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8723: LAND AT TILEKILN GREEN, STANSTED

BRIEFING NOTE: ECOLOGY UPDATE MARCH 2023

Introduction

1. Ecology Solutions was initially commissioned in January 2020 by FKY Limited to undertake an ecological assessment of the land at Tilekiln Green, Stansted in Essex (see Plan ECO1).
2. The ecological assessment was undertaken to support the planning application for the development of an open logistics facility with associated new access, parking areas and ancillary office and amenity facilities (planning ref: UTT/22/0267/FUL). The ecological assessment was informed by habitat surveys carried out in April, May and September 2020, and January and December 2021.
3. Additional surveys were carried out across 2020 and 2021 for bats, Badger *Meles meles*, Dormouse *Muscardinus avellanarius*, Otter *Lutra lutra*, Water Vole *Arvicola amphibius* and reptiles, with general appraisals for other mammals, breeding birds and Great Crested Newt *Triturus cristatus* undertaken during this time. Further details are provided separately within the extant Ecological Assessment (report ref: 8723.EcoAs.vf1).
4. The planning application for the development was refused in February 2023. The reasons for refusal were not related to any ecology or natural conservation issues. Due to the refusal of the planning application, the applicant is seeking to resubmit the planning application to the Planning Inspectorate (PINs) under the Section 62A procedures.
5. Ecology Solutions carried out an ecological walkover survey of the site in March 2023 to ascertain if any significant changes to the baseline of the site has occurred since previous survey work. This note summarises the findings of this survey.

Designated Sites

6. The potential impacts on statutory and non-statutory sites remains unchanged from those discussed within the existing Ecological Assessment. Appropriate mitigation with regards to the proximity of Flich Way Local Wildlife Site (LWS) / Country Park is still appropriate and will be adhered to during the construction and operational phases of the development.

Habitats

7. Full details of habitats recorded within the site and their composition are detailed within the separate Ecological Assessment. An updated ecological features plan has been provided highlighting any minor changes that have occurred since the 2021 habitat surveys, along with updated photographs of the habitats (see Plan ECO2 and Photographs 1 to 6).
8. During the walkover survey in March 2023 the majority of the site was found to be in the same condition as during the surveys undertaken in 2020 and 2021. The site is still dominated in the centre by short semi-improved grassland. Areas of broadleaved woodland are present in the northeast and along the southern and western boundaries of the site. A shallow stream is present adjacent to the western and southern boundaries of the site.
9. Along the edges of the grassland are areas of ephemeral / short perennial and tall ruderal species, as well as largely Bramble *Rubus fruticosus* scrub and areas of new tree planting. Owing to apparent management of tall ruderal and scrub habitats since the last survey, their coverage has receded since previous 2021 survey work, thereby extending areas of the grassland within the site.
10. Additionally, a wet flush has developed in the east of the site. This area had previously been recorded as possessing damper conditions, however, this has increased in size along with a greater coverage of Hard Rush *Juncus inflexus* (see Photograph 6). The wet flush, while still retaining greater water than other areas of the site, does not hold significant amounts of standing water and is likely to be ephemeral in nature.
11. Areas of Variegated Yellow Archangel, *Lamium galeobdolon* subsp. *argentatum*, a species listed on Schedule 9 of the Wildlife & Countryside Act 1981 (as amended), was observed, as per previous surveys, within two areas associated with the woodland in the northeast of the site.
12. While some minor changes to the habitats have occurred since the last habitat survey in December 2021, these are not considered to be significant and the conclusions detailed within the extant report with regards to impacts on habitats are still relevant.

Wildlife Use

13. No new evidence of notable or protected species was recorded during the most recent walkover of the site. The development proposal remains the same, and hence there are no additional impacts that are likely to occur as a result of the new proposals. The constraints set out in the Ecological Assessment remain relevant and the proposed mitigation measures detailed within these documents are still applicable.

Summary and Conclusions

14. Owing to the recent refusal of the planning application for the site's development, the application will be resubmitted to PINs under the Section 62a procedures. To ensure that no significant changes have occurred since earlier assessments, an ecological walkover survey was undertaken in March 2023.

15. The circumstances at the site remain largely as they were at the time of the earlier work with minor changes to habitat coverage considered to be insignificant. In light of this, and of the fact that the proposals remain as they have previously been detailed, it is considered that the assessment set out in the existing reports remains relevant and can be used to determine the likely impacts of the new proposals. Appropriate mitigation, as detailed in existing reports, specifically that required for Badger, Water Vole, Hedgehog *Erinaceus europaeus*, birds, and reptiles remain appropriate and valid.
16. In conclusion, following the most recent ecological walkover, the site has not altered significantly from the previously reported baseline. The mitigation measures set out in the Ecological Assessment continue to be appropriate when set against the current proposals for the site. Hence there remains no ecological justification to refuse planning permission.

Ecology Solutions
February 2023

Plans

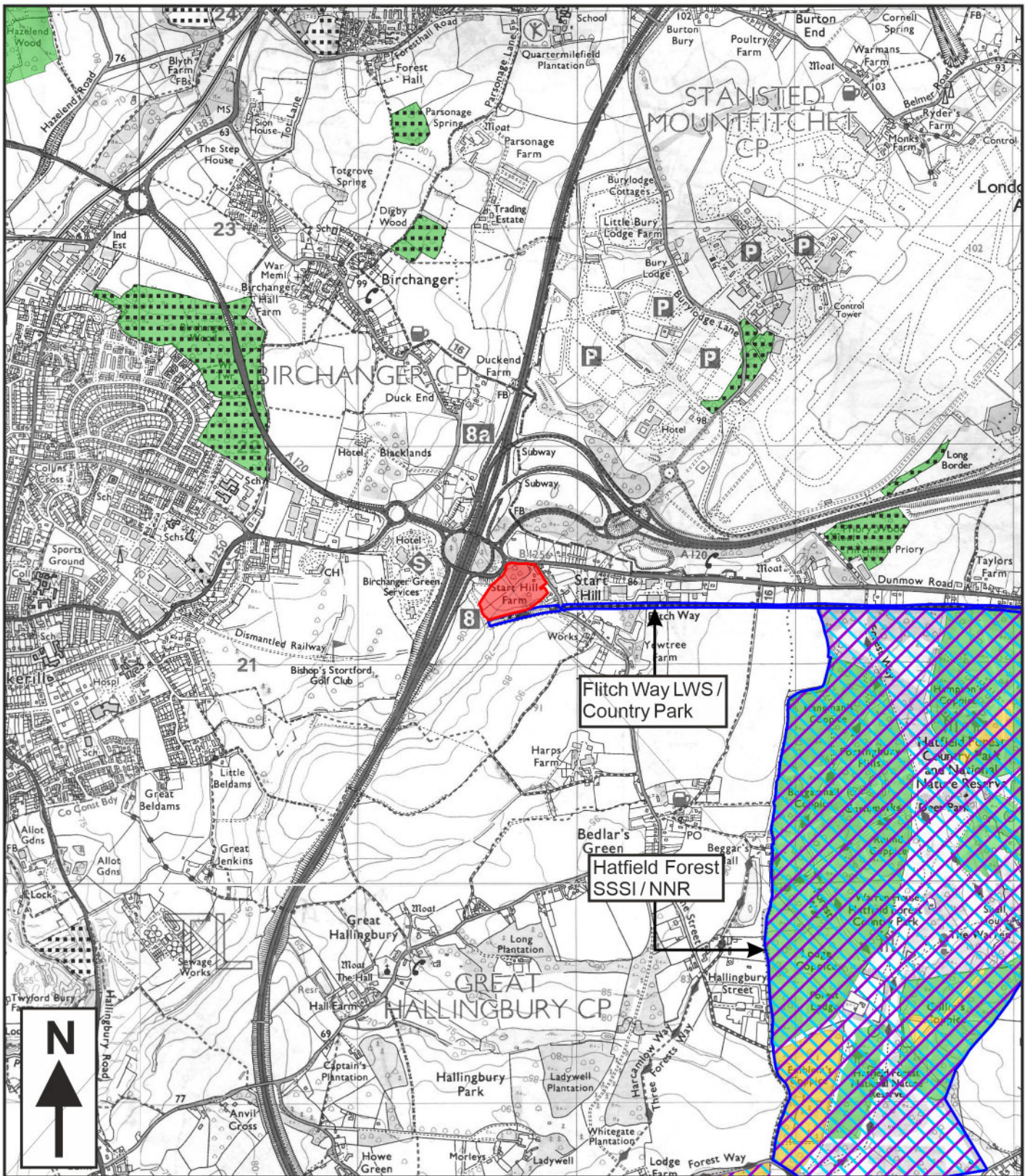
- Plan ECO1: Site Location and Ecological Designations
- Plan ECO2: Ecological Features

Photographs

PLANS

PLAN ECO1

Site Location and Ecological Designations



KEY:

- SITE LOCATION
- SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)
- NATIONAL NATURE RESERVE (NNR)
- LOCAL WILDLIFE SITE (LWS)
- ANCIENT AND SEMI-NATURAL WOODLAND
- ANCIENT REPLANTED WOODLAND
- COUNTRY PARK



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**PLAN ECO1: SITE LOCATION AND
ECOLOGICAL DESIGNATIONS**











Rev: A
Jul 2020

PLAN ECO2

Ecological Features



KEY:

-  SITE BOUNDARY
-  SEMI-IMPROVED GRASSLAND / EPHEMERAL / SHORT PERENNIAL
-  TALL RUDERAL / SCRUB
-  BROADLEAVED WOODLAND
-  PLANTED TREES
-  HEDGEROW
-  OFF-SITE STREAM
-  WET FLUSH
-  VARIEGATED YELLOW ARCHANGEL
-  FLITCH WAY LOCAL WILDLIFE SITE AND COUNTRY PARK



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8723: LAND AT TILEKILN GREEN,
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PLAN ECO2:
ECOLOGICAL FEATURES

Rev: D
Mar 2023

PHOTOGRAPHS

PHOTOGRAPH 1: Semi-improved grassland



PHOTOGRAPH 2: Tall ruderal, scrub and tree planting in west



PHOTOGRAPH 3: Bramble scrub in southeast



PHOTOGRAPH 4: Broadleaved woodland in south



PHOTOGRAPH 5: Off-site stream to the south



PHOTOGRAPH 6: Wet Flush





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