ENHANCED BIODIVERSITY

Nesting Opportunities for a range of declining bird species

Sp — House Sparrow Terrace nest boxes
Installed below eaves , min height of 2-3 metres above ground on a northern or eastern elevation.
Installed on North Eastern side of existing Workshop.

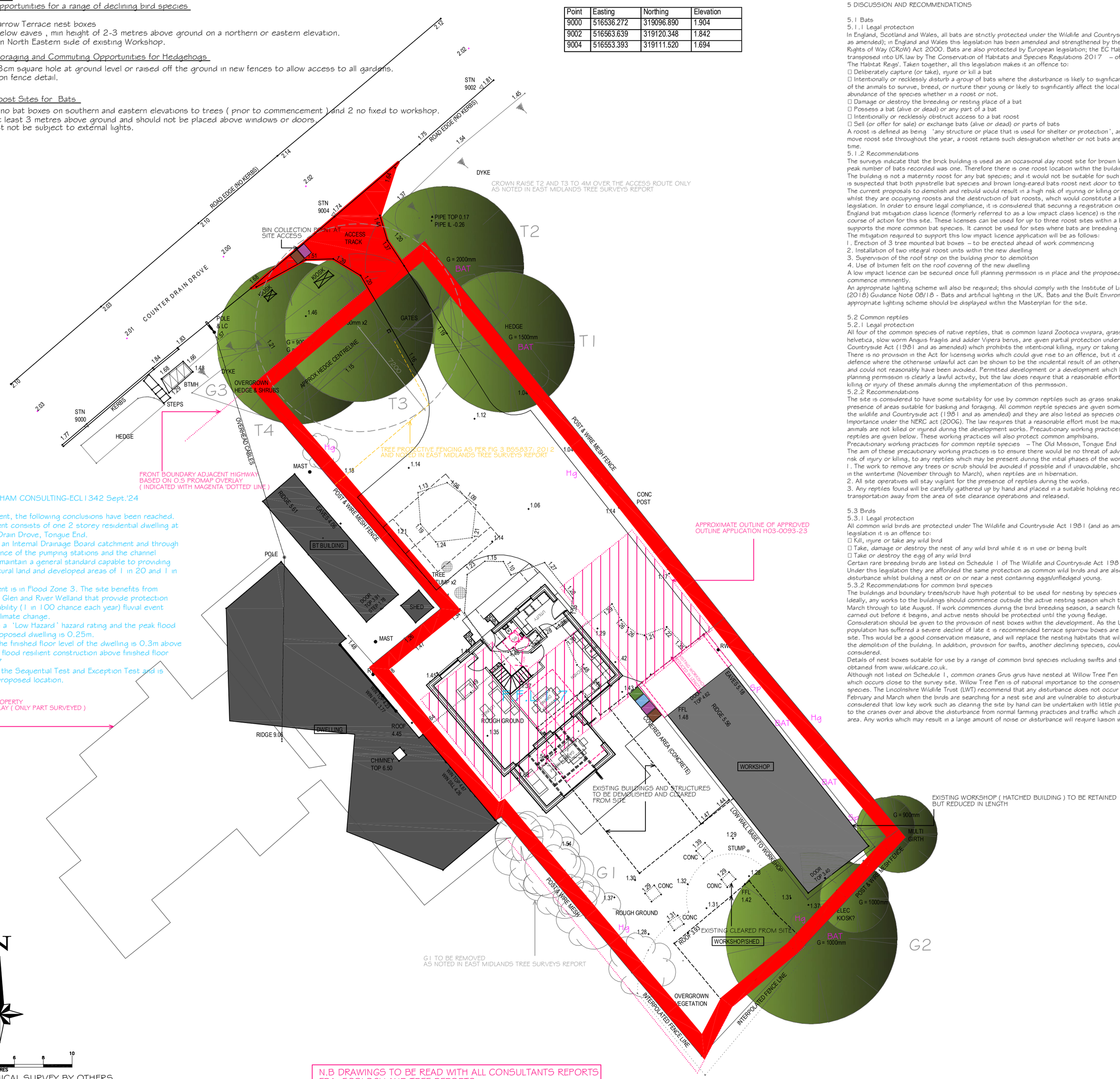
Increase Foraging and Commuting Opportunities for Hedgehogs

Hg — Provide 13cm square hole at ground level or raised off the ground in new fences to allow access to all gardens.
See note on fence detail.

Provide Roost Sites for Bats

BAT — Provide 3 no bat boxes on southern and eastern elevations to trees (prior to commencement) and 2 no fixed to workshop.
Located at least 3 metres above ground and should not be placed above windows or doors.
Boxes must not be subject to external lights.

Point	Easting	Northing	Elevation
9000	516536.272	319096.890	1.904
9002	516563.639	319120.348	1.842
9004	516553.393	319111.520	1.694



READ WITH FRA BY ELLINGHAM CONSULTING-ECL1342 Sept.'24

CONCLUSIONS

As a result of the assessment, the following conclusions have been reached.

- The proposed development consists of one 2 storey residential dwelling at The Old Mission, Counter Drain Drove, Tongue End.
- The site is located within an Internal Drainage Board catchment and through the operation and maintenance of the pumping stations and the channel system the Board seek to maintain a general standard capable to providing flood protection to agricultural land and developed areas of 1 in 20 and 1 in 100 years, respectively.
- The proposed development is in Flood Zone 3. The site benefits from defences on the tidal River Glen and River Welland that provide protection during the 1% annual probability (1 in 100 chance each year) fluvial event including an allowance for climate change.
- The site is in an area with a 'Low Hazard' hazard rating and the peak flood depth in the area of the proposed dwelling is 0.25m.
- It is recommended that the finished floor level of the dwelling is 0.3m above ground levels with 0.3m of flood resilient construction above finished floor level. PROPOSED F.F.L 1.7
- The development passes the Sequential Test and Exception Test and is therefore suitable for the proposed location.

FULL OUTLINE OF ADJACENT PROPERTY BASED ON O.S PROMAP OVERLAY (ONLY PART SURVEYED)

N

0 2 4 6 8 10 METRES

N.B TOPOGRAPHICAL SURVEY BY OTHERS

N.B DRAWINGS TO BE READ WITH ALL CONSULTANTS REPORTS FRA, ECOLOGY AND TREE REPORTS

5 DISCUSSION AND RECOMMENDATIONS

5.1 Bats

5.1.1 Legal protection

In England, Scotland and Wales, all bats are strictly protected under the Wildlife and Countryside Act 1981 (and as amended); in England and Wales this legislation has been amended and strengthened by the Countryside and Rights of Way (CRoW) Act 2000. Bats are also protected by European legislation; the EC Habitats Directive is transposed into UK law by The Conservation of Habitats and Species Regulations 2017 – often referred to as 'The Habitat Regs'. Taken together, all this legislation makes it an offence to:

- Deliberately capture (or take), injure or kill a bat
- Intentionally or recklessly disturb a group of bats where the disturbance is likely to significantly affect the ability of the animals to survive, breed, or nurture their young or likely to significantly affect the local distribution or abundance of the species whether in a roost or not.
- Damage or destroy the breeding or resting place of a bat
- Possess a bat (alive or dead) or any part of a bat
- Intentionally or recklessly obstruct access to a bat roost
- Sell (or offer for sale) or exchange bats (alive or dead) or parts of bats

A roost is defined as being "any structure or place that is used for shelter or protection", and since bats regularly move roost site throughout the year, a roost retains such designation whether or not bats are present at the time.

5.1.2 Recommendations

The surveys indicate that the brick building is used as an occasional day roost site for brown long eared bats. The peak number of bats recorded was one. Therefore there is one roost location within the building.

The building is not a maternity roost for any bat species; and it would not be suitable for such use in the future. It is suspected that both pipistrelle bat species and brown long-eared bats roost next door to the survey site.

The current proposals to demolish and rebuild would result in a high risk of injuring or killing or disturbing bats whilst they are occupying roosts and the destruction of bat roosts, which would constitute a breach of the legislation. In order to ensure legal compliance, it is considered that securing a registration on the Natural England bat mitigation class licence (formerly referred to as a low impact class licence) is the most appropriate course of action for this site. These licenses can be used for up to three roost sites within a building which supports the more common bat species. It cannot be used for sites where bats are breeding or hibernating.

The mitigation required to support this low impact licence application will be as follows:

1. Erection of 3 tree mounted bat boxes – to be erected ahead of work commencing
2. Installation of two integral roost units within the new dwelling
3. Supervision of the roof strip on the building prior to demolition
4. Use of bitumen felt on the roof covering of the new dwelling

A low impact licence can be secured once full planning permission is in place and the proposed work is due to commence imminently.

An appropriate lighting scheme will also be required; this should comply with the Institute of Lighting Professionals (2018) Guidance Note 08/18 - Bats and artificial lighting in the UK. Bats and the Built Environment series. An appropriate lighting scheme should be displayed within the Masterplan for the site.

5.2 Common reptiles

5.2.1 Legal protection

All four of the common species of native reptiles, that is common lizard Zootoca vivipara, grass snake Natrix helvetica, slow worm Anguis fragilis and adder Vipera berus, are given partial protection under the Wildlife and Countryside Act (1981 and as amended) which prohibits the intentional killing, injury or taking of these species. There is no provision in the Act for licensing works which could give rise to an offence, but it does provide a defence where the otherwise unlawful act can be shown to be the incidental result of an otherwise lawful activity and could not reasonably have been avoided. Permitted development or a development which has received planning permission is clearly a lawful activity, but the law does require that a reasonable effort is made to avoid killing or injury of these animals during the implementation of this permission.

5.2.2 Recommendations

The site is considered to have some suitability for use by common reptiles such as grass snake due to the presence of areas suitable for basking and foraging. All common reptile species are given some protection under the wildlife and Countryside act (1981 and as amended) and they are also listed as species of Principal Importance under the NERC act (2006). The law requires that a reasonable effort must be made to ensure that animals are not killed or injured during the development works. Precautionary working practices with respect to reptiles are given below. These working practices will also protect common amphibians.

Precautionary working practices for common reptile species – The Old Mission, Tongue End

The aim of these precautionary working practices is to ensure there would be no threat of adverse disturbance, or risk of injury or killing, to any reptiles which may be present during the initial phases of the work at the above site.

1. The work to remove any trees or scrub should be avoided if possible and if unavoidable, should not commence in the wintertime (November through to March), when reptiles are in hibernation.
2. All site operatives will stay vigilant for the presence of reptiles during the works.
3. Any reptiles found will be carefully gathered up by hand and placed in a suitable holding receptacle for safe transportation away from the area of site clearance operations and released.

5.3 Birds

5.3.1 Legal protection

All common wild birds are protected under The Wildlife and Countryside Act 1981 (and as amended). Under this legislation it is an offence to:

- Kill, injure or take any wild bird
- Take, damage or destroy the nest of any wild bird while it is in use or being built
- Take or destroy the egg of any wild bird

Certain rare breeding birds are listed on Schedule 1 of The Wildlife and Countryside Act 1981 (and as amended). Under this legislation they are afforded the same protection as common wild birds and are also protected against disturbance whilst building a nest or on or near a nest containing eggs/unfledged young.

5.3.2 Recommendations for common bird species

The buildings and boundary trees/scrub have high potential to be used for nesting by species of common bird. Ideally, any works to the buildings should commence outside the active nesting season which typically runs from March through to late August. If work commences during the bird breeding season, a search for nests should be carried out before it begins, and active nests should be protected until the young fledge.

Consideration should be given to the provision of nest boxes within the development. As the UK sparrow population has suffered a severe decline of late it is recommended terrace sparrow boxes are placed around the site. This would be a good conservation measure, and will replace the nesting habitats that will be lost through the demolition of the building. In addition, provision for swifts, another declining species, could also be considered.

Details of nest boxes suitable for use by a range of common bird species including swifts and sparrows can be obtained from www.wildcare.co.uk.

Although not listed on Schedule 1, common cranes Grus grus have nested at Willow Tree Fen Nature Reserve which occurs close to the survey site. Willow Tree Fen is of national importance to the conservation status of this species. The Lincolnshire Wildlife Trust (LWT) recommend that any disturbance does not occur in the months of February and March when the birds are searching for a nest site and are vulnerable to disturbance. It is considered that low key work such as cleaning the site by hand can be undertaken with little potential disturbance to the cranes over and above the disturbance from normal farming practices and traffic which already occur in the area. Any works which may result in a large amount of noise or disturbance will require liaison with the LWT.

5.4 Recommendations for ecological enhancement

In addition to the legislation which is in place to safeguard protected species, there is also legislation and policy which imposes duties to take account of statutorily protected species and also to undertake action to prevent loss of biodiversity and species/habitats which have been identified as priorities in the UK. In England and Wales, the Natural Environment and Rural Communities (NERC) Act 2006, imposes a duty on all public bodies (including Local Authorities and statutory bodies) to conserve biodiversity – including restoring and enhancing a population or habitat. In addition, government planning policy guidance throughout the UK, provided in the National Planning Policy Framework and OPDM Circular 06/2005, requires local planning authorities to take account of protected species issues prior to determination of planning applications.

In order to enhance biodiversity and provide some 'ecological gain' on site and fulfil the Local Planning Authorities obligations under the NERC Act 2006, the following measures are recommended;

- In order to provide suitable habitats on site to encourage high invertebrate activity, including declining pollinators, some grassed areas on the site should be seeded with appropriate wildflower mixes. Seeding of any amenity areas should use a flowering lawn mixture, such as Emorsgate Seeds EL1 mix (www.wildseed.co.uk), which is resistant to regular mowing. Any areas of longer grass could be seeded with a general wildflower mix such as Emorsgate EM1 mix (basic all-purpose meadow mix). It is recommended that any wildflower areas are cut once a year, in late summer/early autumn and the arisings removed after 7 days to enable the wildflowers to flourish. Details of how to adequately prepare the ground prior to seeding as well as ongoing management can also be found on the Emorsgate website.
- Any tree planting on the site should comprise native species, such as field maple Acer campestre, rowan Sorbus aucuparia, hazel Corylus avellana, hawthorn Crataegus monogyna, crab apple Malus sylvestris, holly Ilex aquifolium and wild cherry Prunus avium, which provide foraging opportunities for various bird species.
- Plant flower borders within any landscaped areas of the site to include night scented flowers in order to attract moths and other night flying insects (which will provide foraging opportunities for bats). Species should include evening primrose Oenothera biennis, sweet rocket Hesperis matronalis, honeysuckle species Lonicera sp, lavender Lavendula sp, white jasmine Jasminum officinale, night-scented catchfly Silene noctiflora, night-scented stock Matthiola longipetala and soapwort Saponaria officinalis.

6 SUMMARY

The buildings and land associated with The Old Mission, Tongue End in Lincolnshire were surveyed in connection with proposed demolition and rebuild.

The brick building supports a day roost for brown long-eared bat; registration on the bat mitigation class licence is required ahead of work commencing.

The buildings and environs could be used by nesting birds – appropriate timings or pre-works checks are required.

Precautionary measures and ecological enhancements are required in order to ensure legal compliance and no net loss to biodiversity. These are as follows:

- Precautionary measures for badgers
- Precautionary measures for common reptiles (and amphibians)
- Precautionary measures with respect to common cranes
- Provision of bird boxes
- Appropriate landscaping and planting

Rev.	Details	Date
C	Existing workshop reduced	17-10-24
B	Additional Information	11-10-24
A	Additional Information	9-9-24

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Contractors must check all dimensions on Site. Only figured dimensions are to be worked from. Any foundation depths indicated are indicative only and must be in accordance with the consulting engineers design and/or agreed on site with the local authority during excavations. Any discrepancies in the information contained herein must be reported to the Architect before work proceeds.

Drawings to be read with Engineers calculations / report where applicable.

Note: If drawing details existing structures, we have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

Project	Proposed Dwelling, The Old Mission, Counter Drain Drove, Tongue End.
Drwg.	PROPOSED SITE PLAN
Scale	1:200 @ A2
Date	Aug.'24
Drg No.	21-2584-02
Rev.	C

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