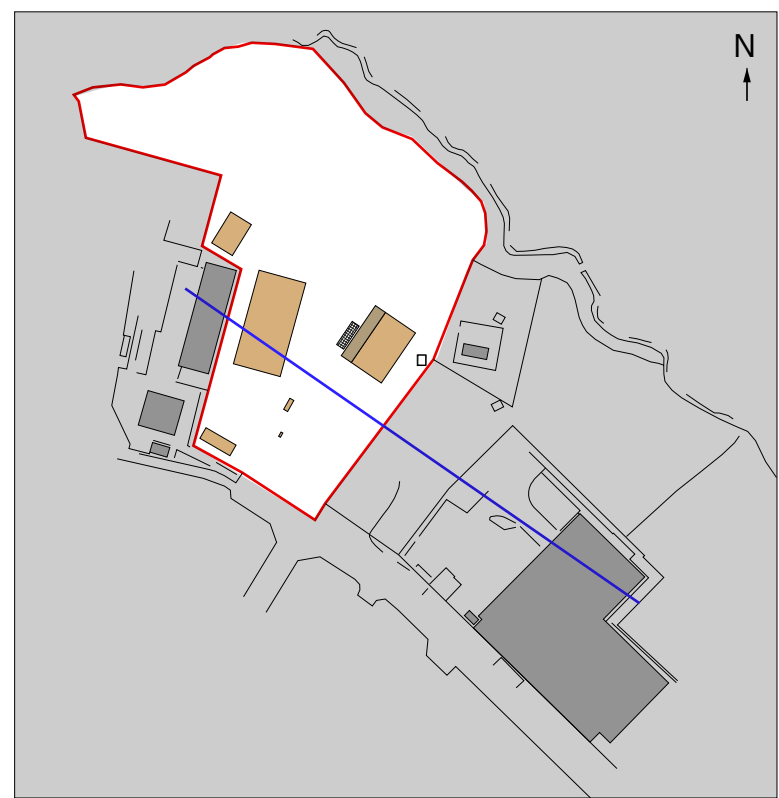


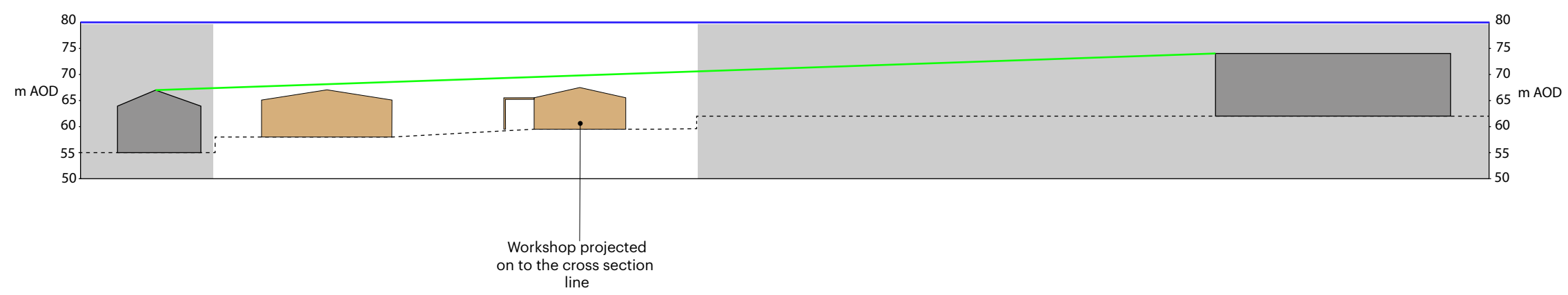
Drawing Title: Site Cross Section



- Key:
- Proposed Application Boundary
 - Outside Site Boundary
 - Building on Site
 - Building off Site
 - Theoretical Ridgeline
 - Ground level (m AOD)
 - Cross Section line

NYMNPA
01/10/2021

Schematic Cross Section



Notes: MPG is not the consultant or designer under CDM regulations. Plans are schematic and for reference use only.
Building designed supplied by client

Drawn by:	JG
Checked by:	JMS
Approved by:	

The Mineral Planning Group Ltd.
 The Rowan Suite
 Oakdene House
 Cottingley Business Park
 Bingley, West Yorkshire
 BD16 1PE
 Tel: 01274 884599
 headoffice@mpgyorks.co.uk
 www.mpgyorks.co.uk



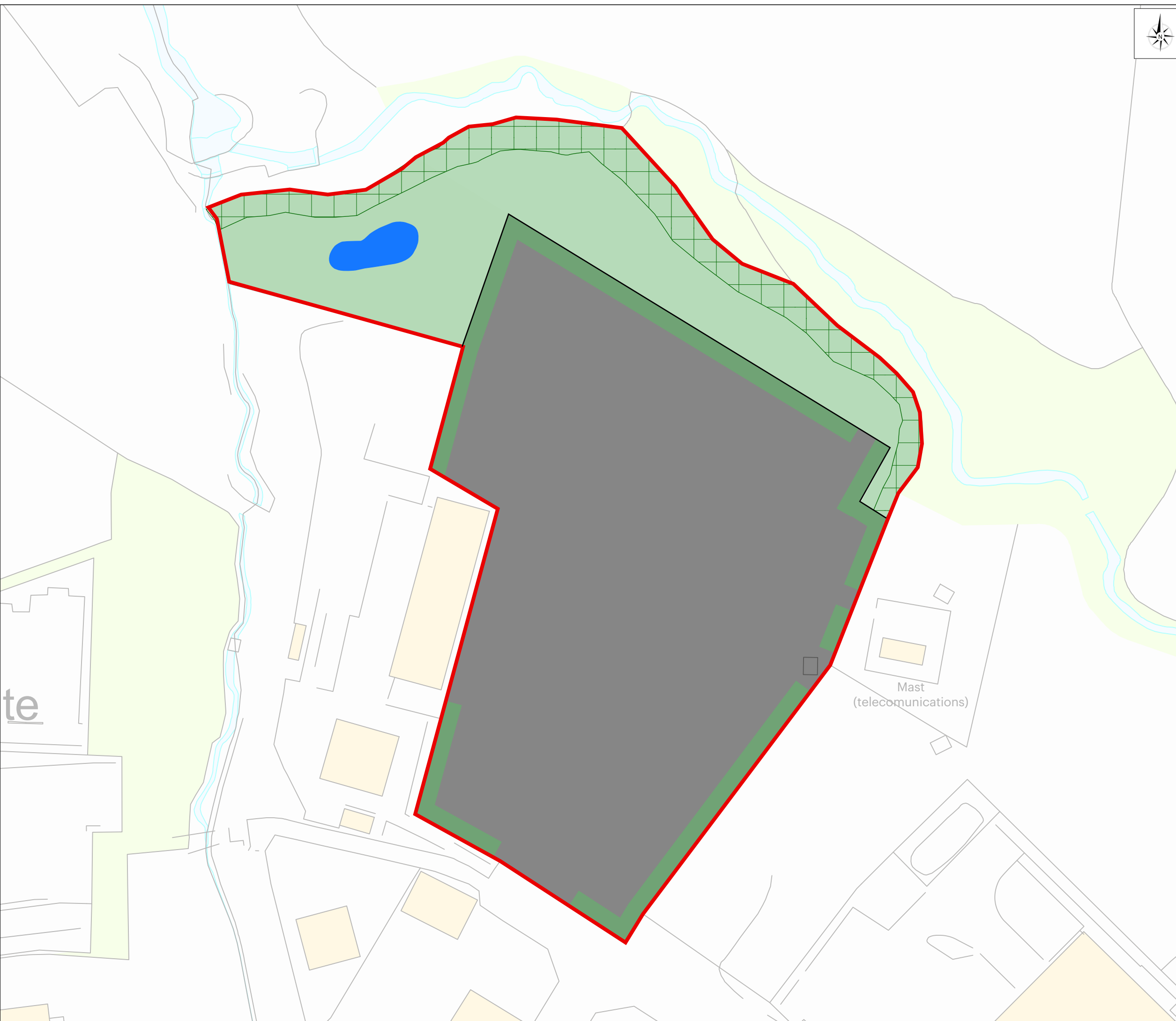
Scale:
1:1000 @A3

Client:
Noble Recycling and Skip Hire Ltd.

Site:
Fairfield Way

Drawing Number: 344/1 - 6	Rev: 1.0
-------------------------------------	--------------------

Date:
30/09/2021



Drawing Title:

Biodiversity Enhancement Plan

Key:

- Proposed Application Boundary
- Buildings and Hardstanding (1.44ha)
- Wildflower / semi-improved grassland (0.52 ha)
- Species-rich native hedge (469 m)
- Mixed scrub (0.19 ha)
- Wildlife pond (200 m²)

NYMNP
01/10/2021

Notes:

Drawn by:	JG
Checked by:	JMS
Approved by:	

The Mineral Planning Group Ltd.
 The Rowan Suite
 Oakdene House
 Cottingley Business Park
 Bingley, West Yorkshire
 BD16 1PE
 Tel: 01274 884599
 headoffice@mpgyorks.co.uk
 www.mpgyorks.co.uk



Scale:
1:1000 @A3

Client:
Noble Recycling and Skip Hire Ltd.

Site:
Fairfield Way

Drawing Number: 344/1 - 7	Rev: 1.0
-------------------------------------	--------------------

Date:
29/09/2021



NYMNP

01/10/2021

Your ref: NYM/2021/0512/FL

Our ref: 344/1-20211001-L1.1

FAO: **MARK HILL**

NYMNP Development Management

Helmsley,

Sent by email.

01st October 2021

Dear Mark,

RE: APPLICATION FOR CHANGE OF USE OF LAND, CONSTRUCTION OF SITE ACCESS AND 4 NO. BUILDINGS TOGETHER WITH ASSOCIATED PARKING AND LANDSCAPING WORKS TO ENABLE THE RELOCATION OF EXISTING WASTE RECYCLING AND SKIP HIRE OPERATION AT LAND AT FAIRFIELD WAY, HAWSKER-CUM-STAINSACRE

Please find below our response to your letter dated the 13th September 2021:

1. **Highways.** The applicant notes that comments from your highways colleagues are not yet forthcoming, therefore, the potential need / scope for highway improvements is not yet understood.
2. **Biodiversity and Green Infrastructure.**
 - a. A Preliminary Ecological Assessment (PEA) has been carried out and is attached (ref: *CW20-205 Fairfield Way^J Whitby PEA_V2.pdf*). The PEA concluded that no further studies were necessary prior to the development commencing, however, guidance should be followed prior to earthworks to ensure that no species are harmed in the process.

- b. A Biodiversity Metric calculation has been carried out and is attached (ref: *Biodiversity Metric 3.0 Fairfield Way.xlsm*) along with the associated plan (ref: *344-1-7 Bio-Enhance Area V1.pdf*) of the biodiversity enhancement area. This concluded that a gain of +13.59% can be achieved upon completion of the proposed development.

3. **Design and Appearance.**

- a. The client would be happy to amend the building colour to two shades of grey; light grey for the cladding and roofs and medium grey for the accents. Please see the drawings attached (refs: *344-1-4.1 Office V3.0.pdf*, *344-1-4.2 Workshop V3.0.pdf*, *344-1-4.3 Recycling Shed V3.0.pdf*, *344-1-4.3 Recycling Shed V3.0.pdf*)
 - b. The client is happy to change the lower walls of the recycling shed and crushing shed to a fair faced concrete block work as required.

4. **Access to Whitby Transmitter site.** Access to the Whitby Transmitter site is shown on attached plan (ref: *344-1-Mast access.pdf*). Confirmation from the mast maintenance company, AQUIRA, that the access is suitable has been received.

5. **Landscape Impact.** A scaled cross-section of the Site is attached (ref: *344-1-6 Site Cross Section V1.pdf*) showing that the buildings within The Site would not protrude above a theoretical line between the highest ridges of the adjacent Whitby Seafoods and Yorwaste buildings to the east and west of the Site.

6. **Renewable Energy.** We request that the necessary CO₂ calculation is conditioned such that it would need to be submitted to, and approved by, the NYMNPA prior to the development commencing.

7. **Lighting.**

- We will contact Mike Hawtin, as suggested, when preparing the lighting scheme to ensure it is 'dark sky friendly'.



- We would seek to have lighting scheme submitted under condition precedent. A draft condition similar to the following may be suitable: *"A lighting scheme must be submitted and approved by the NYMNPA prior to the development commencing."*

Additionally, some minor, non-material amendments to the application are required to facilitate the continued access to the telecommunications mast.

- Access to the Workshop would now be on the southern elevation of the building to allow for ramp up to the masts elevation that will be required on the north side of the Workshop (updated drawings to follow).
- The Workshop has been moved to the west slightly to ensure that a minimum standoff of 6m is left between the Workshop and the base of the supporting guy-line of the telecommunications mast. Please see the attached drawing (ref: *344-1-3 Site Layout Plan V4.0.pdf*)

Yours sincerely,

for THE MINERAL PLANNING GROUP LTD.

Jill Gaunt

JILL GAUNT

MINERALS & WASTE CONSULTANT

FAIRFIELD WAY, WHITBY

NYMNPA

01/10/2021

Preliminary Ecological Appraisal Report

September 2021



Report Control Sheet

Project Name: Fairfield Way, Whitby
Project Reference: CW20-205
Report Title: Preliminary Ecological Appraisal Report
Reference: CW20-205 RPT 001
Printing Instructions: Print at A4 Portrait, Double Sided.

<i>Rev</i>	<i>Date</i>	<i>Description</i>	<i>Prepared</i>	<i>Reviewed</i>	<i>Approved</i>
/	24/09/2021	Draft report sent to Client for comment.	OC	JW	OC

Collington Winter Environmental Ltd disclaims any responsibility to SEP Construction Ltd and others in respect of any matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence within the terms of the Contract with SEP Construction Ltd and according to the proposed plans supplied by the client or the client's agent upon commencement of the project.

The contents of this report are valid at the time of writing. As the ecological value of a site is constantly evolving and changing, if more than twelve months have elapsed since the date of this report, further advice must be taken before reliance upon on the contents. Notwithstanding any provision of the Collington Winter Environmental Ltd Terms & Conditions, Collington Winter Environmental Ltd shall not be liable for any losses (howsoever incurred) arising as a result of reliance by the client or any third party on this report more than twelve months after the report date.

This report is confidential to SEP Construction Ltd and Collington Winter Environmental Ltd accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

EXECUTIVE SUMMARY

Site Address	Land at Fairfield Way, Whitby YO22 4NJ
Grid Reference	NZ 91033 09546
Approximate Site Area	2.4 ha
Current Site Use	The site comprises agricultural land.
Designated Sites within Zone of Influence	Numerous designated sites are located within proximity to the site, whilst the sites lies within the Impact Risk Zone of three designated sites. However, no significant impacts are anticipated on either site as a result of the current proposals.
Survey Results	<p>The site was found to comprise common and widespread habitats of improved grassland, dense scrub, hard standing and buildings. The site was found to have low value for the following notable/protected species groups:</p> <ul style="list-style-type: none"> • Bats (Foraging and commuting) • Breeding birds • Common amphibians • Badgers • Hedgehog
Recommendations for Mitigation	<ul style="list-style-type: none"> • Nesting bird checks prior to any vegetation removal. • Production of a Construction Environmental Management Plan to minimise risk of negative impacts relating to the adjacent broadleaved woodland and Spital Brook. • Reasonable avoidance measures during site clearance and construction phase for badgers, common amphibians and hedgehog. • Lighting mitigation to minimise potential lighting impacts on offsite habitats and associated light sensitive fauna.

CONTENTS

1	INTRODUCTION.....	4
5.2	SCOPE & PURPOSE.....	4
1.1.	LOCATION.....	4
1.2.	OBJECTIVES.....	4
1.3.	PROPOSED WORKS.....	4
2	METHODOLOGY.....	6
2.1.	DESK STUDY.....	6
2.2.	VEGETATION AND HABITAT ASSESSMENT.....	6
2.3.	PROTECTED AND NOTABLE SPECIES ASSESSMENT.....	6
2.1.	SURVEY LIMITATIONS.....	7
3	SURVEY RESULTS.....	8
3.1.	SITE CONTEXT WITHIN LOCAL LANDSCAPE.....	8
3.2.	DESIGNATED SITES.....	8
3.3.	HABITATS.....	8
3.4.	SPECIES.....	11
	<i>FLORA</i>	11
	<i>INVERTEBRATES</i>	11
	<i>BIRDS</i>	11
	<i>BATS</i>	12
	<i>TERRESTRIAL MAMMALS</i>	12
	<i>AMPHIBIANS & REPTILES</i>	12
	<i>NON-NATIVE INVASIVE SPECIES</i>	13
4	RECOMMENDATIONS AND MITIGATION.....	14
4.1.	HABITATS.....	14
4.2.	DESIGNATED SITES.....	14
4.3.	SPECIES.....	14
	<i>BIRDS</i>	14
	<i>BATS</i>	15
	<i>AMPHIBIANS</i>	15
	<i>TERRESTRIAL MAMMALS</i>	15
5	SUMMARY AND CONCLUSION.....	16
5.2	FURTHER SURVEYS REQUIRED.....	16
5.2	MITIGATION REQUIRED.....	16
5.2	CONCLUSION.....	16
6	BIBLIOGRAPHY.....	17

1 INTRODUCTION

5.2 SCOPE & PURPOSE

1.1.1. Collington Winter Environmental Ltd was commissioned by MPG Ltd to undertake a Preliminary Ecological Appraisal at Fairfield Way, Whitby. This report has been prepared to support a planning application at the site and is intended to provide baseline ecological information to inform further survey or mitigation as required.

1.1.2. The author of this report is Olivia Collington BSc (Hons), MIEEnvSc, CEnv. Director and Principal Ecologist at Collington Winter Environmental Ltd. Olivia is a Chartered Environmentalist with over seven years professional experience undertaking Ecological Appraisals and providing advice on a variety of schemes.

1.1. LOCATION

1.1.3. The site is located to the north of Fairfield Way, Whitby. Please refer to Figure 1.1 for the approximate site location.

Figure 1.1 Site Location



1.2. OBJECTIVES

1.1.4. The objectives of the Preliminary Ecological Appraisal are as follows:

- Identify the major habitats present
- Ascertain the presence or potential presence of any legally protected or notable species or habitats
- Identify any mitigation or further survey required and opportunities for strategic wildlife enhancements.

1.3. PROPOSED WORKS

1.1.5. The proposals comprise change of use of land, construction of site access and four buildings together with associated parking and landscaping works to enable the relocation of existing waste recycling and skip hire operation.

1.1.6. Current proposals show the broadleaved woodland to the north is to be retained, with the inclusion of a biodiversity enhancement area.

2 METHODOLOGY

2.1. DESK STUDY

- 2.1.1. An initial desk-based assessment of the site was undertaken to collate baseline data. The desk study included:
- Obtaining local records of notable species and local designated sites from North and East Yorkshire Environmental Data Centre (NEYEDC)
 - Review of Magic.gov.uk website for details of any designated sites, notable habitats and presence of European Protected Species Licences.
 - Review of aerial and OS maps for habitat information, as well as determining locations of potential waterbodies to be considered in the assessment.
 - Review of potential habitat links on and off site, to determine the potential zone of influence of the proposed development.
- 2.1.2. A 1 km search area was used for the data search, given the sites ecological connectivity to the wider landscape. Records of protected and notable species were obtained, as well as details of any locally designated sites for nature conservation.
- 2.1.3. Please note, a lack of records for a species does not confirm absence. Instead, local surveys may not have been undertaken or records not submitted to NEYEDC.

2.2. VEGETATION AND HABITAT ASSESSMENT

- 2.2.1. An Ecological Appraisal of the site was undertaken by Austin Morley, BSc (Hons), Consultant Ecologist at Collington Winter Environmental. The survey was undertaken on 20th September 2021. Weather conditions were dry and clear.
- 2.2.2. The walkover survey was undertaken broadly in line with standard methodology as detailed in “JNCC Handbook for Phase 1 Habitat Survey” (2010). The assessment is undertaken with consideration of methodology as per “Preliminary Ecological Appraisal” (CIEEM, 2018).
- 2.2.3. A Phase 1 Habitat Plan has been produced and is presented in the Appendix of this report. The mapping is based on the “JNCC Handbook for Phase 1 Habitat Survey” (2010), though adjustments have been made based on judgement to demonstrate habitats in a clearer manner, or where standard guidance does not fit the conditions found on site.

2.3. PROTECTED AND NOTABLE SPECIES ASSESSMENT

- 2.3.1. A search for signs of protected and notable species of fauna was undertaken during the site walkover. This included both field signs of species, as well as potential for species to be present based on habitat availability.
- 2.3.2. The searches broadly included the following:
- Assessment of waterbodies and terrestrial habitats for suitability to support notable amphibians.
 - Searches for field signs of, and habitat suitability for bats.
 - Suitability of habitats to support reptiles, and searches for incidental field signs.
 - Searches for field signs of badger, including setts, mammal paths, snuffle holes, badger hair and latrines to indicate activity.
 - Searches of watercourses for signs of water vole and otter, and assessment of habitat availability for the species.
 - Assessment of the suitability of the site to support notable bird species and recording any field sightings of birds during the walkover.
 - Assessment of the sites ability to support notable invertebrates.

- Searches for non-native invasive species.

2.1. SURVEY LIMITATIONS

- 2.3.3. This survey does not constitute a full botanical survey. Key species for each habitat type have been identified to give a broad representation of habitats present within the site.
- 2.3.4. It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no investigation can ensure the complete characterisation of the natural environment. This survey does not constitute a full botanical survey. Plant species may have been under-recorded, unidentifiable or not visible due to a number of factors including the time of year the survey was carried out.
- 2.3.5. The protected species assessment provides a preliminary view of the likelihood of protected species occurring on the site. This is based on the suitability of the habitat, known distribution of the species in the local area (provided by data searches) and any direct evidence within the survey area.

3 SURVEY RESULTS

3.1. SITE CONTEXT WITHIN LOCAL LANDSCAPE

- 3.1.1. The site is located to the south east of Whitby, approximately 1.4 km south of Saltwick Bay. The site is situated adjacent to a business park with commercial warehouses to the south, and agricultural fields in the wider landscape to the north.
- 3.1.2. Spital Beck is located adjacent to the site on the north western aspect, with associated broadleaved woodland habitats. It is anticipated to provide an important commuting and foraging resource for riparian mammals and potentially fish.
- 3.1.3. The coastal location of the site means that coastal seabirds could be present in the local area. Whilst the surrounding agricultural fields and woodland habitats will be of value for farmland species such as terrestrial mammals and birds.

3.2. DESIGNATED SITES



- 3.1.4. The site is located within the Impact Risk Zone of the following sites:
- Whitby-Saltwick SSSI located approximately 1.3 km north of the site. The site is designated for its geological interest.
 - Robin Hood's Bay: Maw Wyke to Beast Cliff SSSI located approximately 3 km east of the site. The site is designated for its national importance for its coastal and woodland vegetation, and geological interest.
 - North York Moors SAC, SPA, SSSI located approximately 4km south of the site. The site is designated for its international importance of the bird assemblage and includes merlin (*Falco columbarius*), peregrine (*Falco peregrinus*), hen harrier (*Circus cyaneus*), golden plover (*Pluvialis Apricaria*) and short-eared owl (*Asio Flammeus*). It is also of importance for its mire and heather moorland vegetation communities.
- 3.1.5. Two Sites of Importance for Nature Conservation (SINC) were located within 1 km of the site. These were Spital Vale, Whitby and Cock Mill and Larpool Wood – Stainsacre Beck.

3.3. HABITATS

- 3.1.6. Please refer to Drawing 20-205 for the Phase 1 Habitat Map for the site. Photographs of the site are presented in Table 3.1.
- 3.1.7. The site comprised improved grassland dominated by perennial rye-grass (*Lolium perenne*) and Yorkshire fog (*Holcus lanatus*), with occasional broad-leaved dock (*Rumex obtusifolius*) and creeping buttercup (*Ranunculus repens*). The site is managed three times a year for silage use. It was cut to a short sward height during the survey.
- 3.1.8. The field margin was varied between 1.2 m to 3 m and consisted of unmanaged grassland of cock's-foot (*Dactylis glomerata*), Yorkshire fog, perennial rye-grass, with frequent hogweed (*Heracleum sphondylium*), common nettle (*Urtica dioica*) and broad-leaved dock. Scattered areas of tall ruderal comprising common nettle and creeping thistle (*Cirsium arvense*) was present within the field margins.
- 3.1.9. Dense scrub dominated by common bramble (*Rubus fruticosus*), and common nettles, with frequent creeping thistles and bindweed (*Convolvulus arvensis*). The habitat was present on the western boundary and an area within the grassland field.
- 3.1.10. An area of hardstanding consisting of gravel was present to the east, with the inclusion of a brick built building with a pitched roof. It has a pitched slate tile roof and is generally in good condition.
- 3.1.11. Broadleaved woodland bound the site to the north and comprise dominant sycamore (*Acer pseudoplatanus*),

frequent ash (*Fraxinus excelsior*), willow (*Salix* sp.) and oak (*Acer* sp.) with rare larch (*Larix* sp.). No understorey was observed due to dense stem growth. The woodland was located within a valley, where Spital Beck was present. It was shallow with no bankside or aquatic vegetation observed.

Table 3.1 Photographs of the Site

Feature	Photograph
<p>The majority of the site comprised improved grassland.</p>	
<p>Hardstanding and building habitat.</p>	

Spital Beck located
offsite and associated
woodland.



Dense scrub.



Pond located offsite
(see Section 3.4.10)



3.4. SPECIES

FLORA

3.1.12. The data search returned records for bluebell as the only notable flora. Most of the site comprised improved grassland with limited floristic diversity. It is anticipated that the managed habitats are unlikely to support any notable plant species.

INVERTEBRATES

3.1.13. No deadwood or high floristic diversity was located on site which would provide an important resource for invertebrates during their life cycle. It is anticipated common species will be present but likely limited to the least managed areas of the site (i.e. dense scrub and field margins).

3.1.14. Overall, notable invertebrates may utilise the site for foraging but are not thought to utilise the site in significant numbers.

BIRDS

3.1.15. Consultation with NEYEDC returned records of swift, goldfinch, house martin, swallow, house sparrow and dunnock as notable bird species within 1 km of the site.

3.1.16. The site holds value for birds, within the adjacent broadleaved woodlands and dense scrub habitats providing some passerine nesting habitats for the species group. The habitats on site are found to be common within the area and not considered to be of importance.

3.1.17. The site could provide limited opportunities for ground nesting birds such as oystercatcher which could use the stony substrate for nesting. It is anticipated the adjacent woodland will provide suitable perches for birds of prey, limiting the sites value for ground nesting birds.

BATS

- 3.1.18. Consultation with NEYEDC returned a single record of pipistrelle bat species within 1 km of the site. However, it is anticipated that common and widespread species will be common within the local landscape to the site and the area may be under recorded.
- 3.1.19. The majority of the site comprised managed habitats and is anticipated to be limited value for foraging bats. However, the scrub and adjacent broadleaved woodland are anticipated to provide value for foraging bats and will attract invertebrate prey. The adjacent broadleaved woodland edge may also provide commuting value for the species, and is connected to further linear habitats within the wider area. No other linear features are present on site. As such, the site was assessed as having low commuting and foraging value.
- 3.1.20. The building was assessed as having low bat roosting no bat roosting potential. It comprised a single storey electricity substation. No internal access was available, however the external was well sealed with no roosting opportunities present for bats.

TERRESTRIAL MAMMALS

- 3.1.21. No records of badger were returned with the data search. During the walkover survey, no badger setts were observed. The site and wider area were deemed suitable for the species and as such it is likely that they will be present.
- 3.1.22. The offsite Spital Beck was assessed for its suitability for water vole (*Arvicola amphibius*) and otter (*Lutra lutra*). It was deemed unsuitable for water vole due to rocky banks deemed unsuitable for burrowing and limited vegetation to provide a cover and foraging resource. No potential otter resting places were observed within the woodland, however the species may utilise the Beck for commuting purposes.
- 3.1.23. No records of west European hedgehog (*Erinaceus europaeus*) were located within the 1 km search area. Given the habitats present within the site including dense scrub it is anticipated that hedgehog could be present within the site.

AMPHIBIANS & REPTILES

- 3.1.24. NEYEDC identified no records of amphibians within the search area. No waterbodies were located within the site, and one pond was located approximately 40m east of the site boundary. No further ponds are located within 250 m of the site based on aerial and OS mapping (see Figure 2). The pond appeared to be an attenuation pond in relation to the adjacent warehouse. It was holding water at the time of the survey.
- 3.1.25. It was approximately 100 m² with 45 degree banks with no aquatic vegetation observed. It has a pollution sheen and appeared to collect surface water in association within a hardstanding car park. It is assessed as unsuitable for breeding great crested newts due to no further ponds being located within 1 km and its use as an attenuation pond.

Figure 2 – Pond location in relation to the site



- 3.1.26. Small numbers of common amphibian such as common toad (*Bufo bufo*) use the stream and pond habitats offsite. However suitable terrestrial habitats were constrained to the dense scrub habitat and is not considered to be of significance. Higher valued terrestrial habitats are present within the adjacent broadleaved woodland. Notable amphibians are considered absent from the site.
- 3.1.27. No records of reptiles were identified during consultation. The site provides limited value for the species group, due to comprising improved grassland which lacks structure for the species group.

NON-NATIVE INVASIVE SPECIES

- 3.1.28. No non-native invasive species were observed during the survey and are considered absent from the site.

4 RECOMMENDATIONS AND MITIGATION

4.1. HABITATS

- 4.1.1. The habitats within the site were found to be generally common and widespread. The habitats of highest value are considered to be the dense scrub.
- 4.1.2. The adjacent broadleaved is the habitat of highest value and is to be retained and protected. An ecological enhancement area is to be created between the development area and the woodland, and will provide a suitable buffer from the proposed development.
- 4.1.3. Generally, the protection measures of trees will be through use of temporary protective demarcation fencing to protect the trees. The fencing must extend outside the canopy of the retained trees and must remain in position until the proposed development is completed. Root Protection Fencing should be in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction: Recommendations.
- 4.1.4. It is recommended that the proposed ecological enhancement area comprises a mosaic of habitats, including native scrub to compensate for loss of scrub that currently exist. Proposed planting could include native fruiting and flowering vegetation to encourage invertebrates into the site and in turn attract other fauna such as birds and bats.
- 4.1.5. It is recommended that a Construction Environmental Management Plan (CEMP: Biodiversity) should be produced and followed during site clearance and construction phase. This report should detail protection measures and working methods to ensure the offsite Spital Beck and associated fauna and flora are not adversely impacted by the proposed development. The objectives of the CEMP should include:
- Demonstrate the potential impacts on protected/notable fauna and habitats located within the zone of influence, relating to the proposed construction activities.
 - Demonstrate the proposed retention of habitats in order to maintain the site/adjacent habitat ecological value for fauna and habitats using protective fences, exclusion zones and warning signs.
 - Demonstrate locations of protected areas and outline the working methods to be followed during the construction phase, regarding retained and adjacent habitats, and associated fauna.
 - Demonstrate physical measures and sensitive working practices to avoid and/or reduce impacts during construction activities.
 - Outline monitoring procedures of ecological features within the site during the construction phase where necessary.
 - The location and timings of sensitive works to avoid harm to ecological features.

4.2. DESIGNATED SITES

- 4.3.1. The site is located within the Impact Risk Zone of three designated sites. The proposed development does not meet the criteria listed by Magic.gov.uk recommending consultation with Natural England regarding potential impacts on the designated site. Whilst based on the size and location of being within a previously developed area, no impacts on designated sites are anticipated due to distance and presence of intervening anthropogenic barriers to disturbance.

4.3. SPECIES

BIRDS

- 4.3.2. Any vegetation removal is required within the breeding bird season (March – September inclusive), a nesting bird check should first be undertaken by a suitably experienced ecologist. If any nests, or nests in construction are located, a suitable buffer zone should be maintained until the young have fledged. The vegetation should be removed within 48 hours of the nesting bird check.
- 4.3.3. It is recommended that any landscaping within the scheme provide fruiting and flowering species to provide foraging opportunities for birds within the site. Whilst native scrub or shrub habitats to be planted to compensate for the loss

of dense scrub.

- 4.3.4. Post development, a series of bird boxes could be installed within the site to provide new nesting opportunities for nesting birds. This would enhance the site for the species post development.

BATS

- 4.3.5. The building assessed as having negligible bat roosting potential is not to be impacted by the development, as such no further surveys are required to inform the proposed development.
- 4.3.6. The broadleaved woodland to the north of the site is of highest value for foraging and commuting bats and is not to be impacted by the development. The recommended habitat creations outlined in Section 5.1 will provide suitable compensatory habitats in relation to the loss of dense scrub. The proposed development provides the opportunity to create habitats of higher value for commuting and foraging bats.
- 4.3.7. Proposed construction lighting is to follow the protocols outlined in the Institute for Lighting Engineers document "Guidance for the Reduction of Obtrusive Lighting" (2005) and BCT's "Bats and Artificial Lighting in the UK" (2018) to minimise disturbance and sky-glow off site. No lighting should be directed at the, building, northern broadleaved woodland and proposed ecological enhancement area.
- 4.3.8. A series of bat boxes should be installed within the site post development to compensate for any loss of roosting features and create a higher number of roosting opportunities post development. Bat boxes should be installed on trees or within the new buildings. This would enhance the site for the species post development.

AMPHIBIANS

- 4.3.9. Great crested newts were deemed unlikely to be present on site and no further consideration for the species is required. However, there is a possibility that common amphibians may be present on site.
- 4.3.10. The Reasonable Avoidance Measures to be completed for reptiles considers the potential presence of common amphibians and could be adopted within the recommended CEMP.

TERRESTRIAL MAMMALS

- 4.3.11. No evidence of badger was identified within the site, however prior to commencement of works a check should be made for any mammal burrows on or adjacent to the site. If burrows are detected, an ecologist should be instructed to undertake a walkover to determine if they belong to badger. If badger setts are identified, mitigation may be required in the form of stand off buffer zones or Natural England Mitigation Licences. Precautionary Working Measures can be adopted within the recommended CEMP.
- 4.3.12. European Hedgehog are anticipated to be present within the site and are a Species of Principal Importance. During site clearance, any areas of dense vegetation should first be carefully hand searched to check for hedgehog. The hedgerow should be trimmed to stumps and then hand searched prior to removal to ensure no hedgehog are injured. If any hedgehog are located, they should be relocated carefully by hand to a location away from site activities. If any injured hedgehog are located they should be taken to a local vets.

5 SUMMARY AND CONCLUSION

5.2 FURTHER SURVEYS REQUIRED

5.1.1. No further surveys are deemed necessary for the proposed development to proceed.

5.2 MITIGATION REQUIRED

5.2.1 The following indicative mitigation is likely to be recommended:

- A sensitive lighting strategy should be provided for the boundaries of the site to ensure nocturnal fauna using these features, are impacted by proposed lighting.
- The offsite broadleaved woodland and Spital Beck should be appropriately protected through the works.
- All best practice pollution prevention and dust management measures should be adhered to in order to prevent any negative impacts on nearby designated sites. A CEMP: Biodiversity should be produced to detail working methods and protection measures during works.

5.2 CONCLUSION

5.1.1. The site was found to predominantly comprise improved grassland field with dense scrub, and broadleaved woodland bounding to the north. The site was found to have value or potential value for bats, birds, amphibians and terrestrial mammals.

5.1.2. The proposed development provides the opportunity to create improve the sites value for ecology and introduce new habitats to of greater value for biodiversity in the long-term.







6 BIBLIOGRAPHY

- Bat Conservation Trust (2018). Bats and Artificial Lighting in the UK: Bats and the Built Environment Series.
- Chartered Institute of Ecology and Environmental Management (2018). Guidelines for Preliminary Ecological Appraisal.
- CIEEM (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine.
- Collins, J. (ed.) (2016). Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd edition. The Bat Conservation Trust, London.
- Environment Alliance (2007). PPG5: Pollution Prevention Guidelines; Works and Maintenance In or Near Water; PPG5.
- English Nature (2001). Great Crested Newt Mitigation Guidelines.
- Froglife (2001). Great Crested Newt Conservation Handbook.
- Froglife (2009). Just Add Water: How to Build a Wildlife Pond. Sixth Edition.
- Froglife (1999). Reptile Survey: An Introduction to Planning, Conducting and Interpreting Surveys for Snake and Lizard Conservation. Advice Note 10
- Institute of Lighting Engineers (2005). Guidance Notes for the Reduction of Obtrusive Light.
- JNCC (2010). Handbook for Phase 1 habitat survey: A technique for environmental audit. English Field Unit, Nature Conservancy Council.
- Mitchell-Jones (2004). Bat Mitigation Guidelines: Working Today for Natura Tomorrow. English Nature.
- Mitchell-Jones and McLeish (2004). Third Edition Bat Workers' Manual.
- Oldham, R. S., Keeble J., Swan, M. J. S. & Jeffcote, M. (2000). Evaluating the suitability of habitat for the Great Crested Newt (*Triturus cristatus*). Herpetological Journal 10 (4), 143–155.
- Wildlife and Countryside Act (2010) Schedule 9 of the Wildlife and Countryside Act 1981



Drawing Title:
Fairfield Way Phase 1 Habitat Plan

Key:

-  Improved Grassland
-  Scrub
-  Hardstanding
-  Building
-  Fence
-  Red Line Boundary

NYMNPA
 01/10/2021

Notes:

Drawn by	AM
Checked by	OC
Approved by	OC

Collington Winter Environmental
 23 Bark Street East
 Bolton
 BL1 2BQ
 Tel: 01204 263034



www.collingtonwinter.com

Client: The Mineral Planning Group Ltd

Scale: NTS

Site:
Fairfield Way Witney

Client Ref No: 20-205	Rev: 1.0
--------------------------	-------------

© Collington Winter Environmental 2021

THIS PAGE HAS BEEN LEFT INTENTIONALLY BLANK

