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Ecological Assessment: Land at The Railway Sidings, Baschurch, Shrewsbury, Shropshire SY4 2BG.

National Grid Reference 342905, 322550

Site Visit 1: 11th April 2014
Site Visit 2: 24th February 2017
Site Visit 3: 8th September 2020
Report Submitted: 25th September 2020

Ref: SSGL/2449/20.1

Client:
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1. SUMMARY

On 11th April 2014, 24th February 2017 and 8th September 2020 an Ecological Assessment was carried out of a proposed development site known as 'Land at The Railway Sidings', Baschurch, Shrewsbury, Shropshire SY4 2BG.

The Ecological Assessment comprised a Desk Study, an Extended Phase One Habitat Survey, an Initial Bat Survey and a Great Crested Newt Assessment.

Historical biodiversity records were purchased from the Shropshire Ecological Data Network.

Dr. R. M. Jones, experienced field biologist, surveyor, Natural England licensed bat worker (Licence numbers 20131191, CLS01310 and 2015-11179-CLS-CLS) and Natural England licensed newt worker (Licence number CLS001310 and 2016-19615-CLS-CLS) carried out the assessment/survey.

The Ecological Assessment was requested by Mr. J. Shute, to inform the construction of residential dwellings on Land at The Railway Sidings.

1.1 Desk Study

There are three Local Wildlife Sites within 1km of the proposed development site: 'The Yesters', 'The Berth' and 'Boreatton Moss'.

There are records of Bat, Bird, Great crested newt and Vascular plant within 1km of Land at The Railway Sidings.

There are no records of protected flora or fauna directly on the proposed development site.

It is not considered that development of Land at The Railway Sidings will adversely affect the conservation status of the Local Wildlife Sites within the vicinity or protected species recorded within the locality.

1.2 Habitat

Briefly, the proposed development site consists of
- a former Public House, garden and vehicle parking area;
- a commercial stone processing yard;
- areas of domestic garden; and,
- two agricultural fields.

The habitat of the proposed development site is of very low ecological value. However, Land at The Railway Sidings may be of value to Badgers, Bats and Small Breeding Birds.

1.3 Bat

<u>Buildings</u>
Buildings on the proposed development site were surveyed for the potential for bats to roost within them and for physical evidence of bats on and within them.

Buildings on the proposed development site do not provide bat roosting habitat.

No physical evidence of bat was found on or in the buildings on the proposed development site.

No further bat survey work of the buildings on the proposed development site is recommended to inform the proposed development.

Trees
Trees on the proposed development site were assessed for their potential to be used by bats for roosting purposes.

One tree was identified as potentially providing bat roost habitat.
Should development of Land at The Railway Sidings include the removal of any part of the tree or the whole of the tree; the tree should be formally surveyed for bats (and their roosts).
Recommendations for further bat survey work are made.

General
Mitigation (external lighting) for bats is recommended.

1.4 Great crested newt

There are no known/mapped ponds within 500m of Land at The Railway Sidings.
In 2014 an unmapped waterbody/flooded area was situated within 250m of the proposed development site.

Between 18th May 2014 and 9th June 2014 the waterbody/flooded area was subject to a Great Crested Newt Presence/Absence Survey.

Great crested newt presence was not recorded.

On 24th February 2017 and 8th September 2020, the previously identified waterbody/flooded area was no longer in existence. It is probable that maintenance of the local drainage ditch network work between 9th June 2014 and 24th February 2017 led to the draining of the waterbody/flooded area.

It is not considered that Great crested newt impose a constraint on the proposed development of Land at The Railway Sidings.

2. INTRODUCTION

Star Ecology was commissioned by Mr. J. Shute to conduct an Ecological Assessment of a proposed development site known as 'Land at The Railway Sidings', Baschurch, Shrewsbury, Shropshire SY4 2BG.

From this point forward the proposed development site 'Land at The Railway Sidings' is referred to as 'The Site'.

Dr. R. M. Jones, experienced field biologist, surveyor, Natural England licensed bat worker (Licence numbers 20131191, CLS01310 and 2015-11179-CLS-CLS) and Natural England licensed newt worker (Licence number CLS001310 and 2016-19615-CLS-CLS) carried out the assessment/survey.

The Ecological Assessment was requested by Mr. J. Shute, to inform the construction of residential dwellings on The Site.

There are no known/mapped ponds within 500m of The Site.

The Ecological Assessment comprised a Desk Study, an Extended Phase One Habitat Survey, an Initial Bat Survey and a Great Crested Newt Assessment.

2.1 Site Description

The Site, located at the northeast edge of the village of Baschurch, is roughly triangular in shape and approximately 4.83 hectares in size.

Briefly, The Site is under the same ownership but comprises four distinct areas:
- the former Boreatton Arms Public House, garden and vehicle parking area;
- the (main) site of Shropshire Stone and Granite Limited;
- areas of domestic garden; and,
- two agricultural fields.

A residential area and a Fire Station are enclosed by The Site; but not included within its curtilage.

The Site is immediately neighboured by:
- the B4397 highway at the north;
- a residential property and a double-track train-line, which does not have an embankment, at the east;
- intensively managed agricultural fields at the south; and
- residential properties at the west.

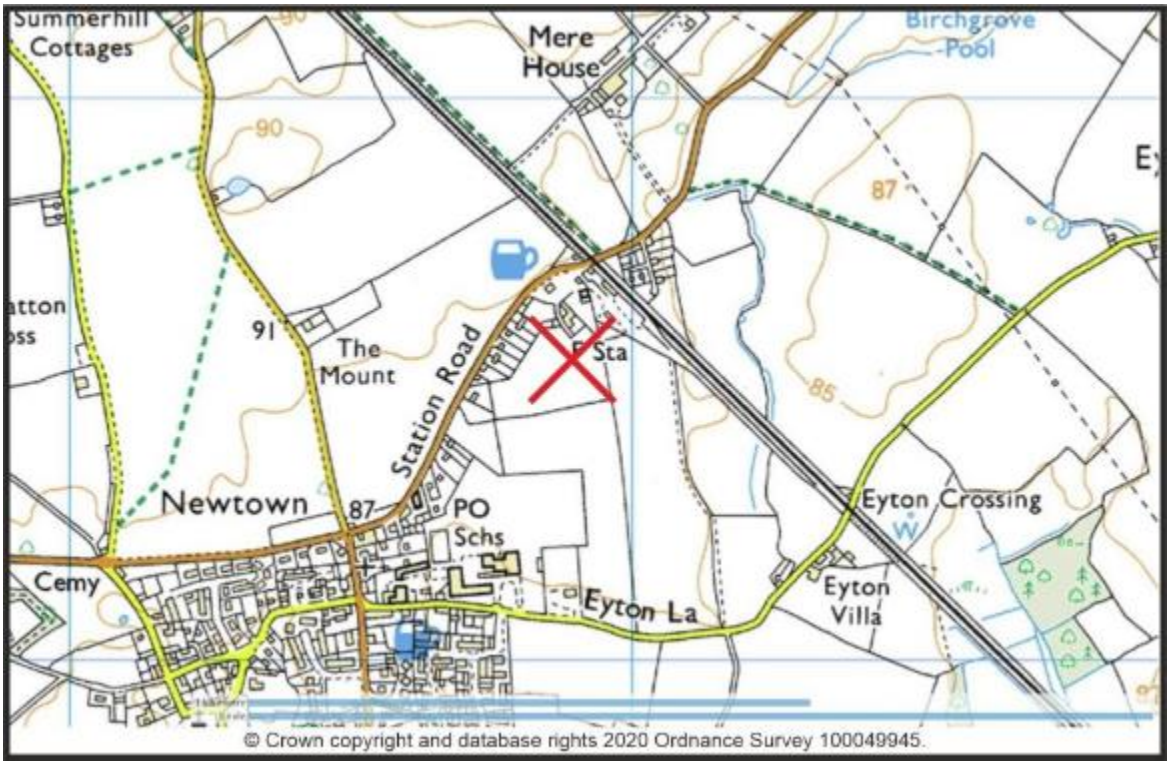
There are no known and/or mapped ponds within 500m of The Site.

The landscape surrounding The Site consists of agricultural, commercial/industrial and residential properties, agricultural fields and small woodlands.

The surrounding landscape is well connected by highways, hedgerows, open (field) drainage ditches and the adjacent train-line.

Map 1. Location of The Site.
Map 2. Location of The Site and surrounding habitat types.
Please note: the aerial photograph of habitat types is a 'screenshot' from Google Maps.

Map 1. Location of The Site (indicated by a red cross).



Map 2. Location of The Site (indicated by a red cross) and surrounding habitat types.

3. DESK STUDY

3.1 Method

A data search was commissioned from Shropshire Ecological Data Network (SEDN) for records of priority/protected species and wildlife sites within a 1km radius of The Site.
This was achieved by searching for records within 1km of National Grid Reference (NGR) 342905, 322550.

3.2 Results

SEDN provided records to Star Ecology on 9th April 2014.

A graphical representation of biodiversity records obtained from the Shropshire Ecological Data Network is contained in Appendix 1.

Please note the following caveat produced by Shropshire Wildlife Trust (SWT) who administers the Shropshire Ecological Data Network. This caveat should be considered when interpreting records:

"Readers of this report should be aware that SWT is providing records on behalf of the Shropshire Ecological Data Network. Although this is the most complete set of species data available the absence of records for much of the area studied should not be taken as an indication of absence of species."

Those SEDN records which are for fauna or flora which may be determined to be potentially negatively affected by development on The Site are considered below.

3.2.1 County Wildlife Sites and/or Designated Sites

There are three Local Wildlife Sites within 1km of The Site:
- The Yesters'; a 6.83 hectare area of "fen and damp meadows, with semi natural woodland"; located approximately 480m southeast of The Site.
- 'The Berth'; a 10.21 hectare area of "large pool surrounded by damp, peaty meadows"; located approximately 620m northeast of The Site.
- 'Boreatton Moss'; a 11.97 hectare area of former bog; located approximately 950m west of The Site.

3.2.2 Bat

<u>Legislation</u>
All bat species (*Rhinolophidae* and *Vespertilionidae*) are protected under the Wildlife and Countryside Act 1981 ("WCA 1981"), the Countryside and Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2017 ("Conservation Regulations 2017").

Under the Conservation Regulations 2017 legislation it is illegal to:
- deliberately capture, injure or kill a bat;
- deliberately disturb bats. This includes in particular, disturbance in a way any such which is likely to (i) impair their ability to survive, breed or reproduce, or to rear or nurture their young; (ii) impair their ability to hibernate or migrate; or (iii) to affect significantly the local distribution or abundance of the species to which they belong;

- damage or destroy a breeding site or resting place of a bat;
- to be in possession or control, to keep, transport, to sell or exchange, or to offer for sale or exchange, any live or dead bat, or any part of, or anything derived from such a wild animal.

Under the WCA 1981, it is illegal to:
- intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection.
- Intentionally or recklessly obstruct access to any structure or place which a bat uses for shelter or protection.

A bat resting place may be a structure a bat uses for breeding, resting, shelter or protection. Resting place sites are protected whether or not bats are in occupation, as they may be re-used by bats.
All species of bat are priority species in the UK Biodiversity Action Plan (HM Government 1994 et seq.) and are Species of Principal Importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

A European Protected Species (EPS) Development Licence from Natural England may be required for development works triggering Conservation Regulations 2017 offences against bats.

Record
SEDN has one record of Bat within 1km of The Site.
In year 1990 Common pipistrelle bat was recorded approximately 340m south of The Site. The record has a precision of 100m.

3.2.3 Bird

SEDN has 65 records of Bird within 1km of The Site.

Of the records of Bird within 1km of The Site:
- the earliest record was collected in year 2008
- the most recent record was collected in year 2013
- there are 40 records with a precision of 100m
- there are 12 records with a precision of 1000m
- there are six records with a precision of 2000m
- there are seven records with a precision of 10km

A summary of the Bird species recorded within 1km of The Site and the number of records is provided in Table 1.

Table 1. Summary of Bird records within 1km of The Site.

Taxon	Common name	Number of records
Apus apus	Swift	1
Branta canadensis	Canada Goose	1
Emberiza calandra	Corn Bunting	1
Emberiza schoeniclus	Reed Bunting	1
Larus ridibundus	Black-headed Gull	1
Motacilla cinerea	Grey Wagtail	1
Oenanthe oenanthe	Wheatear	1
Oxyura jamaicensis	Ruddy Duck	1
Alcedo atthis	Kingfisher	2

Milvus milvus	Red Kite	2
Pluvialis apricaria	Golden Plover	2
Prunella modularis	Dunnock	2
Sturnus vulgaris	Starling	2
Turdus viscivorus	Mistle Thrush	2
Vanellus vanellus	Lapwing	2
Anas platyrhynchos	Mallard	3
Falco tinnunculus	Kestrel	3
Passer domesticus	House Sparrow	4
Passer montanus	Tree Sparrow	4
Pyrrhula pyrrhula	Bullfinch	4
Carduelis cabaret	Lesser Redpoll	5
Turdus philomelos	Song Thrush	5
Emberiza citrinella	Yellowhammer	6
Tyto alba	Barn Owl	9

Three species of Bird recorded within 1km of The Site – namely Barn Owl, Kingfisher and Red Kite - are fully protected under the Wildlife and Countryside Act 1981 (as amended).

It is not considered that there are records of Bird collected directly on The Site.

3.2.4 Great Crested Newt

Legislation

Great crested newt (*Triturus cristatus*) are protected under the Wildlife and Countryside Act 1981 ("WCA 1981"), the Countryside and Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2017 ("Conservation Regulations 2017").

Under the Conservation Regulations 2017 legislation it is illegal to:

- deliberately capture, injure or kill a Great crested newt;
- deliberately disturb Great crested newt. This includes in particular, disturbance in a way any such which is likely to (i) impair their ability to survive, breed or reproduce, or to rear or nurture their young; (ii) impair their ability to hibernate or migrate; or (iii) to affect significantly the local distribution or abundance of the species to which they belong
- damage or destroy a breeding site or resting place of a Great crested newt;
- to be in possession or control, to keep, transport, to sell or exchange, or to offer for sale or exchange, any live or dead Great crested newt, or any part of, or anything derived from such a wild animal.

Under the WCA 1981, it is illegal to:

- intentionally or recklessly disturb a Great crested newt while it is occupying a structure or place which it uses for shelter or protection.
- Intentionally or recklessly obstruct access to any structure or place which a Great crested newt uses for shelter or protection.

A European Protected Species (EPS) Development Licence from Natural England will be required for development works triggering Conservation Regulations 2017 offences against Great crested newt.

<u>Record</u>
SEDN has one record of Great crested newt within 1km of The Site.
In year 2010 Great crested newt was recorded approximately 675m south of The Site. The record has a precision of 10m.

3.2.5 Vascular Plant

SEDN has 458 records of Vascular plant within 1km of The Site.

Of the records of Vascular plant within 1km of The Site:
- the earliest record was collected in year 1951
- the most recent record was collected in year 2008
- there are 58 records with a precision of 100m
- there are 294 records with a precision of 1000m
- there are 104 records with a precision of 2000m
- there are two records with a precision of 10km

3.3 Conclusions

SEDN does not hold records for wildlife directly on The Site.

There are three Local Wildlife Sites within 1km of The Site: 'The Yesters', 'The Berth' and 'Boreatton Moss'.

Records indicate that there may be protected species, particularly Bats and Birds, within the vicinity of The Site.

Development of The Site will need to be carried out in a manner that will not negatively impact the status of the Local Wildlife Sites or protected fauna and flora within the vicinity of The Site.

4. EXTENDED PHASE ONE HABITAT SURVEY

An Extended Phase One Habitat Survey (JNCC, 1993) of The Site was carried out on 11th April 2014, 24th February 2017 and 8th September 2020.

The Extended Phase One Habitat Survey was carried out by Dr. R. M. Jones, experienced field biologist and surveyor.

4.1 Survey Objectives

a) To determine if The Site contains flora of significant ecological value.
b) To determine if The Site contains fauna of significant value and/or Protected Species.

4.2 Method

To fulfil the brief of undertaking an ecological assessment of The Site an Extended Phase One Habitat Survey was conducted (JNCC, 1993).
This is a standard technique for classifying and mapping British habitats.
The aim is to provide a record of habitats that are likely to be ecologically important.

Where appropriate, the extent of each habitat type was mapped, and details of relative plant species abundance within homogenous areas were recorded.
If appropriate, species abundance was measured on the DAFOR scale (Dominant, Abundant, Frequent, Occasional and Rare).

In order to allow efficient reporting of the boundaries on or immediately adjacent to The Site; where appropriate boundaries (such as hedges, fences and walls) were recorded and described individually.

In order to allow efficient reporting of trees on or immediately adjacent to The Site; where appropriate individual trees were recorded and described individually.

During the Extended Phase One Habitat Survey the presence, or potential presence, of protected species, such as Badger and reptiles, was recorded on The Site.
Surveyor accessible land within approximately 100m of The Site was also surveyed.
Incidental records of birds present on The Site were made throughout the survey.

Where appropriate, Target Note descriptions were recorded for features of nature conservation importance and/or extra-ordinary features of The Site. These include areas of valued vegetation and places that might support notable animal species.

4.3 Limitations

No surveyor access was sought or provided to the adjacent train-line at the east.

4.4 Results

4.4.1 Climate Conditions

During the survey weather conditions were constant, dry and bright.
There was no breeze.

4.4.2 Habitat types

Appendix 2 contains an Extended Phase 1 Habitat Survey Map.
Appendix 3 contains a photographic record of the survey.

The following habitat types and their respective hierarchical alphanumeric codes were recorded at The Site:

Broadleaved parkland/scattered trees (A3.1)
There are numerous broadleaved trees within The Site. The majority of the trees are ornamental with stem diameters of less than 150mm. It is thought likely that the majority of trees were planted within 15 years of the date of survey.

Ornamental tree species include:
- Aspen/Poplar (*Populus* sp(p).)
- Cherry (*Prunus avium*)
- Common Beech (*Fagus sylvatica*)
- Fir(s) (*Abies* sp(p).)
- Hawthorn (*Crataegus monogyna*)
- Monkey Puzzle (*Araucaria araucana*)
- Oak (*Quercus* sp.)
- Rowan (*Sorbus aucuparia*)
- Silver Birch (*Betula pendula*)

A mature Oak tree stands on a field boundary within the southwest corner of The Site.

Some scrubby Goat Willow (*Salix caprea*) grow amongst and between storage items within the Shropshire Stone and Granite yard area.

Coniferous parkland/scattered trees (A3.2)
There are numerous planted, ornamental, coniferous trees within The Site.
It is thought likely that the majority of trees were planted within 15 years of the date of survey. The majority of the trees are ornamental with stem diameters of less than 150mm.
Lawson cypress (*Chamaecyparis lawsoniana*) is the dominant species.

Mixed broadleaved and coniferous parkland/scattered trees (A3.3)
Part of the east boundary is formed by a line of broadleaved and coniferous trees.
Tree species include:
- Cherry
- Elder (*Sambucus nigra*)
- Hawthorn
- Lawson Cypress
- Scots Pine (*Pinus sylvestris*) (abundant)
- Silver birch
- Western Red Cedar (*Thuja plicata*)

A line of broadleaved trees and a line of coniferous trees have been planted within part of the south boundary of The Site to form a wind-break and/or visual screen.
Tree species include Cherry, Common Beech and Lawson cypress.

Semi-improved neutral grassland (B2.2)
Approximately 22% of The Site is a semi-improved grassland agricultural field. At the time of survey sward height was approximately 100mm. It is understood from the owner of The Site, Mr. J. Shute, that the field is used for the production of baled grass fodder and usually the field is mown/cropped twice a year.

The grassland is dominated by Cock's-foot (*Dactylis glomerata*). False Oat-grass (*Arrhenatherum elatius*), Perennial Rye-grass (*Lolium perenne*), Red Fescue (*Festuca rubra*) and Yorkshire Fog (*Holcus lanatus*) are present throughout.
Common nettle (*Urtica dioica*) is locally abundant. Vetch (*Vicia* sp(p).) is occasional.

Improved grassland (B4)
Approximately 30% of The Site is an improved grassland agricultural field. At the time of survey sward height was approximately 100mm. It is understood from the owner of The Site, Mr. J. Shute, that the field is used for the production of baled grass fodder and usually the field is mown/cropped twice a year.

The grassland is dominated by Perennial Rye-grass (*Lolium perenne*) and White Clover (*Trifolium repens*)

Tall ruderal (C3.1)
Approximately 0.05% of The Site is tall ruderal habitat dominated by Bramble (*Rubus fruticosus* agg.) and Common Nettle. In two separate areas, the tall ruderal habitat is confined to occasionally used (yard) storage areas within the east boundary of The Site.

Amenity grassland (J1.2)
Approximately 15% of The Site is regularly maintained amenity grassland within the domestic areas of The Site.

Ephemeral/short perennial (J1.3)
Approximately 0.05% of The Site is covered with ephemeral/short perennial habitat. There are numerous small areas of ephemeral/short perennial habitat throughout the areas of bare ground and/or hardstanding (J4) within The Site. The habitat consists of common weeds and grasses. Tree saplings, such as Common Ash (*Fraxinus excelsior*) and Goat Willow also grow within the Shropshire Stone and Granite Limited yard area.

Introduced shrub (J1.4)
There are numerous small areas of introduced and ornamental shrub within the domestic areas of The Site.

Intact species poor hedge (J2.1.2)
Intact species poor hedges form some of the boundaries of The Site.
Internal hedges and the hedges forming the south of The Site are Hawthorn dominated planted hedges. It is thought likely that the hedges were planted within 15 years of the date of survey. Blackthorn (*Prunus spinosa*) is frequent. Field Maple (*Acer campestre*) and Hazel (*Corylus avellana*) are occasional. English Elm (*Ulmus procera*) is rare. Planted hedges have been left untrimmed since being planted.

The majority of other/established boundary hedges are well maintained and regularly trimmed.

An assortment of hedges and fences provide the west boundary of The Site against neighbouring residential properties.

Fence (J2.4)
Wooden-post and pig-netting wire, wooden-post-and-rail fences and metal security fences form (livestock proof) (external and internal) boundaries.

Wall (J2.5)
Brick walls form some (external) boundaries.

Building (J3.6) and Bare ground/Hardstanding (J4)

Approximately 32% of The Site is building, bare ground and/or hardstanding comprising tarmacadam vehicle parking areas, concrete areas and/or areas of compacted aggregate.

There are a total of six (permanent) buildings on The Site:
- Building 1: the former Boreatton Arms Public House building;
- Building 2 and Building 3: two single-storey storage buildings;
- Building 4: a single-storey stone-carving/masonry workshop; and,
- Building 5 and Building 6: two single-storey stone-cutting and machining workshops.

The buildings are of negligible wildlife value, but nevertheless have been subject to an Initial Bat Survey (Section 5).

The majority of the tarmacadam vehicle parking area within the north section of The Site (and within the immediate vicinity of the former Boreatton Arms) appears to be unused.

The areas of hardstanding within the Shropshire Stone and Granite Limited yard is used for the storage of stone, related materials and stone processing machinery and ancillary equipment. The Shropshire Stone and Granite Limited yard appears to be subject to frequent human and machinery activity.

4.4.3 Target Notes

Two Target Notes were recorded on The Site.

4.4.3.1 Target Note 1

A small area of Japanese knotweed (*Fallopia japonica*).
Japanese knotweed is an aggressive coloniser and can spread several metres a year. An invasive weed, it can grow through weaknesses in concrete, tarmac, brick walls and foundations.
Japanese knotweed is listed in Part II of Schedule 9 of the Wildlife and Countryside Act 1981 and is, therefore, subject to Section 14(2) of the Wildlife and Countryside Act 1981.
It is an offence to plant or cause Japanese Knotweed to grow in the wild.

Japanese Knotweed is classed as 'controlled waste' and as such must be disposed of safely at a licensed landfill site according to the Environmental Protection Act (Duty of Care) Regulations 1991.

4.4.3.2 Target Note 2

A mature Oak tree stands at approximate NGR 342760, 322425. Mature and dense Ivy covers the main stem and limbs of the tree. Bats may potentially roost within crevices within the Ivy and/or between the Ivy and the tree. In addition, the Ivy growth may conceal features within the structure of the tree (such as rot-holes) that may potentially provide bat roosting opportunity.
A recent limb drop tear wound is located towards the top of the tree (about 10m) on the east side of the tree. Cracks/fissures within the tear wound may be used by bats for roosting purposes.

4.4.4 Fauna

4.4.4.1 Badger

Legislation
Badgers (*Meles meles*) and their setts are protected by the Protection of Badgers Act 1992.

Under this legislation it is illegal to:

- wilfully kill, injure or take, or attempt to kill, injure or take, a Badger;
- cruelly ill-treating a Badger, digging for Badgers, using Badger tongs, using a firearm other than the type specified under the exceptions within the Act;
- interfere with a Badger sett by damaging, destroying, obstructing, causing a dog to enter a sett, disturbing an occupied sett - either by intent or by negligence;
- sell or offer for sale a live Badger, having possession or control of a live Badger;
- mark, attach a ring, tag, or other marking device to a Badger.

A Natural England Badger Disturbance Licence may be required for development works affecting Badgers.

Relevant factors
There is no record of Badger within 1km of The Site.

No evidence of Badger was found on The Site.
However, two suspected Badger setts within the vicinity of The Site were located within agricultural fields at the immediate south of The Site:
- Sett A: a probable Subsidiary Sett of (at least) two holes, located at approximate National Grid Reference (NGR) 343130, 322460.
- Sett B: a probable Main Sett of (at least) 15 holes, located at approximate NGR 343110, 322310.

Sett A is approximately 55m Euclidean distance south of The Site.
Sett B is approximately 160m Euclidean distance south of The Site.

It is not considered likely that development of The Site would adversely affect Badgers that may reside in the Setts detailed above. However, it is possible that, on occasions, Badger traverse (some areas of) The Site.

4.4.4.2 Reptile

Legislation
Four reptile species, Adder (*Vipera berus*), Grass snake (*Natrix natrix*), Slow-worm (*Anguis fragilis*) and Viviparous (or Common) Lizard (*Lacerta vivipara*), have

protection under the Wildlife and Countryside Act 1981 and the Countryside and Rights of Way Act 2000.

Their inclusion on Schedule 5 of the Wildlife and Countryside Act 1981 gives 'partial protection' (i.e. only parts of section 9 apply). In addition to restrictions with respect to trade (prohibition of sale and advertising for sale, etc.) they are also protected from intentional killing or injury.

Natural Environment and Rural Communities Act 2006 lists all reptile species as a species of principle importance.

Reptiles are listed as priority species under the UK Biodiversity Action Plan.

Relevant factors
There is no record of reptile within 1km of The Site.

Considering the location of The Site, the habitat within it and surrounding habitat; it is not considered likely that reptiles would reside on The Site.

4.4.4.3 Small Breeding Birds

Legislation
Nesting birds are protected by the Wildlife and Countryside Act 1981.
Under the Wildlife and Countryside Act 1981, all birds are protected while breeding.

It is an offence, with certain exceptions to:
- intentionally kill, injure or take any wild bird;
- intentionally take, damage or destroy the nest of any wild bird while it is in use or being built;
- intentionally take or destroy the egg of any wild bird.

Consideration
Trees and hedges on The Site and trees and hedges bounding The Site provide potential Small Breeding Bird nesting habitat.

No evidence of nesting by Small Breeding Birds was found on or within any of the buildings on The Site.

4.4.4.4 Other fauna

Evidence of Rabbit (*Oryctolagus cuniculus*) and domestic dog (*Canis lupus* familiaris) was found throughout the grassland areas of The Site.

4.5 Conclusion

The flora of The Site has a low ecological value.
However:

- two Target Notes have been recorded on The Site.
- vegetation on and bounding The Site may be used by birds for nesting and/or foraging.
- Badger may (occasionally) traverse The Site.
- The Site and its boundaries may be used by bats for foraging purposes.

Development work will need to be timed to commence when no Small Breeding Birds are present.

Buildings on The Site and trees on The Site and trees within its immediate vicinity have been subject to an Initial Bat Survey (Section 5).

5. INITIAL BAT SURVEY

5.1 Introduction

On 11th April 2014, 24th February 2017 and 8th September 2020, an Initial Bat Survey was carried out on the buildings on The Site and on trees on (and bounding) The Site.

Dr. R. M. Jones, experienced field biologist, surveyor and Natural England licensed bat worker (Licence numbers 20131191, CLS01310 and 2015-11179-CLS-CLS) carried out the Initial Bat Survey.

There is a record of Common pipistrelle within the vicinity of The Site (Desk Study – Section 3).

5.2 Legislation

All bat species (*Rhinolophidae* and *Vespertilionidae*) are protected under the Wildlife and Countryside Act 1981 ("WCA 1981"), the Countryside and Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2017 ("Conservation Regulations 2017").

Under the Conservation Regulations 2017 legislation it is illegal to:

- deliberately capture, injure or kill a bat;
- deliberately disturb bats. This includes in particular, disturbance in a way any such which is likely to (i) impair their ability to survive, breed or reproduce, or to rear or nurture their young; (ii) impair their ability to hibernate or migrate; or (iii) to affect significantly the local distribution or abundance of the species to which they belong;
- damage or destroy a breeding site or resting place of a bat;
- to be in possession or control, to keep, transport, to sell or exchange, or to offer for sale or exchange, any live or dead bat, or any part of, or anything derived from such a wild animal.

Under the WCA 1981, it is illegal to:

- intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection.
- Intentionally or recklessly obstruct access to any structure or place which a bat uses for shelter or protection.

A bat resting place may be a structure a bat uses for breeding, resting, shelter or protection. Resting place sites are protected whether or not bats are in occupation, as they may be re-used by bats.
All species of bat are priority species in the UK Biodiversity Action Plan (HM Government 1994 et seq.) and are Species of Principal Importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

A European Protected Species (EPS) Development Licence from Natural England may be required for development works triggering Conservation Regulations 2017 offences against bats.

5.3 Survey objectives

5.3.1 Buildings

a) To determine the potential for bats to roost on or within the buildings on The Site.
b) To ascertain if bats are present in the buildings on The Site.
c) To confirm where bats (if present) are roosting in the buildings and where, if possible, they may emerge from.
d) To determine the species of bat roosting in the buildings.
e) To determine the number of bats that may be roosting in the buildings.
f) If possible, to establish the type of roost(s).
g) Should (potential) roosting features be identified, if the buildings may be negatively affected by the proposed development - to recommend further bat survey work (e.g. Dusk Bat Emergence Surveys).

5.3.2 Trees

a) To ascertain if trees on and bounding The Site contain features that may potentially be used by bats for roosting purposes.
b) Should potential roosting features be identified, if the trees/roosting feature(s) may be negatively affected by the proposed development - to recommend further bat survey work (e.g. Dusk Bat Emergence Surveys).

5.4 Method

5.4.1 Buildings

5.4.1.1 Bat roosting potential

Wherever possible; the exteriors and interiors of the buildings were assessed for their potential to support bats and the type and number of bat roosts.

This involves consideration of a number of abiotic factors including:

- Access to the interior of the building or to other suitable roosts
- Age
- Construction fabric
- Habitat context
- Light levels
- Previous use of, and activity within, the building(s)
- Temperature regime and protection from weather

5.4.1.2 Physical evidence of bat occupation

Wherever possible; the exterior(s) and interior(s) of the buildings were surveyed for the presence of bats and their roosts.

Search methods included the use of torches (including a Fenix RC40 3800 lumen torch and Dewalt DCL043 1000 lumen torch), binoculars (Zeiss 10x42), fiberscope (Medit HF7-1350), borescope (Visual Optics VO18 5.8mm Fibre Optic), video-scope (Draper 05163 Recording Flexi Inspection Camera), a 3.8m Telescopic ladder, 4.1m Telescopic ladder, 8.15m Combination ladder; and combinations of these.

A search was also made for notable signs of past and/or present bat roost activity, including bat urine stains, fur oil stains, scratch marks and faeces. These may be found around a bat roost entrance, within a roost, and within flight/foraging areas.

5.4.2 Trees

Trees were surveyed for their potential to be used by bats for roosting purposes. Trees were surveyed from the ground by unaided human visual perception and, where required, the aid of close-focusing (Zeiss 10x42) binoculars and/or torches, including a Fenix RC40 3800 lumen torch.

5.4.3 Limitations of the Initial Bat Survey

An initial assessment cannot rule out bat presence as bats may roost in areas that are not accessible other than by a destructive search.
Considering the structural fabric of the buildings, the constraint of this limitation is considered to be negligible.

Historic physical evidence of bats that may have been created within the previous bat-active season may have deteriorated or have been removed (for example by wind and/or rain) prior to the Initial Bat Survey being carried out.

5.5 Results

5.5.1 Buildings

Appendix 4 contains a photographic record of the Initial Bat Survey of buildings on The Site.

The approximate locations of buildings are indicated on the Extended Phase One Habitat Map contained in Appendix 2.

5.5.1.1 Buildings Descriptions

There are a total of six buildings on The Site:
- Building 1: the former Boreatton Arms Public House;
- Building 2: an open-ended single-storey Nissan-hut –style metal-frame and corrugated-sheet-metal clad storage building;
- Building 3: a partially-open-sided timber-pole and corrugated-sheet-metal clad apex-roofed storage building;
- Building 4: a single-storey concrete-block built stone-carving/masonry workshop with a mono-pitch box-profile sheeted roof.
- Building 5 and Building 6: two single-storey concrete-block built stone-cutting and machining workshops with box-profile sheeted apex roofs.

<u>Building 1</u>
The former Boreatton Arms Public House predominantly comprises a brick (and Thermo-block) -built two-storey section and a brick-built single-storey section which adjoins the two-storey section on its southwest elevation.

It is understood, from Mr. J. Shute, that the Boreatton Arms Public House ceased trading approximately four years before the date of survey. At the time of survey the first-floor (living area) of the house was being lived in by tenants.

Having probably (previously) received regular maintenance, the former Boreatton Arms Public House building is in good structural repair.

The two-storey section has a large single roof-space approximately 2m high (from the underside of the ridge-beam the upper surface of ceiling/floor joists) and 4m wide (at the base). The roof of the two-storey section is supported by three King-post roof trusses, is underlined with foil-backed bitumastic/hessian felt and covered with clay (peg) roof tiles and abutting (non-interlocking) ridge tiles.
Two flat-roofed dormer-windows protrude out of the southeast elevation roof-slope of the two-storey section and two flat-roofed dormer-windows protrude out of the northwest elevation roof-slope of the two-storey section. The windows serve the first-floor (living) rooms and do not protrude into the roof-space of the two-storey section.

The single-storey section has a single roof-space approximately 1.8m high (from the underside of the ridge-beam the upper surface of ceiling/floor joists) and 4m wide (at the base). The roof of the single-storey section is hipped on its northeast-end, is supported by modern-type roof trusses, underlined with bitumastic/hessian felt and covered with clay (peg) roof tiles. The ridge is covered with abutting (non-interlocking) ridge tiles and the roof hips are covered with clay hip tiles.
Soffit-boxes have been formed at the eaves of the single-storey section.

5.5.1.2 Assessment of Bat Roost Potential

<u>Building 1: the former Boreatton Arms Public House</u>
The former Boreatton Arms Public House building does not provide bat roosting potential.

The building is in good structural repair.
All ridge and hip ridge tiles are close fitting.
All roof tiles are *in situ* and close-fitting.
Roof verges of the two-storey section are well-pointed and closed with intact mortar.
Fascia boards of the (two-storey) flat-roofed dormers are intact and close-fitting.
All lead abutments (e.g. around chimney breasts and the flat-roof dormers) are intact and close-fitting.

The soffit boxes are intact and in good structural repair.

<u>Buildings 2 – 6: Storage and workshop buildings</u>
The storage and workshop buildings do not provide bat roosting opportunity.
The structural fabrics of the storage and workshop buildings do not provide bat roosting habitat.

5.5.1.3 Physical Evidence of Bat Occupation

No physical evidence of bat was found.

5.5.2 Trees

One tree was identified as potentially providing bat roosting habitat:

- A mature Oak tree stands at approximate NGR 342760, 322425. Mature and dense Ivy covers the main stem and limbs of the tree. Bats may potentially roost within crevices within the Ivy and/or between the Ivy and the tree. In addition, the Ivy growth may conceal features within the structure of the tree (such as rot-holes) that may potentially provide bat roosting opportunity.
  A 'recent' limb drop tear wound is located towards the top of the tree (about 10m) on the east side of the tree. Cracks/fissures within the tear wound may be used by bats for roosting purposes.
  The location of the tree is recorded as Target Note 2 in the Extended Phase One Habitat Survey and is indicated on the Extended Phase One Habitat Map contained in Appendix 2.

5.6 Conclusion

<u>Buildings</u>
The buildings on The Site do not provide bat roosting habitat and no physical evidence of bats was found.

<u>Trees</u>
One tree, delineated as Target Note 2, (may) have the potential to be used by bats for roosting purposes.

6. GREAT CRESTED NEWT ASSESSMENT

6.1 Legislation

Great crested newt (*Triturus cristatus*) are protected under the Wildlife and Countryside Act 1981 ("WCA 1981"), the Countryside and Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2017 ("Conservation Regulations 2017").

Under the Conservation Regulations 2017 legislation it is illegal to:

- deliberately capture, injure or kill a Great crested newt;
- deliberately disturb Great crested newt. This includes in particular, disturbance in a way any such which is likely to (i) impair their ability to survive, breed or reproduce, or to rear or nurture their young; (ii) impair their ability to hibernate or migrate; or (iii) to affect significantly the local distribution or abundance of the species to which they belong
- damage or destroy a breeding site or resting place of a Great crested newt;
- to be in possession or control, to keep, transport, to sell or exchange, or to offer for sale or exchange, any live or dead Great crested newt, or any part of, or anything derived from such a wild animal.

Under the WCA 1981, it is illegal to:

- intentionally or recklessly disturb a Great crested newt while it is occupying a structure or place which it uses for shelter or protection.
- Intentionally or recklessly obstruct access to any structure or place which a Great crested newt uses for shelter or protection.

A European Protected Species (EPS) Development Licence from Natural England will be required for development works triggering Conservation Regulations 2017 offences against Great crested newt.

6.2 Consideration

There are no known/mapped ponds within 500m of The Site.

However, on 11th April 2014 a large pool of water was noted within (and between) agricultural fields at the immediate south of The Site. The waterbody/flooded area was located at NGR 343215, 322275.

On 11th April 2014 the waterbody/flooded area had an approximate surface area between 2000^2m and 3500^2m and was approximately 210m Euclidean distance south of The Site.

A photograph of the south part the waterbody/flooded area as it appeared on 11th April 2014 is contained in Appendix 5.

Between 18th May 2014 and 9th June 2014 the waterbody/flooded area was subject to a Great Crested Newt Presence/Absence Survey.
See Star Ecology report 'Great Crested Newt Presence/Absence Survey - Flooded area of land near to Land at The Railway Sidings, Baschurch, Shrewsbury, Shropshire, SY4 2BG' (reference LSP/1093/13.1) dated 28th June 2014.

Great crested newt presence was not recorded.

On 24th February 2017 and 8th September 2020, the previously identified waterbody/flooded area was no longer in existence. It is probable that maintenance

of the local drainage ditch network work between 9th June 2014 and 24th February 2017 led to the draining of the waterbody/flooded area.

A photograph of the area of land of the former south part the waterbody/flooded area as it appeared on 24th February 2017 is contained in Appendix 5.

It is not considered that Great crested newt impose a constraint on the proposed development of The Site.

7. ECOLOGICAL ASSESSMENT CONCLUSIONS

7.1 Desk Study (Section 3)

There are three Local Wildlife Sites within 1km of The Site: 'The Yesters', 'The Berth' and 'Boreatton Moss'.

There are no records of protected flora or fauna directly on The Site; however, there are numerous records of bat, birds, Great crested newt and vascular plants within 1km of The Site.

Considering the habitat of The Site; it is not envisaged that the proposed development would negatively affect the conservation status of protected flora or fauna recorded within its vicinity.

Bat:
There is a record of Common pipistrelle bat within 1km of The Site.
It is not envisaged that development of The Site would negatively affect the conservation status of the bat (species) identified within the Desk Study.
Buildings on The Site and trees on and adjacent to The Site have been subject to an Initial Bat Survey.
The Site and its boundaries may be used by bats for foraging.
Mitigation for bats is contained in Section 8.1.

Bird:
There are records of birds within 1km of The Site.
The Site offers nesting opportunity for Small Breeding Birds, and it may be used by birds for foraging.
Mitigation for Small Breeding Birds is contained in Section 8.2.

Great crested newt:
There is a record of Great crested newt within 1km of The Site.
There are no known and/or mapped ponds within 500m of The Site.
It is not envisaged that development of The Site would negatively affect the conservation status of Great crested newt identified within the Desk Study.

Vascular plant:
There are records of Vascular plants within 1km of The Site.
It is not envisaged that development of The Site would negatively affect the conservation status of the Vascular plants identified within the Desk Study.

7.2 Extended Phase One Habitat Survey (Section 4)

The flora of The Site has a very low ecological value.
However:

- A Target Note (Target Note 1), recording the presence of Japanese Knotweed, has been recorded on The Site. It is illegal under the Wildlife and Countryside Act, 1981 (as amended) to cause Japanese knotweed to spread.
  Mitigation for Japanese knotweed is contained in Section 8.4.

- A Target Note (Target Note 2), recording the bat roosting potential, has been recorded on The Site. Buildings on The Site and trees on and bounding The Site were subject to an Initial Bat Survey (Section 5).
- The Site may be used by bats for foraging. It is recommended that a bat-sensitive external lighting scheme be designed.
  Mitigation for bats is contained in Section 8.1.

- Vegetation on and bounding The Site may provide a nesting and/or foraging resource for Small Breeding Birds. It is possible that, in the future, buildings on The Site may be used for nesting by Small Breeding Birds.
  Should the proposed development be carried out mitigation for Small Breeding Birds should be adhered to.
  Mitigation for Small Breeding Birds is contained in Section 8.2.

- Badger may, occasionally, traverse The Site and/or forage within it.
  Mitigation for Badger is contained in Section 8.3.

Other than the above, the ecological value of fauna of The Site remains very low.

7.3 Initial Bat Survey (Section 5)

Buildings and trees on The Site, and trees within its immediate vicinity, were identified as possibly providing bat roosting habitat and were subject to an Initial Bat Survey.

7.3.1 Buildings

The results of the Initial Bat Survey determined that buildings on The Site do not provide bat roosting potential.
No physical evidence of bat was found.

Therefore, it is not considered that bats directly impose a constraint on the potential for buildings within The Site to be demolished.

It is not considered necessary that further bat-specific survey work of the buildings on The Site is necessary to inform the proposed development.

It is not necessary for a European Protected Species Licence for bats to be granted by Natural England to lawfully allow the buildings on The Site to be demolished.

7.3.2 Trees

With the exception of one tree, trees on or bounding The Site do not provide bat roosting habitat.

One Oak tree (denoted by Target Note 2) was identified as potentially providing bat roosting habitat. Development plans include the retention of this tree.

Therefore:
- no further bat survey work is deemed necessary to inform the proposed development.
- it is not considered that bats impose a constraint on the proposed development.
- it is not considered necessary that further bat-specific survey work be carried out to inform the proposed development.
- it is not necessary for a European Protected Species Licence for bats to be granted by Natural England to allow the proposed development to lawfully proceed.

7.4 Great crested newt (Section 6)

There are no known and/or mapped ponds within 500m of The Site.
In year 2014 a waterbody - a flooded area – was situated within 250m of The Site.

Between 18th May 2014 and 9th June 2014 the waterbody/flooded area was subject to a Great Crested Newt Presence/Absence Survey.

Great crested newt presence was not recorded.

Great crested newt do not impose a constraint on the proposed development of The Site.

It is not considered necessary that further Great crested newt-specific survey work be carried out to inform the proposed development.

It is not necessary for a European Protected Species Licence for Great crested newt to be granted by Natural England to allow the proposed development to lawfully proceed.

8. MITIGATION

8.1 Bat

External Lighting

In order to avoid any unnecessary disturbance to bats in the future, any external lighting to be installed on The Site should:
- use Light emitting diodes (LED) luminaries
- have a warm white spectrum <2700° Kelvin (degrees colour temperature)
- have peak wavelengths higher than 550nm
- be set on motion-sensors
- use short duration (e.g. one minute) timers
- not be in the vicinity of, or shine towards, bat roost openings
- not shine towards (the) roof structure(s)
- not be in the vicinity of, or shine towards, boundary vegetation

8.2 Small Breeding Bird

8.2.1 Legislation

Nesting birds are protected by the Wildlife and Countryside Act 1981.
Under the Wildlife and Countryside Act 1981, all birds are protected while breeding.

It is an offence, with certain exceptions to:

- intentionally kill, injure or take any wild bird;
- intentionally take, damage or destroy the nest of any wild bird while it is in use or being built;
- intentionally take or destroy the egg of any wild bird.

8.2.2 Mitigation

8.2.2.1 Buildings

Ideally, any demolition/dismantling work on buildings within The Site should not be started between 1st March and 1st October (inclusive).

Should it not be possible to time demolition/dismantling work to avoid disturbance to nesting birds, potential access points to the buildings for birds should be closed off with mesh or fabric barriers, in order to prevent birds from nesting.

Should it be required that development works commence between March and September, the building should be inspected by a suitably qualified ecologist for evidence of nesting birds.
No works may commence if birds have started to build, or if they already occupy, nests.

If birds gain access to any of the buildings and start nesting - prior to or during the construction phase - delays will be inevitable up to the moment when the young birds leave the nest.

8.2.2.2 Vegetation

Vegetation clearance (i.e. the removal of trees) may only be carried out when no nesting birds are present i.e. between 1st October and 1st March.

Should it be required that vegetation clearance takes place within the bird breeding season, a survey should be carried out by a suitably qualified ecologist to ascertain whether breeding birds are present or not; should no breeding birds be present, it may be possible for vegetation clearance work to commence.

8.3 Badger

8.3.1 Legislation

Badgers (*Meles meles*) and their setts are protected by the Protection of Badgers Act 1992.

Under this legislation it is illegal to:

- wilfully kill, injure or take, or attempt to kill, injure or take, a Badger;
- cruelly ill-treating a Badger, digging for Badgers, using Badger tongs, using a firearm other than the type specified under the exceptions within the Act;
- interfere with a Badger sett by damaging, destroying, obstructing, causing a dog to enter a sett, disturbing an occupied sett - either by intent or by negligence;
- sell or offer for sale a live Badger, having possession or control of a live Badger;
- mark, attach a ring, tag, or other marking device to a Badger.

A Natural England Badger Disturbance Licence may be required for development works affecting Badgers.

8.3.2 Mitigation

1) Permanent or temporary fencing should be installed around the perimeter of The Site to prevent Badger from entering The Site during the construction phase.

2) All personnel working on the site during development works should be made aware that Badger use The Site and that precautions to minimise the risk of injuring or killing Badger are to be adopted.

3) Excavated footings, post-holes, pipe trenches etc. will need to be filled on the same day as they are opened. Should the time between excavation and filling of foundations or trenches need to be extended, due to unforeseen circumstances, it will be necessary to prevent any chance of Badger becoming trapped in excavations.

   This may be achieved by covering the excavations with ply-board sheeting or similar, ensuring a good seal between the bottom edge of the board and firm ground substrate.

   Should it not be possible to cover all excavations, wooden boards should be placed extending from the bottom of excavations to the surrounding surface.
   Should Badger become trapped in excavations, these 'ramps' may potentially allow Badger a method of escaping on their own accord.

Prior to works re-commencing excavations should be inspected for the presence of Badger.

4) As a precaution, in case a Badger falls victim to site conditions, the site management should hold the contact details of a suitably experienced Badger worker.
Site personnel should not attempt to remove or recover a trapped or injured Badger.

5) Should Badger, or a suspicion of their presence, be found, work must immediately cease and the site management must be contacted.

8.4 Japanese Knotweed

8.4.1 Legislation and policy

Wildlife and Countryside Act 1981
Part 2 of Schedule 9 of the Wildlife and Countryside Act 1981 contains a list 'non-native' and 'invasive' plant species.

Paragraph 2 of Section 2 of Part I of Schedule 9 of the Wildlife and Countryside Act 1981 defines a plant species as being "invasive" if, uncontrolled it would be likely to have a significant adverse impact on:
a) biodiversity,
b) other environmental interests, or
c) social or economic interests.

Paragraph 2 of Section 3 of Part I of Schedule 9 of the Wildlife and Countryside Act 1981 defines a plant species as being "non-native" if it is listed in part 2 of Schedule 9 of the Wildlife and Countryside Act 1981.

Section 14(2) of the Wildlife and Countryside Act 1981 states:
"Subject to the provisions of this Part, if any person plants or otherwise causes to grow in the wild any plant which is included in Part II of Schedule 9, he shall be guilty of an offence.

Section 14 of the Wildlife and Countryside Act 1981 does not impose an explicit obligation to manage plant species listed in Part II of Schedule 9 and which have been introduced naturally or by the actions of others. However, without actively controlling the spread of the plant(s) and (polytonally) allowing the plant(s) to spread to other areas of the wild, it is possible that, by doing nothing, the landowner/s may be 'causing [the plant(s)] to grow' and therefore trigger an offence under Schedule 14 of the Wildlife and Countryside Act 1981.

Offences under Section 14 of the Wildlife and Countryside Act 1981 are enforced by the police and the Local Authority.

8.4.2 Mitigation

Japanese knotweed is an aggressive coloniser and can spread several metres a year. An invasive weed, it is capable of growing through weaknesses in concrete, tarmac, brick walls and foundations.

Prior to development work
The spread of Japanese knotweed growing on The Site should be chemically controlled.

A Japanese knotweed control programme should be formulated to inform proposed development plans for The Site.

<u>During clearance and/or development work</u>
Any rubble and/or soils and/or vegetation arisings which may be contaminated with Japanese knotweed and are to leave The Site may need to be treated as controlled waste and disposed of in a licensed landfill site.

9. RELEVANT PUBLICATIONS

Bat Conservation Trust and Institution of Lighting Professionals (2018). Guidance Note 8 Bats and Artificial Lighting.

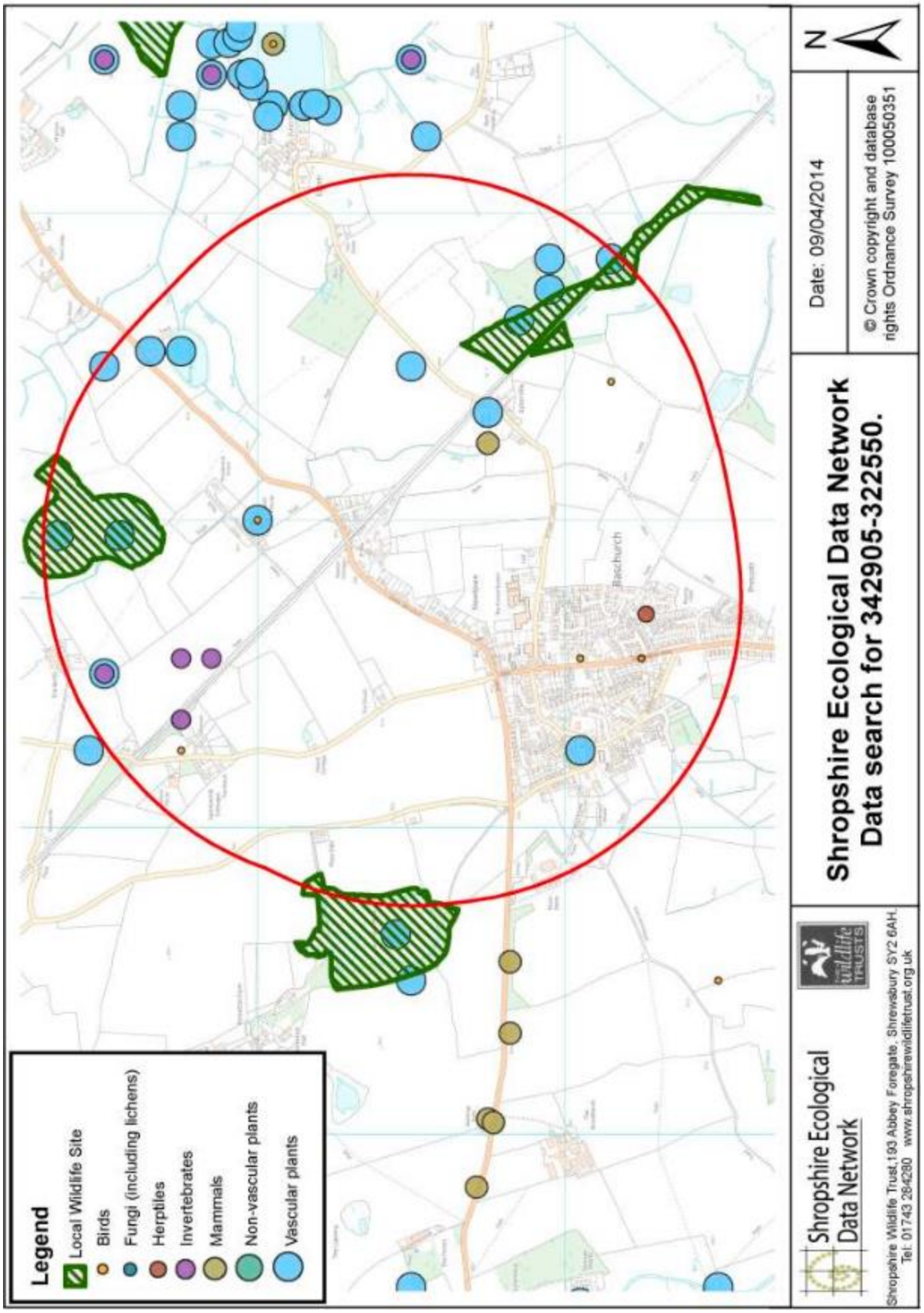
Collins, J. (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd ed., Bat Conservation Trust.

English Nature (2001). *Great crested newt mitigation guidelines – working today for nature tomorrow.* English Nature, Peterborough, England.

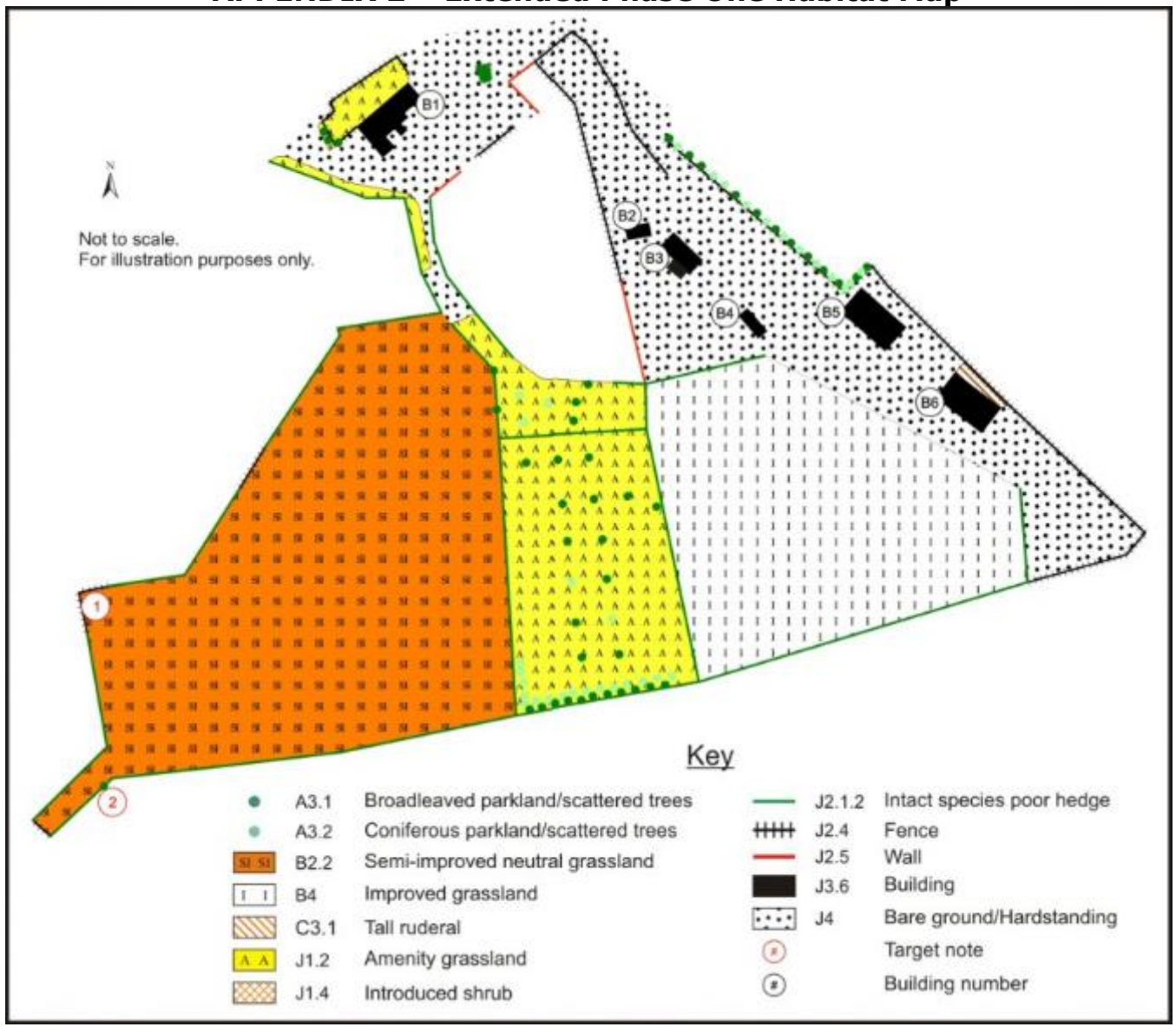
JNCC, (1993). Handbook for Phase 1 Habitat Survey: A technique for environmental audit (reprint). Joint Nature Conservation Committee, Peterborough.

Natural England (2017). European Protected Species Method Statement document. Form WML-A14-2.xls.

APPENDIX 1 – Shropshire Ecological Data Network Record Search



APPENDIX 2 – Extended Phase One Habitat Map



APPENDIX 3 – Site Photographs

The Site.
Left: Mixed broadleaved and coniferous tree-line forming part of the east boundary.
Centre: Stored stone materials.
Right: Part of the Shropshire Stone and Granite Limited yard area.
Looking southeast from northwest.

The Site.
Right-to-left: Example of one of the planted Hawthorn dominated hedges within The Site.
Left: Mown amenity grassland.

The Site.
Left: Part of the northeast elevation of Building 6.
Centre: Tall ruderal habitat.
Right: A section of train-line immediately adjacent to part of The Site.
Looking northwest from southeast.

The Site.
An example view of the amenity grassland and
planted/ornamental broadleaved and coniferous trees within The Site.

Target Note 1.
Small area of Japanese Knotweed. Looking north from south.

The Site.
Target Note 2. Oak tree with possible bat roosting potential. Looking east from west.

APPENDIX 4 – Initial Bat Survey photographs

Building 1: The former Boreatton Arms Public House.
Left: Northeast elevation.
Right: Northwest elevation.

Building 1: The former Boreatton Arms Public House.
View of the roof-space of the two-storey section.
Looking northeast from southwest.

Building 1: The former Boreatton Arms Public House.
View of the roof-space of the single-storey section.
Looking northeast from southwest.

Building 2.
Left: East elevation.
Right: North elevation.

Building 3.
Northeast elevation and interior.

Building 4.
Left: Southeast elevation.
Right: Northeast elevation.

Building 5.
Left: Northwest elevation.
Right: Southwest elevation.

Building 6.
Left: Southwest elevation.
Right: Southeast elevation.

APPENDIX 5 – Waterbody/Flooded Area Photographs

11th April 2014:
View of the south area of the Waterbody/flooded area.
Looking southeast from northwest.

24th February 2017:
View of the former south area of the Waterbody/flooded area.
Looking southeast from northwest.