANCE FROM SITE |
|-------------------------------------|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Statutory Designated Sites          |                             |                                                                                                                                                          |                    |
| Special Areas of Conservation (SAC) | Rochdale Canal              | The canal supports a significant population of floating water-plantain <i>Luronium natans</i> .                                                          | 120m south         |
| SPA                                 | South Pennine Moors Phase 2 | Supports nationally important breeding populations of Merlin <i>Falco columbarius</i> and European Golden Plover <i>Pluvialis apricaria</i> populations. | 6540m northeast    |
| SSSI                                | Rochdale Canal              | The canal supports a botanically diverse waterplant community which holds a range of pondweeds <i>Potamogeton</i> spp.                                   | 120m south         |
| Non-Statutory Designated Sites      |                             |                                                                                                                                                          |                    |
| Site of Biological Importance (SBI) | Rochdale Canal              | As above.                                                                                                                                                | 120m south         |



| DESIGNATION | SITE NAME            | REASON FOR DESIGNATION                                                                                                                                                                        | DISTANCE FROM SITE |
|-------------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
|             | Scorcroft to Warland |                                                                                                                                                                                               |                    |
| SBI         | A627M By Tandle Hill | Tandle Hill Country Park which contains grassland and woodland habitats.                                                                                                                      | 1193m south        |
| SBI         | Springfield wood     | Contains priority habitat deciduous woodland. Other habitats include grassland, wetland and wildlife areas.                                                                                   | 1936m northwest    |
| SBI         | Meadowcroft woods    | Contains priority habitat deciduous woodland. The woodland also supports Schedule 1 bird species such as Kingfishers <i>Alcedo atthis</i> and priority species common toad <i>Bufo bufo</i> . | 1950m northwest    |

### 3.1.2 Priority Habitats

There are no records of Priority Habitats within or bordering the Site. There are records of Priority Habitats within 2 km of the Site including:

- Deciduous Woodland
- Lowland Fens
- Good-Quality Semi-Improved Grassland

The QGIS map of the Priority Habitats is provided in Appendix A Figure 5.

### 3.1.3 Protected and Priority Species

A summary of recent (2015–present) records of protected, priority or otherwise notable species provided by the LRC is presented in Appendix D and relevant records are discussed in the results sections below. The full LRC search results are available on request.

### 3.1.4 European Protected Species Licencing (EPS)

The MAGIC website identified two granted EPS licenses within 2km of the Site as detailed in Table 3.

**TABLE 3: GRANTED EPS LICENSES**

| REFEREN<br>CE          | SPECIES                                                           | LICENCE END<br>DATE | TYPE                              | DISTANCE             |
|------------------------|-------------------------------------------------------------------|---------------------|-----------------------------------|----------------------|
| 2016-20262-<br>EPS-MIT | Common pipistrelle                                                | 28/02/2021          | Destruction of a<br>resting place | 1259m south-<br>east |
| 2015-8047-<br>EPS-MIT  | Common<br>pipistrelle,<br>Daubenton's bat,<br>Soprano pipistrelle | 31/08/2020          | Destruction of a<br>resting place | 1659m north          |

### 3.1.5 Landscape Context

A review of aerial imagery and Ordnance Survey mapping shows that the immediate landscape comprises of a commercial retail park with associated parking and infrastructure, bound by woodland and line of trees. Immediately adjacent to the Site lies woodland and Introduced Shrub habitats.

The A627(M) and Rochdale Bypass is approximately 160m southwest, separating the Site from an industrial park, and 210m west lies a railway line, separating the Site from Rochdale. 238m east is an ornamental pond with landscaping, within the centre of a roundabout. Further to the north, east and southeast is the city of Rochdale, and Castleton Moor is present southwest of the Site. Both locations comprise of predominantly residential, retail and commercial buildings with associated infrastructure and landscaping.



## 3.2 FIELD SURVEY

The 0.043ha Site is dominated by a commercial car park, with shrub and trees within. Adjacent offsite are small woodland parcels. Detailed accounts of the UKHab habitats are provided below. A map of the UKHab habitats is provided in Appendix A Figure 6, full species lists for the habitats in Appendix E and images in Appendix F.

### 3.2.1 Habitats

**TABLE 4: BASELINE HABITAT DESCRIPTIONS**

| HABITAT REFERENCE | EXTENT  | UKHAB CODE                           | SECONDARY CODE(S)      | KEY SPECIES                                                                                                                                                | DESCRIPTION                                                                                                    | VALUE      |
|-------------------|---------|--------------------------------------|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|------------|
| <b>u – URBAN</b>  |         |                                      |                        |                                                                                                                                                            |                                                                                                                |            |
| U1                | 0.042ha | u1b – Developed Land, Sealed Surface | N/A                    | No vegetation present within this habitat.                                                                                                                 | A frequently used car park bound by ornamental shrub and woodland.                                             | Negligible |
| S1                | 0.001ha | U - Urban                            | 847 – Introduced Shrub | <ul style="list-style-type: none"> <li>California bay laurel <i>Umbellularia californica</i></li> <li>Climbing euonymus <i>Euonymus fortune</i></li> </ul> | A single parcel at the western border. The ground comprised of wood shavings with moss beginning to establish. | Low        |



| HABITAT REFERENCE | EXTENT   | UKHAB CODE | SECONDARY CODE(S) | KEY SPECIES                          | DESCRIPTION                                                                                                          | VALUE |
|-------------------|----------|------------|-------------------|--------------------------------------|----------------------------------------------------------------------------------------------------------------------|-------|
| T1                | One tree | U - Urban  | 200 – Urban Tree  | Pedunculate oak <i>Quercus robur</i> | Young tree within car park. The tree had evidence of management, with cut branches restricting normal canopy growth. | Low   |

### 3.2.2 Protected Species

Protected species are afforded a level of legal protection which means that their presence may pose a constraint to development. A summary of relevant legislation and associated species is provided in Appendix G.

Bat suitability has been classified according to the Bat Conservation Trust (BCT) Good Practice Guidelines<sup>5</sup> as specified in Appendix H.

The following sections describe the results of the field surveys and an appraisal of desk study data. Species not addressed below are considered extremely unlikely to be present and/or affected by the development and so are scoped out of further assessment.

<sup>5</sup> Collins, J. (ed) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4<sup>th</sup> Edition). Bat Conservation Trust



TABLE 5: PROTECTED SPECIES PRELIMINARY ASSESSMENT

| FEATURE | DESK STUDY RESULTS                                                                                                                          | FIELD SIGNS | HABITAT SUITABILITY                                                                                                                                                                                                                          | CONNECTIVITY                                                                                                                                                                                       | VALUE                                                                                    |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| Badger  | Ten records of badger the closest being 550m west.                                                                                          | None        | No suitability:<br><br>No suitable habitats for foraging or sett creation on Site. The woodland adjacent to Site affords limited foraging and sett creation opportunities due to their relatively small area.                                | Low connectivity:<br><br>More suitable habitat was located in the south along Rochdale canal and in the east.<br><br>Overall connectivity was poor due to the urbanised nature of the landscape.   | Negligible Value:<br><br>It is considered unlikely that badgers will be present on Site. |
| Bats    | A total of 43 records of bats, including 40 records of <i>Pipistrelle</i> sp and two records of Daubenton's bat <i>Myotis daubentonii</i> . | None        | Negligible roosting: Absence of roosting features onsite and in adjacent habitats.<br><br>Limited foraging and commuting suitability: Adjacent woodland provides opportunities, however, is restricted due to the small size of the habitat. | Low connectivity:<br><br>The Site itself has an absence of commuting features. Shrub and woodland immediately adjacent to Site provides suitable connectivity to more suitable habitats within the | Negligible Value to foraging, commuting and roosting bats.                               |



| FEATURE | DESK STUDY RESULTS                                                                                                                                                                                                                                                            | FIELD SIGNS                                                      | HABITAT SUITABILITY                                                                                                                                                                                                                                                                                                                                                                            | CONNECTIVITY                                                                                                         | VALUE                                                                                                                                                                                    |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|         |                                                                                                                                                                                                                                                                               |                                                                  | The well-lit urban environment of the Site is only suitable for bat species more tolerant to lighting and often recorded in urban locations such as common pipistrelle <i>Pipistrellus pipistrellus</i> and soprano pipistrelle <i>Pipistrellus pygmaeus</i> .                                                                                                                                 | wider landscape such as woodland along Rochdale Canal and habitats surrounding P1.                                   |                                                                                                                                                                                          |
| Birds   | Total of 16 records of bird Species of Conservation Concern (SoCC), which includes species on Schedule 1 <sup>6</sup> , Section 41 <sup>7</sup> and red and amber <sup>8</sup> listed species. Schedule 1 species included eight records of Kingfisher <i>Alcedo atthis</i> . | Nesting behaviour observed within woodland adjacent to the Site. | <p>No suitability:</p> <p>The Site itself provided a severely limited nesting opportunity within T1 and no foraging opportunities due to the absence of suitable habitats.</p> <p>The Site was of no value to Kingfisher due to the absence of suitable waterbodies. Habitats such as Introduced Shrub and woodland immediately adjacent to the Site provide suitable nesting and foraging</p> | <p>Low connectivity:</p> <p>Suitable connectivity to the wider landscape with the network of trees and woodland.</p> | <p>Negligible Value:</p> <p>The Site itself was of No Value to birds. Woodland adjacent to Site was of Low value.</p> <p>A precautionary approach will be adopted to safeguard birds</p> |

<sup>6</sup> Schedule 1, Wildlife and Countryside Act 1981 (as amended)

<sup>7</sup> Section 41, Conservation of Habitats and Species Regulation 2017

<sup>8</sup> Stanbury et al Birds of Conservation Concern 2021



| FEATURE            | DESK STUDY RESULTS                                                                                                                                                                                                                                                                                                             | FIELD SIGNS | HABITAT SUITABILITY                                                                                                                                                                                                                 | CONNECTIVITY                                                                                                                                                      | VALUE               |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|                    |                                                                                                                                                                                                                                                                                                                                |             | <p>habitat to a variety of locally common species.</p> <p>Within the wider landscape there was more suitable bird foraging and nesting habitats.</p>                                                                                |                                                                                                                                                                   | during development. |
| Great Crested Newt | <p>One record 1569m northwest of the Site, separated by the A58 and a network of residential properties.</p> <p>Based on MAGIC, there was one pond, P1, 250m east, and one river approximately 130m south.</p> <p>R1 was Rochdale canal and was considered unsuitable for breeding GCN due to the fast-flowing water, fish</p> | None        | <p>No Value:</p> <p>The Site itself was of Negligible Value to GCN due to the absence of suitable terrestrial habitats and waterbodies. Adjacent habitats such as woodland had limited suitable foraging opportunities for GCN.</p> | <p>Limited connectivity:</p> <p>There was suitable connectivity from Site to P1, with a network of woodland and amenity grassland with minimal fragmentation.</p> | Negligible Value.   |



| FEATURE                     | DESK STUDY RESULTS                                                                           | FIELD SIGNS | HABITAT SUITABILITY                                                                                                                                                                       | CONNECTIVITY                                                                                                                                               | VALUE                                                                                                 |
|-----------------------------|----------------------------------------------------------------------------------------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
|                             | presence, and steep vertical banks restricting access of GCN entering and leaving the canal. |             |                                                                                                                                                                                           |                                                                                                                                                            |                                                                                                       |
| Priority Species - Hedgehog | 41 records within 2km.                                                                       | None        | No suitability:<br><br>The Site itself had no suitable habitats for foraging hedgehog. The woodland, shrub and hedgerows adjacent to Site provided suitable shelter and foraging habitat. | Limited connectivity:<br><br>The Site is well connected with unfragmented woodland and grassland parcels to suitable habitat such as woodland to the east. | Negligible Value:<br><br>The Site itself was of no value, but adjacent habitats were assessed as Low. |



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## 4 RECOMMENDATIONS

### 4.1 POTENTIAL IMPACTS

The development has the potential to adversely impact valuable ecological features and some of these impacts may also constitute legal offences. The broad impacts include:

- Direct harm of animal species
- Disturbance of animal species
- Loss and degradation of valuable habitats
- Loss and degradation of habitats that support protected/priority species

Many of these impacts can be adequately addressed at this stage and therefore a range of good practice avoidance, mitigation and compensation measures are recommended below.

### 4.2 FURTHER SURVEY AND ASSESSMENT

No further surveys are necessary to inform the assessment of the potential ecological impacts of the development. A range of good practice avoidance, mitigation and compensation measures are recommended to address ecological impacts and reduce the likelihood of legal offences.

### 4.3 AVOIDANCE/MITIGATION

The following measures should be incorporated into the design of the development, including the construction phase, to reduce impacts on wildlife:

- All works to be undertaken in accordance with a Construction Ecological Management Plan (CEcMP). Ecological receptors likely to be covered in this plan will include, but not be limited to: GCN, bats, birds, badgers, and hedgehog.
- Avoid Site clearance works during the nesting bird season (March to August inclusive) unless the Site is checked by a Suitably Qualified Ecologist (SQE) and active nests are confirmed to be absent no later than 48 hours before works commence.
- External lighting will be designed in line with BCT guidance<sup>9</sup> to reduce impacts bats and a range of other wildlife associated with retained and off-site habitats.
- All construction activities will be programmed to daytime hours during the active season (April to October inclusive) to reduce disturbance to sensitive nocturnal species, such as bats and roosting bird species.

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<sup>9</sup> Bat Conservation Trust (2023) Guidance Note 08/23: Bats and Artificial Lighting at Night



- Excavations should be securely covered or fenced overnight or otherwise provide a means of escape for animals that may become trapped in the form of a ramp at least 300mm wide and angled no greater than 45°. Excavations should be inspected for the presence of animals before work recommences and, in the event of trapped animals being trapped, an ecologist contacted for advice.
- Protection of the adjacent woodland. The woodland will have a Root Protection Area (RPA) with guidelines and recommendations set out in British Standard 5837 2012.

#### 4.4 COMPENSATION/ENHANCEMENT

Compensation is proposed to address the impacts on habitats which cannot be avoided or mitigated:

- Landscape planting to compensate for any tree/shrub loss shall include species native to the local area as well as berry and fruit-bearing species alongside pollinator species, to provide increased foraging opportunities in the local area.
- The incorporation of opportunities for roosting bats and nesting birds within the development.
- Supplementary tree planting of species native to the local area to accommodate for loss of Individual Trees.



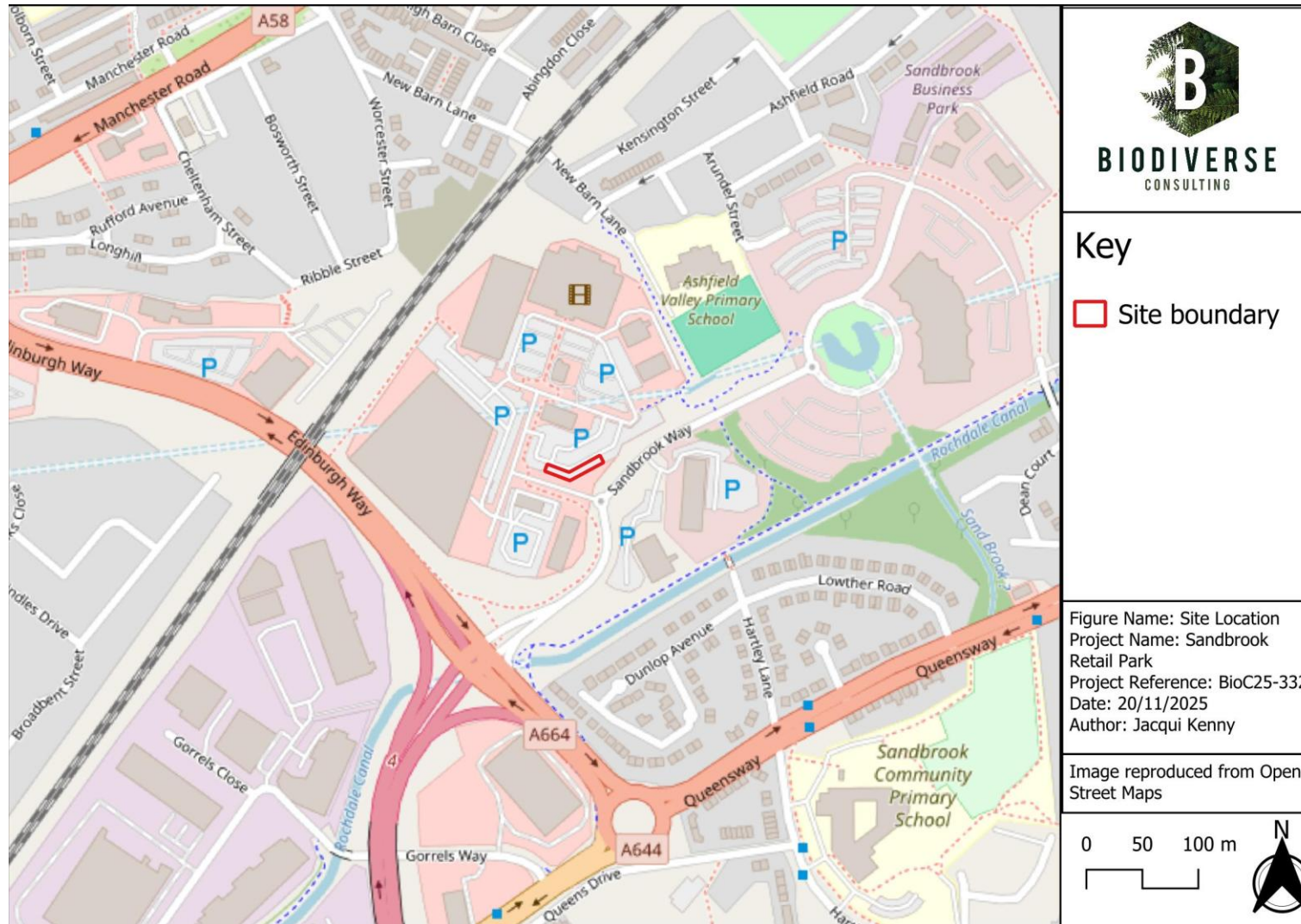
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# APPENDICES



## APPENDIX A – FIGURES

Figure 1 – Site Location



[illegible]

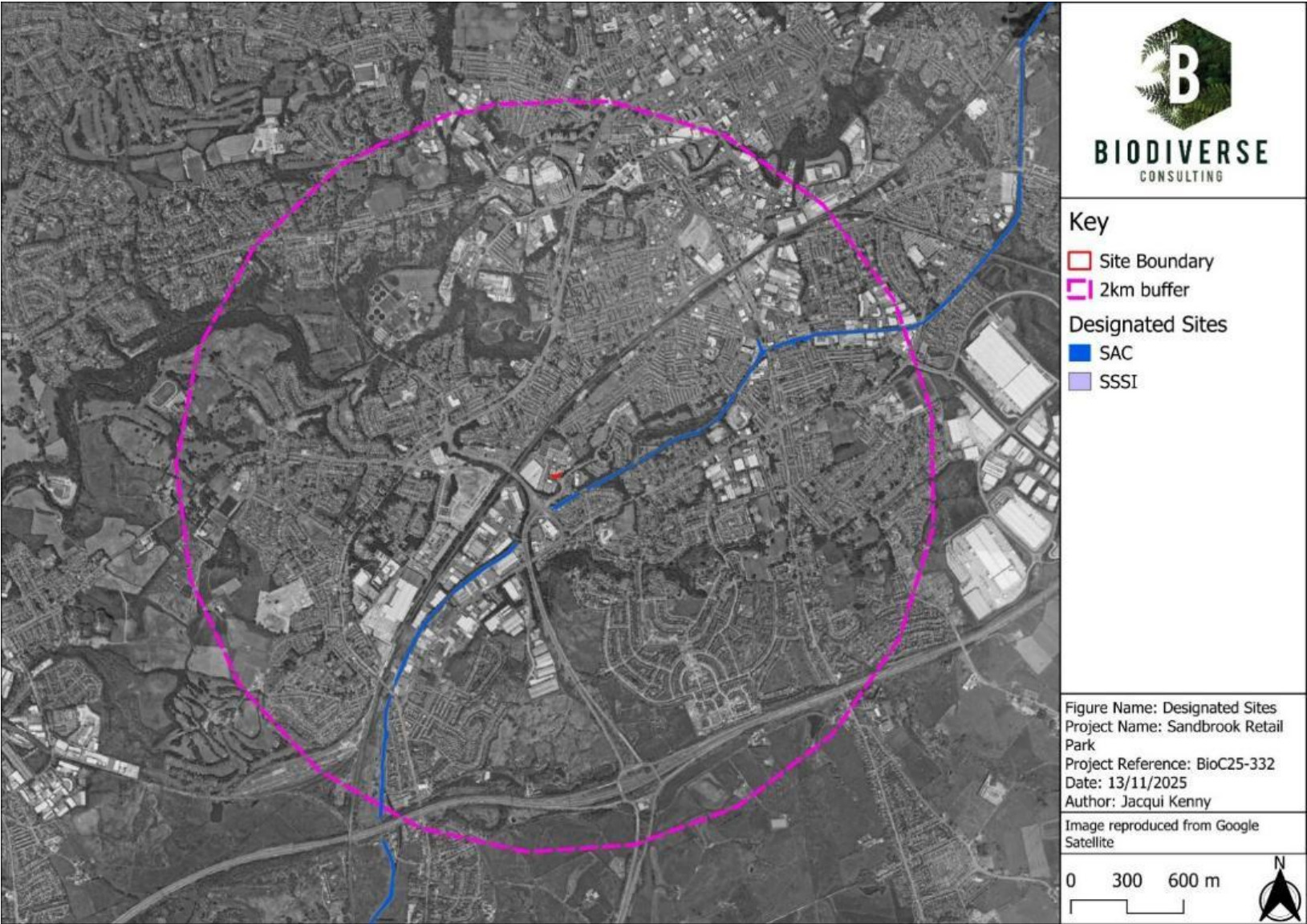


Figure 3 – Survey Area





Figure 4 – Designated Sites Map



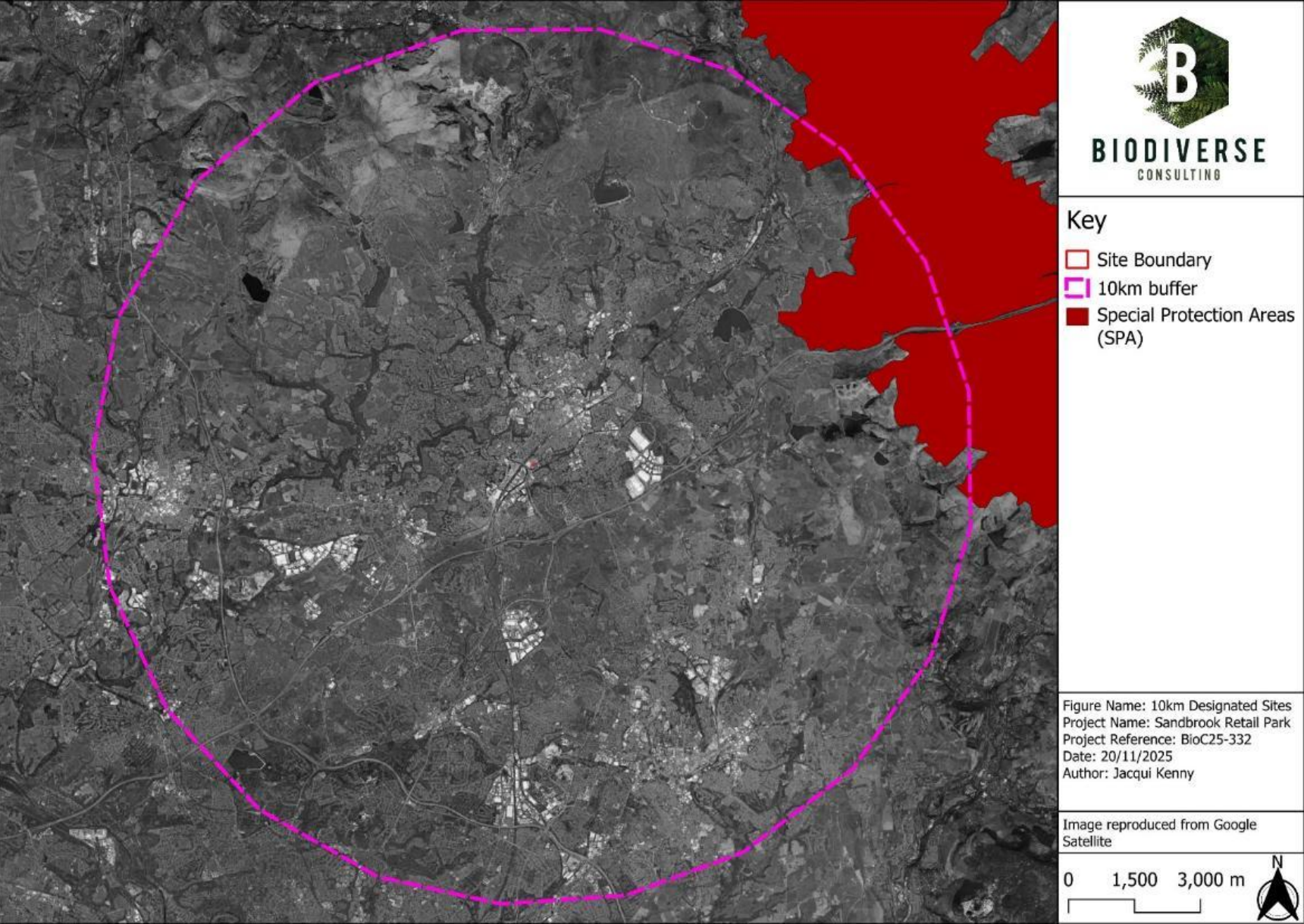




Figure 5 – Priority Habitats Map

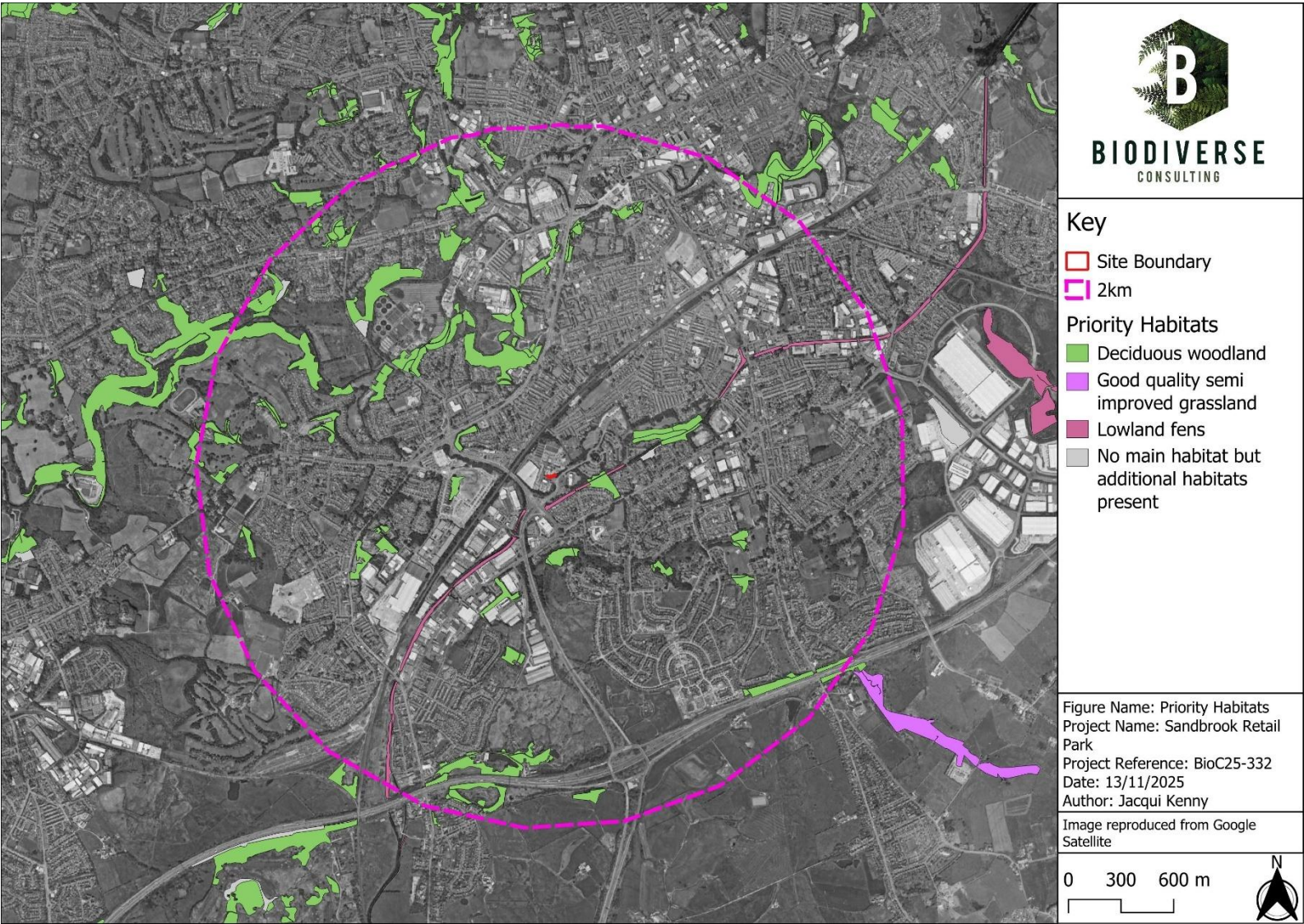




Figure 6 – Baseline UKHAB Map





FIGURE 7 – TARGET NOTES





TN 1 Hedgehog  
Deadwood creating refugia

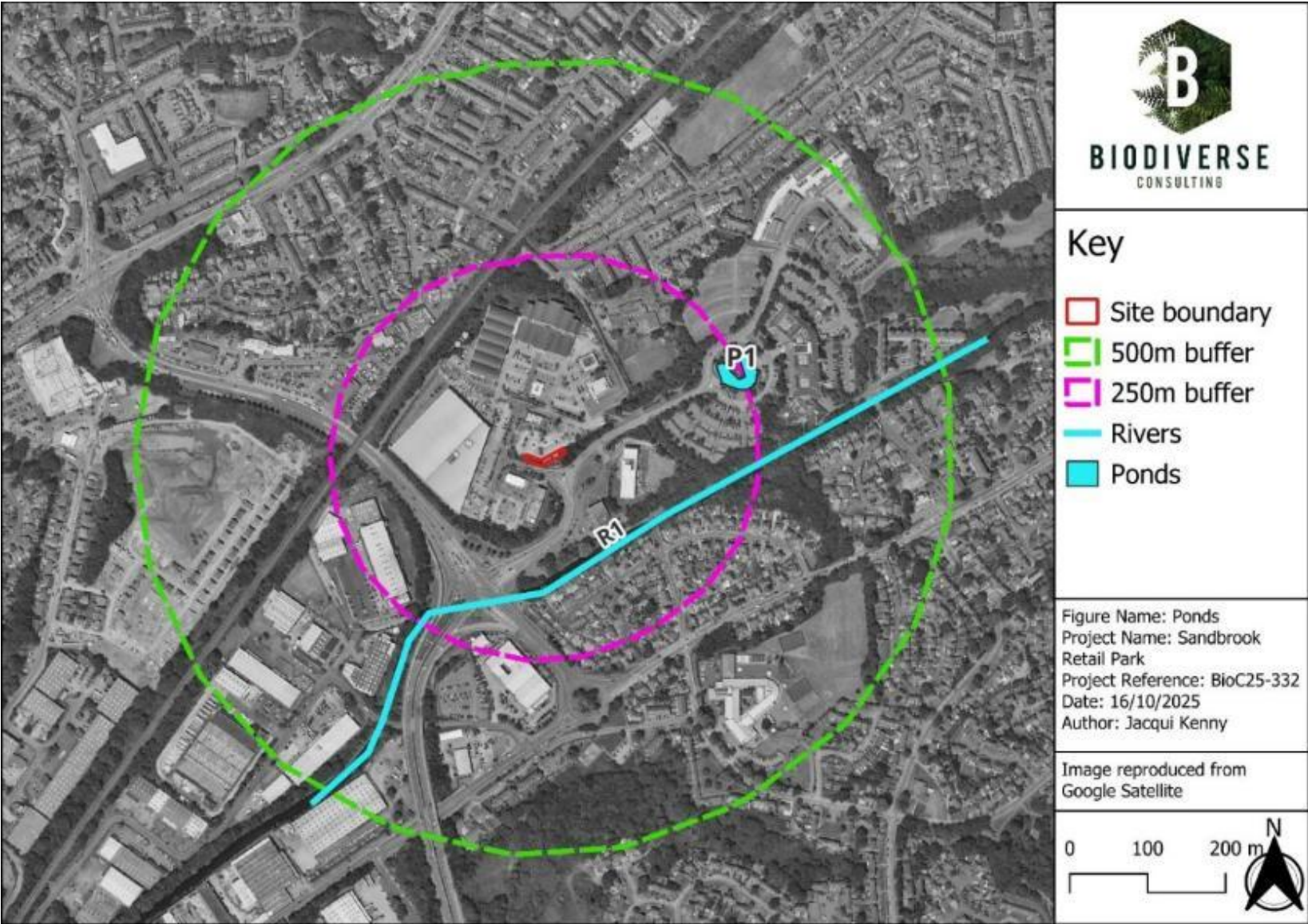


TN 2 Birds  
Bird nest in tree within  
adjacent woodland.





Figure 7 – Pond Map





## APPENDIX B – PROTECTED SPECIES SURVEY METHODOLOGIES

### Bats

Survey methods and assessment are based on the Bat Conservation Trust (BCT) Good Practice Guidelines<sup>10</sup>. A Daytime Bat Walkover (DBW) assessed habitats for bats to roost, commute, and forage both on Site and in the surrounding area. The aim is to determine the suitability of the Site for bats, to assess whether further bat surveys will be needed and how those surveys should be safely carried out (see Appendix H for bat suitability descriptions).

### Mammals

Surveyors walked the Site in search for evidence of mammals including the presence of setts/burrows, prints, pathways through vegetation, dung pits/latrines/spraint, hair caught on vegetation or fences, scratching posts and foraging signs.

The area surveyed included all land within the Site boundary and, where access was permitted or where visual checks could be made, land outside but immediately adjacent to the Site boundary.

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<sup>10</sup> Collins, J. (ed) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4<sup>th</sup> Edition). Bat Conservation Trust



## APPENDIX C – VALUE OF ECOLOGICAL FEATURES

| VALUE                         | EXAMPLES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>International</b>          | <ul style="list-style-type: none"> <li>An internationally designated site or candidate site (SPA, pSPA, SAC, cSAC, pSAC, Ramsar site) or an area which meets the designation criteria for such sites.</li> <li>Internationally significant and viable areas of a habitat type listed in Annexe 1 of the Habitats Directive, or smaller areas of such habitat, which are essential to maintain the viability of a larger whole.</li> <li>Any regularly occurring, globally threatened species.</li> <li>A regularly occurring population of an internationally important species, which is threatened or rare in the UK, of uncertain conservation status</li> <li>A regularly occurring, nationally significant population/number of any internationally important species.</li> </ul>                                                                                        |
| <b>National</b>               | <ul style="list-style-type: none"> <li>A nationally designated site (<u>e.g.</u> SSSI, NNR) or a discrete area which meets the published selection criteria for national designation (<u>e.g.</u> SSSI selection guidelines) irrespective of whether or not it has yet been notified.</li> <li>A viable area of a UK BAP priority habitat, or smaller areas of such habitat which are essential to maintain the viability of a larger whole.</li> <li>A regularly occurring significant number/population of a nationally important species <u>e.g.</u> listed on the Wildlife and Countryside Act 1981 (as amended).</li> <li>A regularly occurring population of a nationally important species that is threatened or rare in the county or region.</li> <li>A feature identified as being of critical importance in the UK BAP.</li> </ul>                                 |
| <b>Regional / County</b>      | <ul style="list-style-type: none"> <li>Viable areas of key habitat identified in the Regional or County BAP or smaller areas of such a habitat, which are essential to maintain the viability of the larger whole.</li> <li>Regional/county significant and viable areas of key habitat identified as being of regional value in the appropriate English Nature (now Natural England) Natural Area.</li> <li>A regularly occurring significant population/number of any important species important at a regional/county level.</li> <li>Any regularly occurring, locally significant population of a species which is listed in a Regional/County Red Data Book or BAP on account of its regional rarity or localisation.</li> <li>Sites of conservation importance that exceed the district selection criteria but that fall short of SSSI selection guidelines.</li> </ul> |
| <b>City/District/ Borough</b> | <ul style="list-style-type: none"> <li>Areas of habitat identified in a District/City/Borough BAP or in the relevant Natural Area profile.</li> <li>Sites that the designating authority has determined meet the published ecological selection criteria for designation, including Local Nature Reserves selected on District/City/Borough ecological criteria.</li> <li>Sites/features that are scarce within the District/City/Borough or which appreciably enrich the District/City/Borough habitat resource.</li> <li>A diverse and/or ecologically valuable hedgerow network.</li> </ul>                                                                                                                                                                                                                                                                                |



| VALUE         | EXAMPLES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|               | <ul style="list-style-type: none"> <li>• A population of a species that is listed in a District/City/Borough BAP because of its rarity in the locality or in the relevant Natural Area profile because of its regional rarity or localisation.</li> <li>• A regularly occurring, locally significant number of a District/City/Borough important species during key phases of its life cycle.</li> </ul>                                                                                                                                                                                      |
| <b>Parish</b> | <ul style="list-style-type: none"> <li>• A feature considered scarce within a Parish or which appreciably enriches the Parish resource.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Local</b>  | <ul style="list-style-type: none"> <li>• Areas identified in a Local BAP or the relevant natural area profile.</li> <li>• Sites/features which are scarce in the locality or which are considered to appreciably enrich the habitat resource within the local context, e.g. species-rich hedgerows.</li> <li>• Local Nature Reserves selected on Parish/Local ecological criteria.</li> <li>• Significant numbers/population of a locally important species <u>e.g.</u> one which is listed on the Local BAP.</li> <li>• Any species, populations or habitats of local importance.</li> </ul> |
| <b>Low</b>    | <ul style="list-style-type: none"> <li>• Habitats of moderate to low diversity which support a range of locally and nationally common species, the loss of which can be easily mitigated.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                          |



## APPENDIX D – LOCAL RECORDS SEARCH

### Protected Species Records from LRC

| COMMON NAME          | SCIENTIFIC NAME             | RECORDS |
|----------------------|-----------------------------|---------|
| <b>AMPHIBIANS</b>    |                             |         |
| Common toad          | <i>Bufo bufo</i>            | 2       |
| Great crested newt   | <i>Triturus cristatus</i>   | 1       |
| <b>BIRDS</b>         |                             |         |
| Bullfinch            | <i>Pyrrhula pyrrhula</i>    | 114     |
| Curlew               | <i>Numenius arquata</i>     | 1       |
| Dunnock              | <i>Prunella modularis</i>   | 261     |
| Herring gull         | <i>Larus argentatus</i>     | 5       |
| House sparrow        | <i>Passer domesticus</i>    | 258     |
| Kingfisher           | <i>Alcedo atthis</i>        | 8       |
| Lapwing              | <i>Vanellus Vanellus</i>    | 5       |
| Lesser redpoll       | <i>Acanthis cabaret</i>     | 3       |
| Linnet               | <i>Linaria cannabina</i>    | 1       |
| Marsh Harrier        | <i>Circus aeruginosus</i>   | 1       |
| Marsh tit            | <i>Poecile palustris</i>    | 1       |
| Peregrine            | <i>Falco peregrinus</i>     | 46      |
| Reed bunting         | <i>Emberiza schoeniclus</i> | 26      |
| Skylark              | <i>Alauda arvensis</i>      | 1       |
| Song thrush          | <i>Turdus philomelos</i>    | 66      |
| Starling             | <i>Sturnus vulgaris</i>     | 273     |
| <b>INVERTEBRATES</b> |                             |         |
| Buff ermine          | <i>Spilosoma lutea</i>      | 1       |
| Cinnabar             | <i>Tyria jacobaeae</i>      | 12      |
| Knot grass           | <i>Acronicta rumicis</i>    | 1       |
| Latticed heath       | <i>Chiasmia clathrate</i>   | 1       |
| Wall                 | <i>Lasiommata megera</i>    | 1       |



|                            |                            |    |
|----------------------------|----------------------------|----|
| White-letter hairstreak    | Satyrion w-album           | 1  |
| <b>TERRESTRIAL MAMMALS</b> |                            |    |
| Bat sp                     | <i>Chiroptera</i>          | 1  |
| Badger                     | <i>Meles meles</i>         | 10 |
| Brown hare                 | <i>Lepus europaeus</i>     | 5  |
| Daubenton's bat            | <i>Myotis daubentoniid</i> | 2  |
| Hedgehog                   | <i>Erinaceus europaeus</i> | 41 |
| Pipistrelle sp             | <i>Pipistrelle sp</i>      | 40 |
| <b>PLANTS</b>              |                            |    |
| Floating water-plantain    | <i>Luronium natans</i>     | 3  |
| Marsh stitchwort           | <i>Stellaria palustris</i> | 1  |



APPENDIX E – SPECIES LISTS FOR HABITATS

INTRODUCED SHRUB

| COMMON NAME              | SCIENTIFIC NAME                 |
|--------------------------|---------------------------------|
| Bramble                  | <i>Rubus fruticosus</i> agg.    |
| Common ivy               | <i>Hedera helix</i>             |
| Ash                      | <i>Fraxinus excelsior</i>       |
| Californian bay laurel   | <i>Umbellularia californica</i> |
| Climbing euonymus        | <i>Euonymus fortune</i>         |
| White dogwood            | <i>Cornus alba</i>              |
| Moss sp                  | <i>Bryophyta</i>                |
| Lilly of the valley bush | <i>Pieris japonica</i>          |



## APPENDIX F – HABITAT PHOTOS

**IMAGE 1: u1b DEVELOPED  
LAND, SEALED SURFACE**



**IMAGE 2: u 847 INTRODUCED  
SHRUB S1**



**IMAGE 3: 200 INDIVIDUAL  
TREE**





## APPENDIX G – POLICY AND LEGISLATION

### The Wildlife and Countryside Act 1981

The Wildlife and Countryside Act 1981<sup>11</sup>, as amended by the Countryside and Rights of Way Act (CROW) 2000<sup>12</sup> and the Natural Environment and Rural Communities Act (NERC) 2006<sup>13</sup>, is the main legislation that protects wildlife in Great Britain and is the mechanism for defining and protecting nationally important Sites of Special Scientific Interest (SSSI). The legislation makes it offence to:

- Intentionally kill, injure or take any wild bird or their eggs or nests (with certain exceptions) and disturb any bird species listed under Schedule 1 to the Act, or its dependent young while it is nesting;
- Intentionally kill, injure or take any wild animal listed under Schedule 5 to the Act; intentionally or recklessly damage, destroy or obstruct any place used for shelter or protection by any wild animal listed under Schedule 5 to the Act; intentionally or recklessly disturb certain Schedule 5 animal species while they occupy a place used for shelter or protection; and
- Pick or uproot any wild plant listed under Schedule 8 of the Act. Schedule 9, Part II of the Act also lists many species for which it is an offence to plant, or otherwise cause to grow, in the wild. Any material containing Japanese knotweed is also identified as controlled waste under the Environmental Protection Act 1990<sup>14</sup> and must be disposed of properly at licenced landfill according to the Environmental Protection Act (Duty of Care) Regulations 1991<sup>15</sup>.

### The Conservation of Habitats and Species Regulations 2017

The Conservation of Habitats and Species Regulations 2017<sup>16</sup> (the 'Habitat Regulations'), as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019<sup>17</sup>, establish the requirements for protecting sites that are

<sup>11</sup> Wildlife and Countryside Act 1981. Available from: <https://www.legislation.gov.uk/ukpga/1981/69>

<sup>12</sup> The Countryside and Rights of Way Act 2000. Available from:

<https://www.legislation.gov.uk/ukpga/2000/37/contents>

<sup>13</sup> Natural Environment and Rural Communities Act 2006. Available from:

<https://www.legislation.gov.uk/ukpga/2006/16/contents>

<sup>14</sup> The Environmental Protection Act 1990. Available from:

<https://www.legislation.gov.uk/ukpga/1990/43/contents>

<sup>15</sup> The Environmental Protection Act (Duty of Care) Regulations 1991. Available from:

<https://www.legislation.gov.uk/uksi/1991/2839/made>

<sup>16</sup> The Conservation of Habitats and Species Regulations 2017. Available from:

<https://www.legislation.gov.uk/uksi/2017/1012/contents/made>

<sup>17</sup> The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019

Available from: <https://www.legislation.gov.uk/ukdsi/2019/9780111179512/contents>



internationally important for threatened habitats and species – the National Site Network – and thus the requirement for a ‘Habitat Regulations Assessment’ of plans or developments with potential to affect them.

The Habitat Regulations also establish the strict protection of some species – European Protected Species – and make it an offence to deliberately capture, kill or disturb certain wild animals, and to damage or destroy a breeding site or resting place of such an animal even if the animal is not present at the time.

### **Natural Environment & Rural Communities (NERC) Act 2006**

The NERC Act 2006<sup>Error! Unknown switch argument.</sup> places a duty on local planning authorities to have due regard for biodiversity and nature conservation during their operations, and thus ensures that biodiversity is a key consideration in the planning process. The Act also establishes a list of species and habitats of principal importance (‘Priority’ Species and Habitats) for the conservation of biodiversity.

### **The Environment Act 2021<sup>18</sup>**

The Environment Act 2021 provides a framework for environmental protection in the UK. It is a wide-range piece of legislation affecting many aspects of the natural environment, including biodiversity. The act sets clear targets to halt the decline in wildlife populations through a legally binding target for species abundance by 2030 and a requirement to increase species populations by 10% by 2042. The Act also establishes mandatory requirement for Biodiversity Net Gain in new developments.

### **Ramsar Convention**

The Convention on Wetlands of International Importance especially as Waterfowl Habitat (the ‘Ramsar Convention’<sup>19</sup>) provides the only international mechanism for protecting internationally important wetlands; such sites are designated as Ramsar sites. It is government policy that Ramsar sites are afforded the same level of protection as sites in the National Site Network and so they are also subject to HRA.

### **Protection of Badgers Act 1992**

Badgers receive strict protection under the Protection of Badgers Act 1992<sup>20</sup>, which prohibits the taking, injuring, selling, possessing or killing of badgers and makes it an

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<sup>18</sup> The Environment Act 2021. Available from:

<https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>

<sup>19</sup> The Ramsar Convention <https://www.ramsar.org/>

<sup>20</sup> Protection of Badgers Act 1992. Available from:

<https://www.legislation.gov.uk/ukpga/1992/51/contents>



offence to ill-treat any badger, damage, destroy, disturb or cause a dog to enter a badger sett.

### **The Hedgerow Regulations 1997**

The Hedgerow Regulations 1997<sup>21</sup> establishes the legal protection of important countryside hedgerows, principally ancient and species-rich hedgerows. The Hedgerow Regulations also provide arrangements for planning authorities to protect important hedgerows in the countryside by controlling their removal through a system of notification.

### **National Planning Policy Framework 2024**

The National Planning Policy Framework (NPPF) 2024<sup>22</sup> sets out the Government's requirement for the planning system in England and in doing so establishes the framework within which local planning authorities can develop their own planning policies. The NPPF explicitly addresses the conservation and enhancement of the natural environment, including biodiversity, through paragraphs 187–201.

### **Government Circular ODPM 06/2005 Biodiversity and Geological Conservation (England only)**

This Circular provides administrative guidance on the application of the law relating to planning and nature conservation as it applies in England.

Part IV – *Conservation of Species protected by Law* states that the presence of a protected species is a material consideration when considering a development proposal that may result in harm to the species or its habitat and that planning authorities must have regard to European Protected Species protected under the Habitat Regulations.

The presence or otherwise of European Protected Species, and the extent that they may be affected by the proposed development, must be established before the planning permission is determined, otherwise all relevant material considerations may not have been addressed in making the decision.

### **Biodiversity Action Plans**

The UK Biodiversity Action Plan (UK BAP) was developed to fulfil the Rio Convention on Biological Diversity in 1992, to which the UK is a signatory. The UK Post-2010

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<sup>21</sup> The Hedgerow Regulations 1997. Available from:

<http://www.legislation.gov.uk/uksi/1997/1160/contents/made>

<sup>22</sup> National Policy Planning Framework 2024. Available from: [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/policies/national-policy-planning-framework)



Biodiversity Framework<sup>23</sup> succeeded the UKBAP and expired in 2019, but the UKBAP priority species and habitats are retained through the NERC Act 2006. Regional and local BAPs have also been developed for species/habitats of nature conservation importance at regional and local levels.

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<sup>23</sup> UK Post-2010 Biodiversity Framework. Available from: <https://hub.jncc.gov.uk/assets/587024ff-864f-4d1d-a669-f38cb448abdc>



## APPENDIX H – BAT SUITABILITY

| POTENTIAL SUITABILITY | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                       | ROOSTING HABITATS IN STRUCTURES                                                                                                                                                                                                                                                                                                                                                                                 | POTENTIAL FLIGHT-PATHS AND FORAGING HABITATS                                                                                                                                                                                                                                                                                                                                   |
| None                  | No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all grounds/underground levels).                                                                                                                                                                                                                            | No Habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines or generate/shelter insect populations available to foraging bats.                                                                                                                |
| Negligible (a)        | No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can be use small and apparently unsuitable features on occasion                                                                                                                                                                                                                 | No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.                                                                                                                                                                                 |
| Low                   | A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions(b) and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not classic | Habitat that could be used by small numbers of bats as flight-paths such as gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitats.<br><br>Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub. |



| POTENTIAL SUITABILITY | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                       | ROOSTING HABITATS IN STRUCTURES                                                                                                                                                                                                                                                                                                                                                                          | POTENTIAL FLIGHT-PATHS AND FORAGING HABITATS                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                       | cool/stable hibernation site, but could be used by individual hibernating bats(c))                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Moderate              | A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection conditions(b) and hibernation – categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed                                                                                                        | Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens.<br>Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland, or water.                                                                                                                                                                               |
| High                  | A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions(b) and surrounding habitat. These structures have a potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site. | Continuous high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys. Streams, hedgerows, lines of trees and woodland edge.<br>High-quality habitat what is well connected to the wider landscape what is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts, |



| POTENTIAL<br>SUITABILITY | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                 |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
|                          | ROOSTING HABITATS<br>IN STRUCTURES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | POTENTIAL FLIGHT-PATHS<br>AND FORAGING HABITATS |
|                          | <p>a. Negligible is defined as ‘so small or unimportant as to be not worth considering, insignificant’. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute)</p> <p>b. For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance</p> <p>c. Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten et al., 2016 and Jansen et al., 2022). Common pipistrelle swarming has been observed in that UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.</p> |                                                 |



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