



PRELIMINARY ECOLOGICAL APPRAISAL

LAND ADJACENT TO
SUNNYBANK

For:

PHILIP GRIFFITHS

Project: Sunnybank		
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Contents

1	INTRODUCTION	2
2	METHODOLOGY	3
3	RESULTS	5
4	SITE EVALUATION	14
5	LEGAL AND PLANNING POLICY CONSTRAINTS	16
6	RECOMMENDATIONS	19
7	ECOLOGICAL CONSTRAINTS AND ENHANCEMENT OPPORTUNITIES	21
8	CONCLUSION	23



EXECUTIVE SUMMARY

ECOLOGICAL LAND DESIGNATION	
There are no statutory designated sites within 2km of the site that will be directly or indirectly impact by the development.	
HABITATS	
The site is considered to be, of low ecological value. The habitat on site with the highest ecological values is the scrub.	
PROTECTED SPECIES	
ARBORICULTURE	No mature trees on site – Negligible Impact
BATS	Low potential for bat foraging and moderate potential for bats to be roosting within one of the buildings on site – impacts negated through mitigation - Potential low impact
BADGERS	No badgers on site – No Impact
HERPS	Low potential for Herps – impacts negated through mitigation - Potential low Impact
BIRDS	The area may be used by a small number of commoner birds - impacts negated through mitigation - Potential low Impact
CONCLUSION	
Providing the recommended mitigation measures are adopted, relevant legislation will not be contravened and ecological issues will not preclude the development.	



1 INTRODUCTION

Background

- 1.1 Sylvan Ecology were commissioned to carry out a PEA, at land adjacent to Sunnybank. The proposed development site comprises of approximately 0.4 acres of dense scrub, amenity grassland, hard standing and introduced shrubs. The site is bordered by residential properties.

Ecological Context

- 1.2 The site is located in Heolgerrig, a small village in Merthyr Tydfil County Borough. All associated land for the development (herein referred to as the site) is located at:
- Central OS grid reference: SO 03410 06270
 - Postcode: CF48 1RY

- 1.3 The surrounding landscape is predominantly residential properties, the greater surrounding landscape consists of residential properties, industrial units, agricultural with pastoral and arable fields, there are also large sections of woodland (some of which could be ancient) and a relatively intact network of hedgerows.

Aims of Study

- 1.4 The aims of the study are to:
- determine the types of habitat that are present within the site;
 - assess the likely presence of protected species and species of principal importance for nature conservation within the site;
 - identify any potential ecological constraints to development within the site;
 - identify requirements for any additional ecological surveys needed to determine potential ecological impacts; and
 - describe measures to mitigate or compensate for any impacts on the ecological interest of the site.



2 METHODOLOGY

Desk Study

2.1 Existing ecological and nature conservation data relevant to the site were collated from various sources:

- Information relating to protected and notable species within 2km of the site was provided by South East Wales Biodiversity Records Centre (SEWBRc) who also provided information relating to statutory designated sites;
- The Magic website (<http://www.magic.gov.uk/>) was reviewed to determine whether there are any internationally important statutory designated sites for nature conservation, and for other statutory designated sites for nature conservation, within 5km from site; and
- Google Earth was used to review aerial photographs of the site and surrounding area in order to better understand the setting and ecological context of the site.

Field Survey

2.2 An ecology walkover was undertaken in accordance with the methodology set out in JNCC, 2010¹ by David Price MCIEEM in December 2020. The survey was carried out under optimal weather conditions, so the ground was soft enough to identify species specific prints.

2.3 The survey involved a site walkover of the area falling within site boundary shown on the map in Appendix A, in order to map the main habitat types present. Detailed target notes were made in relation to any notable features considered important to the ecology of the site: these are referred to by the prefix TN in order to assist cross-reference to the habitat map provided in Appendix A.

2.4 The survey was extended to include assessment of the potential of the site to support protected or notable species. Although this approach supports an initial analysis of the likely presence of protected or notable species, a comprehensive assessment may require specialist expertise and/or season-critical survey techniques, which fall beyond the scope of

¹ JNCC (2010) *Handbook for Phase 1 habitat survey - a technique for environmental audit*, Revised reprint 2010, JNCC. Peterborough



this study. The presence of protected species was noted where possible, but walkthrough surveys cannot usually confirm species presence or absence; only the likelihood of presence can be assessed.

2.5 This is a standard technique for obtaining baseline ecological information for areas of land, including proposed development sites.

2.6 The dominant and readily identifiable higher plant species identified in each of the various habitat parcels were recorded and their abundance was assessed on the DAFOR scale:

- D: Dominant
- A: Abundant
- F: Frequent
- O: Occasional
- R: Rare
- L: Locally, appended to any of the above five categories to reflect local distribution within the site.

2.7 (These scores represent the abundance within the defined area only and do not reflect national or regional abundances).

2.8 Additionally, incidental records of fauna were also made during the survey and the habitats identified were evaluated for their potential to support legally protected species and other species of conservation concern, including Biodiversity Action Plan Priority species.

Limitations

2.9 The field survey was conducted at a suboptimal time of year for botanical recording. It cannot be discounted that further species may be present later in the year, that were not apparent at the time of survey. Nonetheless, the purpose of this report is not to compile a comprehensive species list but to establish habitat type and potential ecological constraints. Due to the nature of the site, it is considered that sufficient information was gathered for the purposes of this assessment.



3 RESULTS

- 3.1 Information relating to protected and notable species within 2km of the site was provided by South East Wales Biodiversity Records Centre (SEWBRc) who also provided information relating to statutory designated sites; *LERC Reference: 0201-586*.

Desk Study - Habitats

Statutory & Non Statutory Designated Sites for Nature Conservation.

- 3.2 It has been confirmed that statutory and some non-statutory designated sites fall within the 2km search area of the application site.
- 3.3 There are two statutory designated sites within 2km of the site. The sites are both Sites of Special Scientific Interest (SSSIs) Cwm Glo a Glyndyrys (265m from site), and Cwm Taf Fechan Woodlands (also a local nature reserve) (1384m from site). Neither of the sites have been designated for bats or will be impacted positively/negatively by works in the application site.
- 3.4 SEWBRc provided records for 17 non statutory sites and 16 priority areas within 2 km of the application site. This included 14 SINC's, one RIGS, one Wildlife Trust Reserve and is within the Buglife B-Lines area. B-Lines aim to create flower-rich grassland locations, in the best areas to create an insect highway across the country.
- 3.5 The priority areas include Ancient Semi Natural Woodland, Restored Ancient Woodland Sites, Plantation on Ancient Woodland Site, Ancient Woodland Site of Unknown Category and NRW Priority Area: Woodland - PAWS and, Heathland / Grassland.
- 3.6 Works within the application site are not anticipated to impact any of the *Statutory & Non Statutory Designated Sites*.

Desk Study - Species

Bats

- 3.7 SEWBRc provided 172 records for at least seven species of bat within 2km of the site. These are common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), Natterer's bat (*Myotis nattereri*), noctule (*Nyctalus noctule*), Daubenton's Bat (*Myotis daubentonii*), Lesser Horseshoe Bat (*Rhinolophus hipposideros*) and brown long-eared bat (*Plecotus auratus*). In addition, SEWBRc hold



records for unidentified pipistrelle bats *Pipistrellus* spp, and unidentified bats Chiroptera.

- 3.8 The nearest record provided by SEWBRc falls 414m from site and is for a foraging pipistrellus spp (dated 2006).

Great Crested Newts

- 3.9 SEWBRc provided 54 records for great crested newt (GCN) (*Triturus cristatus*) within 2km of the site; the closest record is 560m from site (dated 2011).

Otter

- 3.10 SEWBRc provided 25 records for otter within 2km of site, the closest record is 775m from site (dated 1992).

Reptiles

- 3.11 SEWBRc provided records for three of the common reptiles species. The nearest record provided by SEWBRc is for a *Natrix helvetica* (Grass Snake) the closest record is 451m from site (dated 1993).

Badgers

- 3.12 SEWBRc provided four badger records within 2km of the site; the nearest was located approximately 722m south of the site in 2007.

Invertebrates

- 3.13 SEWBRc provided 457 records for invertebrates within 2km of the application site. Species include species that are associated with the designated sites such as Common Blue *Polyommatus icarus*, Meadow Brown *Maniola jurtina*, Small Copper *Lycaena phlaeas*, Small Pearl-bordered Fritillary *Boloria selene*, Cinnabar *Tyria jacobaeae*, Small Heath *Coenonympha pamphilus*, Cardinal beetle *Pyrochroa coccinea*, Dingy Skipper *Erynnis tages*, Dark-barred Twin-spot Carpet *Xanthorhoe ferrugata*, Shaded Broad-bar *Scotopteryx chenopodiata*, Knot grass *Acronicta rumicis*, Small Phoenix *Ecliptopera silaceata*, White Ermine *Spilosoma lubricipeda* and Garden Dart *Euxoa nigricans*.

- 3.14 The nearest record provided by SEWBRc is for a *Tanyptera atrata* and is 299m from site (dated 1997).

Extended Phase 1 Habitat Survey

- 3.15 A map showing the habitats present within the proposed development site is given in Appendix A. Photographs depicting the main ecological features may be found below.

- 3.16 Two habitat types were identified within, or on the boundary of the site,



as follows:

- Introduced shrubs;
- Dense scrub;
- Amenity grassland;
- Scattered trees;
- Buildings; and
- Defunct hedge with trees

Habitats

Dense scrub

3.17

Dense, continues scrub extending from unmanaged hedgerow, species composition is dominated by bramble, with occasional willow, sycamore and ash young trees and saplings. There are also locally occasional Rosebay Willowherb (*Chamerion angustifolium*) and stinging nettle (*Urtica dioica*).

Photo 1: Image of dense scrub



Introduced shrubs

- IS-1: A section of the boundary habitat includes an unmanaged, cypress spp hedge. The hedge is less than 20m between nodes and therefore does not meet the UK Biodiversity Action Plan Priority Habitat Description of a hedgerow, so has been classified as *Introduced shrubs*.
- IS-2: Flowerbed. Some rose plants and cotoneaster spp are present, most spp have died back due to the onset of winter, the flowerbed has been left unmanaged and brambles are starting to encroach.
- IS-3: Flowerbed. Some rose plants and cotoneaster spp are



present, most spp have died back due to the onset of winter, the flowerbed has been left unmanaged and scrub spp such as brambles and willow herb are staring to encroach. Weeds including bramble and willowherb have started to encroach onto the nearby hardstanding.

Photo 2: Image of IS-1 - Continues scrub with hedgerow.



3.18

Amenity grassland

Small patch of grassland that was once likely part of a horse paddock. The patch of grass is too small to comfortably support a horse, and the presence of garden furniture indicates the space was last used as amenity grassland. The grassland is relatively well maintained and is clearly still cut regularly. Species composition is dominated by Yorkshire fog (*Holcus lanatus*), with frequent perennial rye grass (*Lolium perenne*) and occasional red fescue (*Festuca rubra*). The herb species within the sward included occasional creeping buttercup (*Ranunculus repens*) and daisy (*Bellis perennis*) with locally dominant *Plantago lanceolata*.



Photo 3: Image of Amenity grassland.



3.19

Scattered trees

There are three small trees within the site. The trees are young with low potential for nesting birds and negligible potential for roosting bats. Species include an immature ornamental acer, a semi mature holly and a semi mature Wayfaring tree.

Photo 4: Image of the immature ornamental acer and the semi mature holly within IS3.





Buildings

3.20

There are three buildings on site.

- B1 stables. The stable has a corrugated steel roof and brick (likely single skin) walls. There are wooden barge boards around the top of the building that have suffered minor damage and offer access into the structure for bats. The internal structure has been damaged by water ingress and is open to the elements, no evidence of bats was found within the building. Though the building offers access to bats, the damage has opened up the building allowing an inspection of all potential roosting spots. No evidence was bats was found, as a result the building is considered to have negligible bat potential.

Photos 5: Highlights some of the possible bat access points on B1.





Photos 6: Shows the internal structure of B1, it can be seen where the ceiling boards have collapsed, likely from water ingress and has exposed the corrugated steel roof.



- B2 house. The house has good potential for roosting bats, with suitable roosting features such as damage to the soffit boxes allowing likely access into a small ornate roof space. There are damaged hanging tiles and raised lead flashing.

Photos 7-10: Images of some of the possible bat access points on B2.







- B3 shed. The shed has suffered significant water damage and the roof has collapsed inwards. The shed offers negligible suitability for roosting bats.

3.21 *Defunct hedge with trees*
Defunct hedgerow outside the application site within neighbour's property, the hedge contains several semi mature trees. The trees are semi mature with low/moderate potential for nesting birds and negligible potential for roosting bats.

3.22 **Target note**
TN1: small pile of rubble with some potential for hibernating reptiles.

3.23 **Fauna**
The following species' evidence of their presence were incidentally recorded during the course of the survey:

- Blackbird



4 SITE EVALUATION

Baseline Evaluation Criteria

- 4.1 Based on the site survey results, an ecological evaluation of the site was undertaken using a combination of evaluation criteria for habitats and species, although the general framework follows that provided by CIEEM (IEEM, 2006) (see Table 1 below).
- 4.2 Where relevant the evaluation was made with reference to the statutory protection afforded to species and habitats.
- 4.3 Legal protection does not always correspond to conservation value. Some species (e.g. badgers) are protected for reasons of animal welfare rather than conservation. Others are of national conservation value but are not protected by law (e.g. some Red Data Book species and UK BAP species).

Table 1: Determination of ecological value.

Ecological Value	Description and examples
High	Habitats or features that have high importance for nature conservation, such as statutory designated nature conservation sites of international or national importance or sites maintaining viable populations of species of international or national importance
Medium	Sites designated at a county or district level, e.g. Local Wildlife Site (LWS), ancient woodland site, ecologically 'important' hedgerows or ecological features that are notable within the context of a region, county or district
Low	Sites of nature conservation value within the context of a parish or neighbourhood, low-grade common habitats, such as arable fields and improved grasslands and sites supporting common, widespread species

Table 2: Summary of Ecological Evaluation of the Habitats on the Site.

Habitat	Reason for Valuation
Low Value	
Dense scrub	Common habitat type, limited in extent and species-poor. Provides potential for nesting birds.
Introduced shrubs	Common habitat type, limited in extent and species-poor. Provides potential for nesting birds.
Amenity grassland	Common habitat type, limited in extent and species-poor.
Scattered trees	Common habitat type, limited in extent and species-poor. Provides potential for



	nesting birds.
Defunct hedge with trees	Common habitat type, limited in extent and species-poor. Provides potential for nesting birds.

Site evaluation

4.4

The site is considered to be, of low ecological value. The habitat on site with the highest ecological values is the scrub. This is considered to be of value at the zone-of-influence only, i.e. site level.



5 LEGAL AND PLANNING POLICY CONSTRAINTS

UK and Local BAP Habitats

- 5.1 One potential priority habitats occur within the search area of the site; hedgerows. However, the hedge is now essentially defunct, its less then 20m between nodes and therefore does not meet the UK Biodiversity Action Plan Priority Habitat Description of a hedgerow.

Bats

Building

- 5.2 As part of the habitat survey an external examination of the on-site buildings was undertaken with binoculars to assess likely suitability for roosting bats. B1 is the only building on site that is going to be impacted by the proposed works, and it is deemed to have negligible suitability for bats.

Trees

- 5.3 The trees on site have negligible potential for roosting bats.

Foraging and commuting habitats

- 5.4 Suitable bat foraging / commuting habitat (e.g. hedgerows, grassland / ruderal vegetation) occurs throughout the eastern site boundary. Streetlights are present along farm road along the eastern site boundary; and the potentially impacted habitat is directly lit. As a result, it's very unlikely any additional lighting from the works will have a negative impact on bats, and any present are likely to light tolerant spp such as pipistrelles. However mitigation will be put in place to reduce any additional impact from light.

Legislation

- 5.5 All bat species are fully protected under *Conservation of Habitats and Species Regulations 2017*. Taken together, this makes it an offence to intentionally or deliberately capture, kill or injure or disturb bats (whether in a roost or not), and intentionally or recklessly damage, destroy or obstruct access to their roosts

Birds

- 5.6 Although no nests were noted during the site visit, the site, offers nesting opportunities for birds on site. Birds, their eggs and active nests are protected under the *Wildlife and Countryside Act 1981*, as amended, with



the exception of a number of species considered as pests. This protection includes the birds themselves. Their nests are also protected from damage or destruction, both whilst the birds are constructing and using them. To reduce the likely impact on birds, mitigation measures will be introduced to ensure the conservation of nesting birds (see recommendations for mitigation).

- 5.7 Assuming that the recommended precautionary mitigation measures will be adopted (*See section 6: Recommendations*), it is not anticipated birds will preclude the sites development.

Wild mammals

- 5.8 No mammal signs were noted during the survey, however, the site may be used by other wild mammals such as hedgehogs, which, as of 2007, has been added to the UK BAP priority species list, on account of its rapid decline. Recommendations for mitigation are provided below.

- 5.9 Wild mammal species are currently given limited protection under the *Wild Mammals (Protection) Act 1996*. This makes it an offence to intentionally cause this species unnecessary suffering by certain methods, including crushing and asphyxiation.

Invertebrates

- 5.10 Habitats which could potentially support invertebrate species (e.g. scrub) occur on site. Of the spp listed in the background data check, two ones identified as the most likely to be supported within the application site are *Ecliptopera silaceata* and *Spilosoma lubricipeda*, whose caterpillars feed on herbaceous species found on site, such as common nettle and willow herb. These spp are associated with herbaceous plants found in the scrub, as the vast majority of the scrub will be retained, long term impacts on these spp is considered negligible. Potential Enhancements for invertebrates are detailed in section: *Ecological Constraints and Enhancement Opportunities*.

Reptiles

- 5.11 Reptiles prefer to reside in areas with a network of longer vegetation (for cover) adjacent to suitable basking habitat such as shorter vegetation and hard standing. In addition, reptiles like to hibernate in complex structures such as hedge banks, which are sheltered from the elements and less susceptible to fluctuations in weather conditions. The amenity grassland on site has low potential for reptiles, while the scrub offers low potential for foraging and hibernation.



-
- 5.12 The background data check found records of slowworm 1.1km of site. Considering the distance of the records from site, the fact that the application site and the surrounding parcel of land is small, surrounded by tarmac and heavily developed it is very unlikely the site is being used by reptiles. However, the presence of reptiles cannot be discounted, it is therefore recommended that specific mitigation work for reptiles be undertaken (*See section 6: Recommendations*).
- 5.13 All British reptiles are protected under the *Wildlife & Countryside Act 1981*, as amended, from killing and injury. Following the revision of the UKBAP priority species list in 2007, all native reptile species are now listed as UK priority species.
- Great Crested Newts**
- 5.14 SEWBRc provided records record for great crested newt (GCN) (*Triturus cristatus*) within 2km of the site; the nearest record is 560m from site (dated 2011). GCN are fully protected under The Conservation of Habitats, & Species Regulations 2017.
- 5.15 There are no waterbodies within or on the boundaries of the application site. The scrub could be used by GCN for commuting and potentially hibernating; however the distance of the hedgerows from an accessible waterbody makes that unlikely. Nevertheless, due to the proximity of the record, any hedgerows that will be impacted for access will be subject to mitigation measures. Providing the recommended mitigation measures are adopted, further GCN surveys are considered unnecessary (*See section 6: Recommendations*).



6 RECOMMENDATIONS

Breeding bird habitat

- 6.1 Although it is recommended that every effort be made to design existing habitats into the new development, wherever practicable, the loss of some nesting bird habitat will occur to accommodate the development. It is recommended that clearance of nesting bird habitat should be undertaken in the period August to February inclusive. Should it prove necessary to remove any breeding bird habitat during the breeding season, the area should be checked in advance for the presence of birds' nests. Once checked, if there is no evidence of breeding birds, clearance work should be completed within 48 hours of inspection. If any active nests are found in this area then vegetation clearance must cease and an appropriate buffer zone should be established. This buffer must be left intact until it has been confirmed that the young have fledged and the nest is no longer in use.

Reptiles

- 6.2 All works that could impact reptiles should be conducted outside the hibernation season (November to February inclusive) to avoid the risk of injuring hibernating reptiles.
- 6.3 All non-grassy areas (i.e. scrub habitat and TN1), affected by the proposed works should be inspected by a suitably qualified ecologist prior to being stripped and clearance work should be undertaken under watching brief by a suitably qualified ecologist.
- 6.4 All areas of suitable reptile foraging habitat (i.e. scrub) affected by the proposed works should be stripped to ground-level (under supervision by a suitably qualified ecologist) to make them unsuitable for reptiles and suitable refugia removed. A stripping regime over 2 weeks would discourage reptiles from work areas so that they avoid injury during works to reptiles as detailed below. Once the area has been stripped to ground level and all potential refugia removed then reptiles are extremely unlikely to be present in the area and top soil can be stripped or moved.

Table 3. *Schedule of habitat manipulation works at the site.*

Week Number	Habitat Manipulation
1	Stripping to 15 mm from ground level to encourage reptiles to move from the area. Habitat clearance to be supervised by a suitably qualified ecologist.
2	Stripping to ground level and subsequent top soil stripping. Habitat



	clearance to be supervised by a suitably qualified ecologist.

- 6.5 *Deconstruction of Refuges*
Areas of habitat suitable for refuge (e.g. piles of rocks and rubble) should be made unsuitable for reptiles by hand (under supervision by a suitably qualified ecologist) to ensure no reptiles are harmed if present. This should be conducted outside the hibernation season (November to February inclusive) to avoid the risk of injuring hibernating reptiles.

- 6.6 **Wild Mammals**
It is recommended that good building practices are adopted during the construction phase to safeguard any individual animals which venture onto the proposed development area. Such practices would include covering of all deep holes and trenches overnight and/or the provision of planked escape routes for any trapped wildlife.

- 6.7
As mentioned in section 6.2-6.5; non-grassy areas, affected by the proposed works (regardless of their location) should be inspected by a suitably qualified ecologist prior to being stripped and work should be observed and guided by a suitably qualified ecologist.

- 6.8 **GCN**
To ensure works will not impact GCN, all non-grassy areas affected by the proposed works should be inspected by a suitably qualified ecologist prior to being stripped and work will be undertaken under watching brief by a suitably experienced ecologist. In the unlikely event that hibernating GCN were to be found, these would be retained in situ and an EPS licence sought.

- 6.9 **Bats**
External lighting
No external lighting will be installed as part of the development.

Internal lighting
Light spill from windows can greatly increase ambient light levels in an area. To reduce the ambient light from windows, all new buildings should be constructed with recessed lighting rather than pendant. The downward facing, recessed lights have significantly less light spill than pendant lights.



7 ECOLOGICAL CONSTRAINTS AND ENHANCEMENT OPPORTUNITIES

7.1 Enhancements are required in accordance with the Environment (Wales) Act 2016.

Retention of existing habitats

7.2 It is recommended that effort be made to design existing habitats into the new development, most notably the boundary habitat.

Enhancement

7.3 Measures to enhance the ecological value of the new development include the following:

7.4 The creation of log piles and 'loggeries', using on-site wood (existing deadwood would be preferred). These could be positioned in shady locations and would be used by invertebrates, potentially including *Pyrochroa coccinea* which is a spp conservation concern highlighted in the background data check.

7.5 A bat box and bird box will be incorporated into the design of the new building. The location of the boxes is shown in the proposed works and mitigation map.

7.6 The provision of hedgehog boxes and incorporation of gaps into all ridged boundaries (13cm x 13cm) to allow free passage of hedgehogs across the site.

7.7 A wildflower area will be planted to benefit pollinators. The table below shows the plant species to be grown on site, they have been selected to benefit honeybees, bumblebees and solitary bees, and to supply pollen and nectar for much of the year. The recommended area for planting has been highlighted in the proposed works and mitigation map, the number of and the precise location of each individual plant should be decided upon by a professional horticulturalist.

Table 4: Some useful plants for bees and a rough estimate of flowering times (flowering times will vary depending geographical location and weather).

Flowering time	Plant species.
Jan – Feb	Snowdrops, crocus,
March	Celandine, marsh marigold, goat willow (in scrub), blackthorn (in scrub)



Apr – May	Forget me not, blackthorn, foxglove and dead nettle.
Jun – Jul	Barberry, white clover, birds foot trefoil, Bramble (in scrub), welsh poppy, Common comfrey and Borage
August	Most July plants will flower into August. Rosebay willowherb (in scrub).
Sep – Oct	Knapweed, Borage and ivy
Nov – Dec	Ivy and stonecrop.

7.8

In addition to the above, birds foot trefoil and white clover should be planted throughout the lawn area. Birds foot trefoil will continue to flower after being mown and offers nectar to honeybees, short tongued bumbles, long tongued bumbles and solitary bees. White clover will also continue to flower after mowing, it is a good source of pollen for honeybees and supplies nectar to honeybees, short tongued bumbles, long tongued bumbles and solitary bees.



8 CONCLUSION

- 8.1 Providing the recommended mitigation measures are adopted, relevant nature conservation legislation will not be contravened, ecological impacts of the development will be reduced to a minimum and ecological issues are not, based upon the available information, anticipated to preclude the sites development.

APPENDIX A: Habitat Map



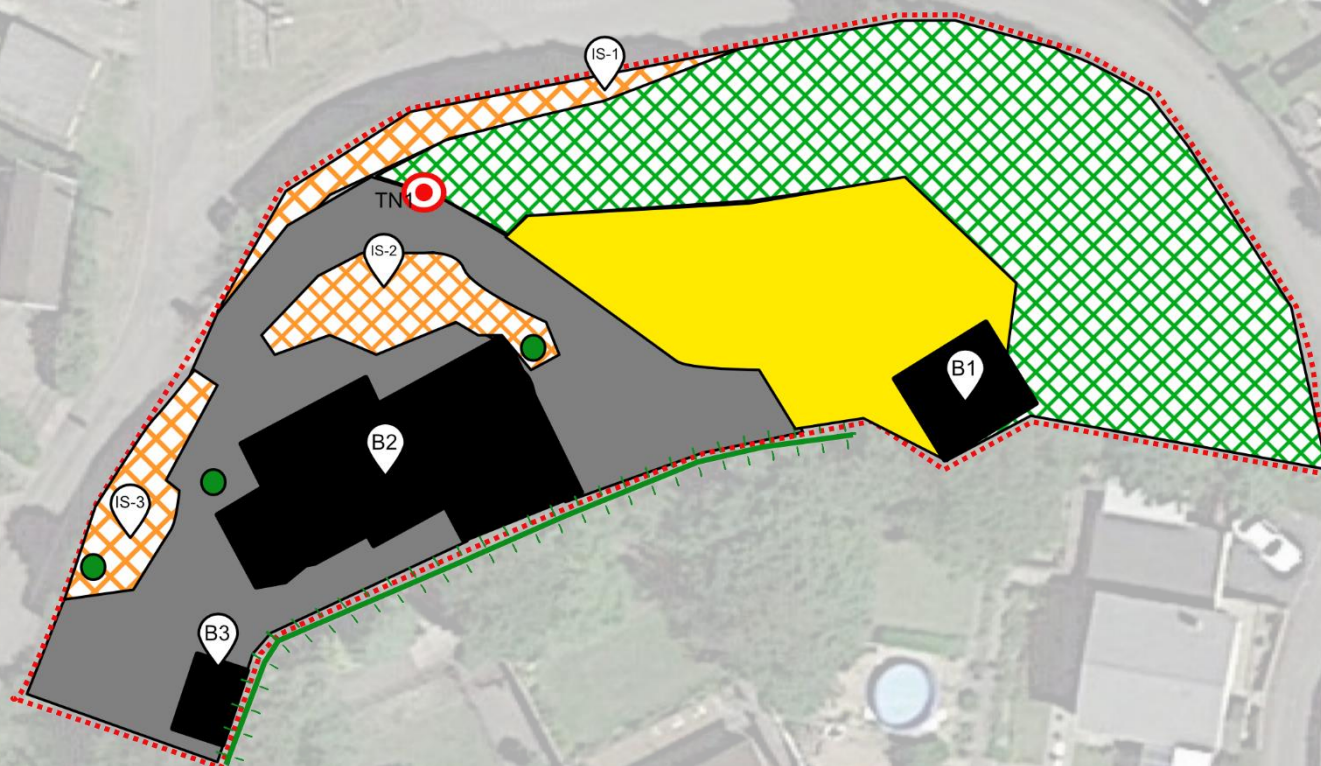
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LEGEND

-  Amenity Grassland
-  Dense scrub
-  Introduced shrubs
-  Hedge with trees
-  Scattered trees
-  Buildings
-  Hard standing
-  Site boundary
-  Target note



PHASE 1 HABITAT MAP

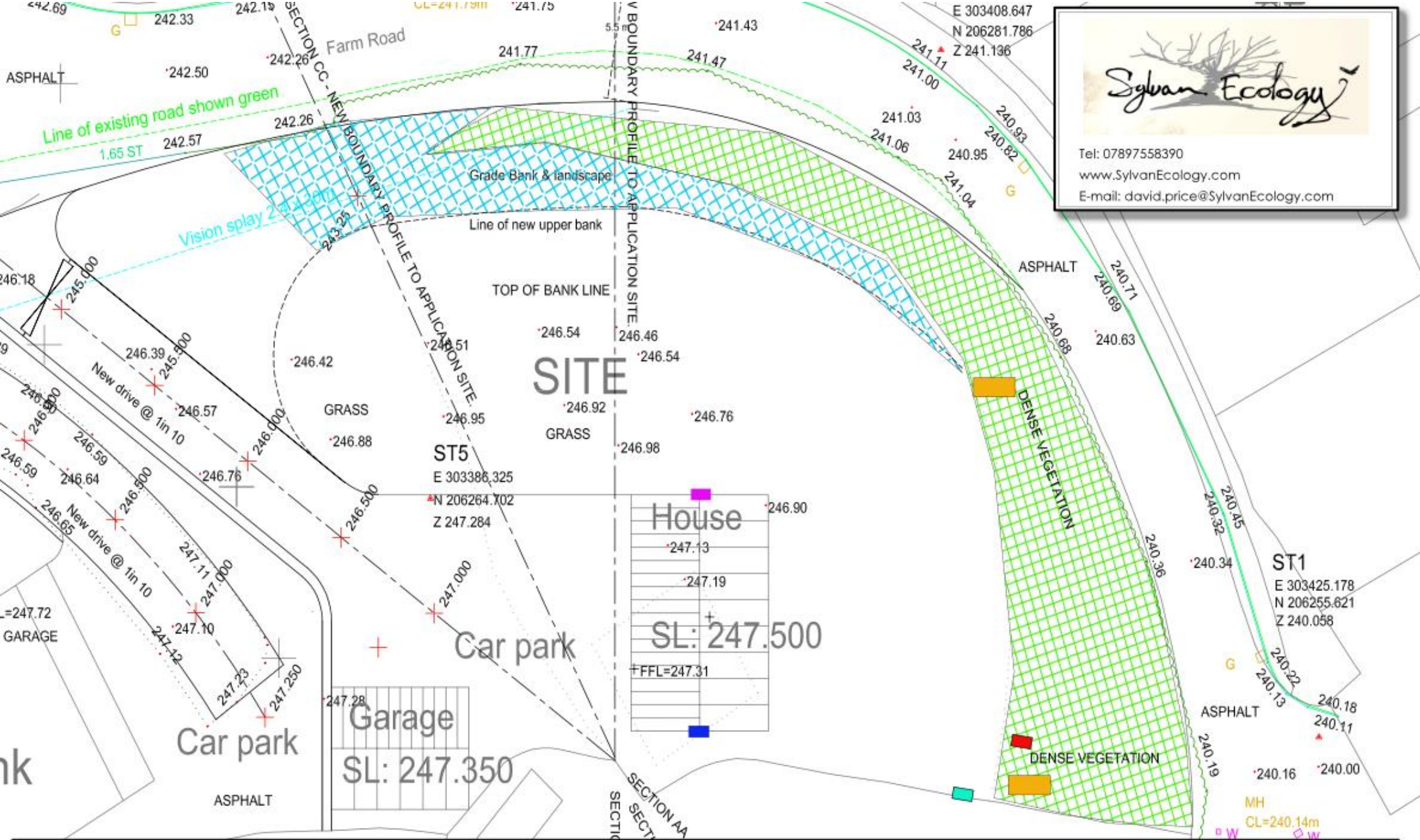
Sunnybank

Date: Dec 2020

Drawn by: D.P.
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Scale:

Drawing N°: v1.1



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