BAYA GROUP LTD

ECOLOGYSOLUTIONS

Part of the ES Group

LAND TO THE WEST OF CLATTERBURY LANE, CLAVERING, ESSEX

Ecological Assessment

December 2023
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ecology solutions for planners and developers

PROTECTED SPECIES

This report contains sensitive
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1. INTRODUCTION

1.1. Background and Proposals

1.1.1. Ecology Solutions was commissioned in August 2023 by BAYA Group on behalf of E&A Securities to undertake an ecological assessment of Land to the West of Clatterbury Lane, Clavering, Essex (see Plan ECO1).

1.1.2. This ecological assessment has been prepared in support of a planning application, comprising an 'Outline application with all matters reserved except access for up to 28 dwellings (Class C3) including public open space, sustainable drainage systems, landscaping and associated infrastructure and development'.

1.2. Site Characteristics

1.2.1. The site is situated in the northeast of the village of Clavering in Essex, at the junction of Stickling Green Road and Arkesden Road (Clatterbury Lane). To the immediate east of the site is an overflow car park belonging to The Cricketers Pub, in addition to an animal feed and furniture store, the latter being situated southeast of the site. Residential and arable land extends eastward beyond Clatterbury Lane. An arable field also bounds the western site boundary with further cropland situated to the north, beyond Stickling Green Road, residential properties, and a commercial estate. A field of modified grassland is located to the south of the site with an area of hardstanding to the immediate southeast.

1.2.2. The site primarily comprises neutral grassland, with lowland mixed deciduous woodland present along the northern boundary. Native hedgerows and treelines are present along the western, southern, and eastern site boundaries.

1.3. Ecological Assessment

1.3.1. This document assesses the ecological interest of the site. The importance of the habitats within the site are evaluated with due consideration given to the guidance published by the Chartered Institute of Ecology and Environmental Management (CIEEM)[1].

1.3.2. Where necessary, mitigation measures are recommended so as to safeguard any significant existing ecological interest within the site and, where appropriate, potential enhancement measures are put forward and reference made to both national and local biodiversity priorities.

[1] CIEEM (2018). *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine*. Version 1.2 – Updated April 2022. Chartered Institute of Ecology and Environmental Management, Winchester.

2. SURVEY METHODOLOGY

2.1. The methodology utilised for the survey work can be split into three areas, namely desk study, habitat survey and faunal survey. These are discussed in more detail below.

2.2. Desk Study

2.2.1. In order to compile background information on the site and the surrounding area, Ecology Solutions contacted the Essex Field Club / Essex Recorders Partnership.

2.2.2. Further information on designated sites from a wider search area was also obtained from the online Multi-Agency Geographic Information for the Countryside (MAGIC) database[2], which uses information held by Natural England and other organisations. This information is reproduced in Appendix 1 and where appropriate on Plan ECO1.

2.2.3. When approximating the distance of records to the site, a red line boundary was produced which included the extent of the area marked for development. All records have been measured to this boundary.

2.3. Habitat Survey

2.3.1. A habitat survey was carried out by Ecology Solutions in July 2023, in order to ascertain the general ecological value of the land contained within the site and to identify the main habitats and associated plant species.

2.3.2. The site was surveyed based around the UK Habitat Classification System[3] whereby the habitat types present are identified and mapped, together with an assessment of the species composition of each habitat. This technique provides an inventory of the basic habitat types present and allows identification of areas of greater potential which require further survey. Any such areas identified can then be examined in more detail.

2.3.3. Using the above method, the land subject to the survey was classified into areas of similar botanical community types, with a representative species list compiled for each habitat identified.

2.3.4. All the species that occur in each habitat would not necessarily be detectable during survey work carried out at any given time of the year, since different species are apparent at different seasons. The initial habitat survey was undertaken during the optimal period for Phase 1 surveys and given the habitats present on the site, it is considered that an accurate and robust assessment has been made.

2.4. Faunal Survey

2.4.1. Obvious faunal activity, such as birds or mammals observed visually or by call during the course of the survey, was recorded. Specific attention was

[2] http://www.magic.gov.uk
[3] Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2020). *The UK Habitat Classification User Manual Version 1.1* at http://www.ukhab.org/

paid to any potential use of the site by protected species, Biodiversity Action Plan (BAP) species, or other notable species.

2.4.2. In addition, specific surveys were undertaken in respect of bats and Badgers *Meles meles*.

Bats

2.4.3. A field survey was undertaken with regard to best practice guidelines issued by Natural England (2004[4]), the Joint Nature Conservation Committee (2004[5]) and the Bat Conservation Trust (2016[6]).

2.4.4. Trees within the site were assessed for their potential to support roosting bats. Features typically favoured by bats or evidence of past use by bats were searched for including:

- Obvious holes, e.g. rot holes and old woodpecker holes:
- Dark staining on the tree, below a hole;
- Tiny scratch marks around a hole from bat claws
- Cavities, splits and/or loose bark from broken or fallen branches, lightning strikes etc; and
- Very dense covering of mature Ivy *Hedera helix* over the trunk.

2.4.5. The potential opportunities for both foraging and commuting bats were also considered in terms of the habitats present within and immediately adjacent to the site.

Badgers

2.4.6. The surveys comprised two main elements. For any setts that were encountered, standard survey practice would record the location of each sett entrance, even if the entrance appeared disused. The following specific information would be recorded where appropriate:

i) The number and location of well used or very active entrances; these are clear from any debris or vegetation and are obviously in regular use and may, or may not, have been excavated recently.

ii) The number and location of inactive entrances; these are not in regular use and have debris such as leaves and twigs in the entrance or have plants growing in or around the edge of the entrance.

iii) The number of disused entrances; these have not been in use for some time, are partly or completely blocked and cannot be used without considerable clearance. If the entrance has been disused for some time all that may be visible is a depression in the ground where the hole used to be and the remains of the spoil heap.

[4] Mitchell-Jones, A. J. (2004). *Bat Mitigation Guidelines*. English Nature, Peterborough.
[5] Mitchell-Jones, A.J. & McLeish, A.P. (Eds.) (2004). *Bat Workers' Manual*. 3rd edition. Joint Nature Conservation Committee, Peterborough.
[6] Collins, J. (2016). *Bat Surveys for Professional Ecologists: Good Practice Guidelines*. 3rd Edition. The Bat Conservation Trust, London.

2.4.7. Secondly, any evidence of Badger activity, such as well-worn paths and run-throughs, snagged hair, footprints, latrines and foraging signs, were recorded, so as to build up a picture of the use of the site by Badgers.

3. ECOLOGICAL FEATURES

3.1.1. A habitat survey was undertaken within the site in July 2023.

3.1.2. The following main habitat / vegetation types were identified within the site:

- Neutral Grassland;
- Lowland Mixed Deciduous Woodland;
- Hedgerow; and
- Treeline.

3.1.3. The location of these habitats is shown on Plan ECO2.

3.1.4. Each habitat is described below with an account of the representative plant species present.

3.2. Neutral Grassland

3.2.1. An area of neutral grassland (see Photograph 1) dominates the site and is comprised primarily of a tall sward of False Oat-grass *Arrhenatherum elatius.* Other abundant grasses include Yorkshire Fog *Holcus lanatus,* Cocksfoot *Dactylis glomerata,* Red Fescue *Festuca rubra,* Timothy *Phleum pratense,* Meadow Foxtail *Alopecurus pratensis,* Smooth Meadow-grass *Poa pratensis,* Common Couch *Elymus repens* and Bearded Couch *Elymus caninus*. Common Nettle *Urtica diocia,* Creeping Thistle *Cirsium arvense,* Spear Thistle *Cirsium vulgare,* Broad-leaved Dock *Rumex obtusifolius*, Wood Dock *Rumex sanguineus,* Cow Parsley *Anthriscus sylvestris,* Creeping Buttercup *Ranunculus repens* and Common Ragwort *Senecio jacobaea* also appear throughout the sward. Additional species include Common Mouse-ear *Cerastium fontanum,* Hogweed *Heracleum sphondylium* and American Willowherb *Epilobium ciliatum.* A few individuals of Common Knapweed *Centaurea nigra,* indicative of unimproved grasslands, were also noted.

3.2.2. The species recorded are typical of lightly grazed, dry to moist neutral swards in semi-improved grasslands. It is presumed that the grass is mown approximately once per year, due to the presence of a lawnmower and grass cuttings within the site.

3.2.3. Where the grassland meets the woodland there is a small fringe of scrub (see Photograph 2), which comprises Bramble *Rubus fruticosus*, Blackthorn *Prunus spinosa* and Teasel *Dipsacus fullonum*.

3.2.4. Litter, including wooden pallets and a bathtub, is present within the grassland. A temporary storage unit (a small flat-roofed metal structure situated on top of a wooden pallet) is also present (see Photographs 3 and 4).

3.3. Woodland

3.3.1. Lowland mixed deciduous woodland (see Photograph 5) is present in the north of the site. The woodland is species-rich and Elms *Ulmus* sp. occur abundantly throughout, reaching mature heights (see Photograph 6). Canopy species include Elms, Ash *Fraxinus excelsior* and Sycamore *Acer*

pseudoplatanus. Smaller species and shrubs include Field Maple *Acer campestre*, Blackthorn, Hazel *Corylus avellana*, Hawthorn *Crataegus monogyna* and Wayfaring Tree *Viburnum lantana.* The ground flora is Common Nettle, Ivy and Ground Ivy *Glechoma hederacea.*

3.3.2. The woodland was difficult to access and survey internally. The vegetation bordering Stickling Green Road had been flailed or cut and presented no access route (see Photograph 5). Access was also limited from the grassland side. Where access was possible, the understorey was rather closed, hampering survey efforts.

3.3.3. Standing and fallen deadwood was also recorded within the woodland and on the margins bordering the grassland. Litter was also noted within the woodland.

3.4. **Hedgerow**

3.4.1. Two hedgerows and two treelines are present within the site.

3.4.2. Hedgerow H1 (see Photograph 7) is a native hedgerow with trees and extends along the western site boundary. The hedgerow comprises Elms, Hazel, Elder *Sambucus nigra*, and Blackthorn.

3.4.3. Hedgerow H2 is a species-rich native hedgerow, situated along the northeast site boundary, adjacent to the off-site overflow car park. The hedgerow consists of Hawthorn, Elder, Bramble, Ash*,* Sycamore, and Elm.

3.5. **Treeline**

3.5.1. Treeline TL1 (see Photograph 8) is located along the southern site boundary and is situated between two fences. The treeline comprises mature Hawthorn*,* Elder*,* Hazel and Elms.

3.5.2. Treeline TL2 extends along the eastern site boundary, south of Hedgerow H2. This treeline is also located between two fences and comprises mature Hawthorn and Elms.

3.6. **Background Records**

3.6.1. The desk study returned a total of 1,428 plant records, of which four records pertained to species protected under Schedule 8 of the Wildlife and Countryside Act 1981 (as amended) and one listed under Annex V of the Habitats Directive. These records all relate to Bluebell *Hyacinthoides non-scripta* and Butcher's-broom *Ruscus aculeatus*.

3.6.2. The closest of these records relates to Bluebell, observed within a 1km grid square that encompasses the majority of the site, occurring between approximately 0 and 1.1km to the east. All records date from 2015.

3.6.3. Further to this, the data search returned seven records of invasive plant species. These records relate to Butterfly Bush *Buddleja davidii,* Spanish Bluebell *Hyacinthoides hispanica,* Indian Balsam *Impatiens glandulifera,* Least Duckweed *Lemna minuta* and Holm Oak *Quercus ilex.*

3.6.4. The closest of these records pertain to Butterfly Bush, Spanish Bluebell and Indian Balsam dating from 2015. These records were recorded within two 1km grid squares which encompass the site. The records of Butterfly Bush and Spanish Bluebell are situated between approximately 0 and 1.1km to the east of the site. The record of Indian Balsam is located between approximately 0 and 1.2km west of the site. The most recent record relates to Holm Oak recorded between approximately 1.2km and 2.2km north of the site in 2016.

4. WILDLIFE USE OF THE SITE

4.1. During the initial survey, general observations were made of any faunal use of the site, with specific attention paid to ascertain the potential presence of protected or notable species.

4.2. Bats

4.2.1. The hedgerows, treelines and woodland within the site provide suitable foraging and commuting opportunities for bats. These features connect to the wider network of hedgerows and woodland located off-site, notably to the southwest and west. The grassland present within the site also likely supports a common assemblage of invertebrates, providing further foraging resources for bats.

4.2.2. The woodland and treelines contain some mature trees, but none of these were considered to be suitable for roosting bats, on account of them lacking features such as knot holes and crevices.

4.2.3. The desk study returned a 23 bat records relating to Common Pipistrelle *Pipistrellus pipistrellus*, Brown Long-eared Bat *Plecotus auritus*, Natterer's Bat *Myotis nattereri*, *Plecotus* sp. and *Pipistrellus* sp.

4.2.4. The closest records relate to Common Pipistrelle and Brown Long-eared Bat, situated approximately 1.2km southwest of the site in 2014. The most recent record relates to Natterer's Bat and dates from 2017. This record is located approximately 1.6km northeast of the site.

4.3. Badgers

4.3.1. Mammal paths are visible from the grassland into the woodland. These pathways could be the result of Badgers or Muntjac *Muntiacus reevesi*. The site contains suitable habitat for sett building and foraging, in addition to providing access to the surrounding landscape which is also suitable for this species. No evidence of setts, foraging or latrines were noted during the site survey however, and it is considered that Badgers are not using the site at present.

4.3.2. No records pertaining to Badgers were returned by the data search.

4.4. Dormice

4.4.1. The hedgerows, treelines and woodland provide some suitability for Hazel Dormice *Muscardinus avellenarius.* The presence of Hazel on-site also provides a principal food source for this species. Furthermore, the habitats located within the site provide good connectivity to hedgerows and woodland in the wider landscape, thus presenting suitable dispersal opportunities.

4.4.2. No records relating to Hazel Dormice were returned by the data search.

4.5. **Hedgehogs**

4.5.1. The site holds suitable habitat for Hedgehog *Erinaceus europaeus* in the form of grassland, hedgerow and woodland. No evidence of this species was noted during the site survey.

4.5.2. No records relating to Hedgehog were returned by the data search.

4.6. **Other Terrestrial Mammals**

4.6.1. As detailed above, mammal paths were recorded from the grassland into the woodland. These features may be attributed to Muntjac*,* if not Badger.

4.6.2. Rabbits *Oryctolagus cuniculus* were noted within the site during the habitat survey and given the habitats present, the site likely supports an assemblage of small common mammal species.

4.6.3. The data search returned four records of other terrestrial mammal species, including Grey Squirrel *Sciurus carolinensis,* Fallow Deer *Dama dama.* and Muntjac*.*

4.7. **Birds**

4.7.1. The woodland, hedgerows and treelines provide nesting and foraging habitat for birds. The grassland also provides suitable habitat for ground nesting birds. No signs of nesting birds were identified during the habitat survey and there is no reason to believe that any notable species are present.

4.7.2. The desk study returned 86 bird records. Of these, 14 records relate to bird species protected under Schedule 1 of the Wildlife and Countryside Act 1981 and / or listed under Annex I of the Birds Directive. These species include Hen Harrier *Circus cyaneus,* Red Kite *Milvus milvus,* Firecrest *Regulus ignicapilla*, Redwing *Turdus iliacus,* Golden Plover *Pluvialis apricaria* and Fieldfare *Turdus pilaris.*

4.7.3. The closest of these records pertain to Red Kite and Fieldfare located within a 1km grid square which partially encompasses the site between approximately 0 and 1.2km to the west. These records date from 2018. The most recent record relates to Red Kite and Golden Plover situated between 1.2km and 2.5km to the north of the site in 2022.

4.7.4. Furthermore, the data search returned a total of eight records of birds listed under Section 41 of the NERC Act (2006) and / or listed as a priority species by the UK Biodiversity Action Plan (BAP). Species include Skylark *Alauda arvensis*, Yellowhammer *Emberiza citronella*, Reed Bunting *Emeriza schoeniclus,* Spotted Flycatcher *Muscicapa striata* and House Sparrow *Passer domesticus.*

4.7.5. The closest records are located within a 1km grid square between approximately 0.9km and 2.3km northeast of the site. These records pertain to Skylark and Yellowhammer and date from 2021. The most recent records relate to Skylark, Yellowhammer and House Sparrow all

located within a 1km grid square between approximately 1.3km and 2.5km north of the site in 2022.

4.7.6. Two records of bird species protected by the Essex Biodiversity Action Plan (EBAP) were returned by the data search. Both records pertain to Song Thrush *Turdus philomelos*. The closest record is located within a 1km grid square between approximately 0.7km and 2km southwest of the site in 2020. The most recent record is situated within a 1km grid square between approximately 1.2km and 2.4km northeast of the site in 2022.

4.8. Reptiles

4.8.1. The habitats within the site present opportunities for reptiles. The grassland provides suitable foraging and refugia habitat on account of its tall sward. The site is bound to the north by Stickling Green Road and to the east by Clatterbury Lane. These roads present a dispersal barrier for reptiles. The site is relatively small, but there is nonetheless a possibility that reptiles may be present on the site. Similar habitats are present in the immediate area to the south and west.

4.8.2. No records of reptiles were returned by the data search.

4.9. Amphibians

4.9.1. The habitats within the site offer some suitability for amphibians in their terrestrial phase but no aquatic habitat is present on-site. There are ten ponds located within 500m of the site, but all of these are situated beyond Stickling Green Road and Clatterbury Lane, which would present something of a dispersal barrier, albeit they are not especially wide or busy roads. No information on the presence of Great Crested Newts *Triturus cristatus* for any of these ponds is present on the MAGIC website.

4.9.2. As per reptiles above, the grassland offers foraging and refugia habitat but given the lack of suitable waterbodies in the immediate vicinity, it is considered unlikely that amphibians would be present in large numbers within the site.

4.9.3. No records of amphibians were returned by the data search.

4.10. Invertebrates

4.10.1. Given the habitats present, it is likely that a common assemblage of invertebrate species would be present within the site. There is no reason to believe that any notable invertebrate species are present.

4.10.2. The desk study returned a total of 141 records of invertebrate species, of which a single species is listed under Section 41 of the NERC Act (2006) and listed as a priority by the UK Biodiversity Action Plan (BAP). This species is the Small Heath Butterfly *Coenonympha pamphilus*. This record dates from 2021 and is situated approximately 1.7km northeast of the site.

5. ECOLOGICAL EVALUATION

5.1. The Principles of Site Evaluation

5.1.1. The guidelines for ecological evaluation produced by CIEEM propose an approach that involves professional judgement, but makes use of available guidance and information, such as the distribution and status of the species or features within the locality of the project.

5.1.2. The methods and standards for site evaluation within the British Isles have remained those defined by Ratcliffe[7]. These are broadly used across the United Kingdom to rank sites, so priorities for nature conservation can be attained. For example, current Sites of Special Scientific Interest (SSSI) designation maintains a system of data analysis that is roughly tested against Ratcliffe's criteria.

5.1.3. In general terms, these criteria are size, diversity, naturalness, rarity, and fragility, while additional secondary criteria of typicalness, potential value, intrinsic appeal, recorded history and the position within the ecological / geographical units are also incorporated into the ranking procedure.

5.1.4. Any assessment should not judge sites in isolation from others since several habitats may combine to make it worthy of importance to nature conservation.

5.1.5. Further, relying on the national criteria would undoubtedly distort the local variation in assessment and therefore additional factors need to be considered, e.g., a woodland type with a comparatively poor species diversity, common in the south of England may be of importance at its northern limits, say in the border country.

5.1.6. In addition, habitats of local importance are often highlighted within a local BAP. The Essex BAP highlights a number of priority habitats and species, and these are referred to in this assessment where relevant.

5.1.7. Levels of importance can be determined within a defined geographical context from the immediate site or locality through to the international level.

5.1.8. The legislative and planning policy context are also important considerations and have been given due regard throughout this assessment.

5.2. Habitat Evaluation

Designated Sites

5.2.1. **Statutory sites.** There are no statutory sites within or directly adjacent to the site. The closest statutory site is Quendon Wood Site of Special Scientific Interest (SSSI), located approximately 4.2 km southeast of the site. The site is designated as an ancient coppice-with-standards woodland and contains a variety of plant species associated with a range

[7] Ratcliffe, D A (1977). *A Nature Conservation Review: The Selection of Biological Sites of National Importance to Nature Conservation in Britain*. Two Volumes. Cambridge University Press, Cambridge.

of soil types. Due to the distance of this site from the proposed development and the intervening land use, no adverse effect to this designation is considered likely.

5.2.2. **Non-statutory sites.** There are no non-statutory sites within or adjacent to the site. The closest non-statutory site is Scotts Pasture Local Wildlife Site (LWS), situated approximately 0.5km southwest of the site. This site represents a chalky clay grassland and contains a variety of plant species, including Salad Burnet *Sanguisorba minor,* Lady's Bedstraw*,* Cowslip and Upright Brome *Bromus erectus*.

5.2.3. Sticking Green LWS is located approximately 0.5km west of the site. This site constitutes two parcels of land containing unmown areas of grassland. The site contains a varied species mix, including Quaking Grass *Briza media,* Yellow Oat-grass, Lady's Bedstraw, Cowslip, Bee Orchid *Ophrys apifera,* Spiny Restharrow and Salad Burnet.

5.2.4. Further non-statutory designated sites are illustrated on Plan ECO1. Due to the distance of these sites from the proposed development and the intervening land use, which comprises arable land and residential dwellings, no adverse effects to these designations are considered likely.

Habitats

5.2.5. The lowland mixed deciduous woodland, hedgerows and treelines are of greatest ecological value within the context of the site. The woodland is rich in Elm species and given that Essex is a European hotspot for Elm diversity, it is of heightened interest. It can be assumed that the trees are therefore valuable from the point of view of conserving genetic diversity. The woodland, hedgerows and treelines also provide good connectivity to the wider landscape. The grassland is of some ecological value but does contain several undesirable species including but not limited to Common Nettle, Thistles and Docks (which cover approximately 30% of the area). In addition, the grassland has a largely monotonous sward height and has a relatively low species richness per square metre.

5.2.6. The loss of these habitats and their replacement with developed land would be detrimental to on-site biodiversity. The development therefore aims to maximise the retention and enhancement of habitats within the site and establish new habitats to off-set losses. Areas of grassland and woodland will be enhanced, as will both hedgerows. New habitats provided as part of the development will include amenity grassland, amenity planting, vegetated garden, an attenuation pond, a Sustainable Urban Drainage (SUD) feature and individual trees.

Biodiversity Net Gain

5.2.7. The habitats within the site afford a total of 10.71 habitat units, the majority of which are attributed to the neutral grassland, in addition to 2.89 hedgerow units. The Biodiversity Net Gain Assessment, dated December 2023, details a net loss of -54.36% in habitat units and net gain of +28.90% in hedgerow units.

5.2.8. The proposed enhancement measures and the establishment of new habitats do not provide sufficient on-site compensation for the areas lost. The small size of the site also presents a constraint, as the area available for offsetting losses is limited. To achieve a measurable net gain of habitat units for the development, off-site compensation would be required.

5.2.9. Nevertheless, the development will involve the enhancement of areas of existing grassland and woodland, in addition to both hedgerows. New habitats will also be provided including amenity grassland, amenity planting, vegetated garden, an attenuation pond, SUD feature and individual trees, all of which will be of potential benefit to local wildlife including bats and birds.

5.3. Faunal Evaluation

Bats

5.3.1. **Legislation.** All bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and included on Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended). These include provisions making it an offence to:

- Deliberately kill, injure or take (capture) bats;
- Deliberately disturb bats in such a way as to: -
  i. be likely to impair their ability to survive, to breed or reproduce, or to rear or nurture their young, or to hibernate or migrate; or
  ii. affect significantly the local distribution or abundance of the species to which they belong;
- Damage or destroy any breeding or resting place used by bats;
- Intentionally or recklessly to obstruct access to any place used by bats for shelter or protection (even if bats are not in residence).

5.3.2. The words deliberately and intentionally include actions where a court can infer that the defendant knew that the action taken would almost inevitably result in an offence, even if that were not the primary purpose of the act.

5.3.3. The offence of damaging or destroying a breeding site or resting place (which can be interpreted as making it worse for the bat) is an absolute offence. Such actions do not have to be deliberate for an offence to be committed.

5.3.4. **Site Usage.** The habitats on-site, notably the woodland, hedgerows and treelines, provide foraging and commuting opportunities for bats. The site presents good connectivity to the wider landscape which primarily comprises a network of hedgerows and woodland areas bounding arable and grassland fields. None of the trees on-site are suitable for roosting bats.

5.3.5. **Mitigation and Enhancement**. The boundary habitats (hedgerows, treelines and woodland) are to be largely retained and / or enhanced as part of the development. When coupled with the small size of the site and the presence of ample foraging and commuting opportunities in the immediate vicinity, it is considered that the development will not adversely

impact the local bat population to any significant extent. No further surveys are considered necessary.

5.3.6. New planting should prioritise native species. The retention and enhancement of hedgerows and treelines will ensure that potential commuting and foraging routes, in addition to connectivity to the wider landscape remain post-development.

5.3.7. The lighting scheme for the site should be designed to limit light spillage onto retained vegetation, to ensure that opportunities for foraging and dispersal remain post-development. Warm white LEDs, low pressure sodium or narrow spectrum (no UV) lights should be used, in conjunction with directional downlights in these areas.

5.3.8. A variety of bat boxes should be provided and installed on suitable retained trees within the site to provide new roosting opportunities post-development and maximise benefits for bats. Incorporating bat tiles, tubes and bricks as part of any new building would further such opportunities.

Badgers

5.3.9. **Legislation.** Badgers are protected by the Protection of Badgers Act 1992. The legislation aims to protect the species from persecution rather than being a response to an unfavourable conservation status.

5.3.10. As well as protecting the animal itself, the 1992 Act also makes the intentional or reckless destruction, damage, or obstruction of a Badger sett an offence. A sett is defined as “any structure or place which displays signs indicating current use by a Badger”. Current use is defined by Natural England as any use within the past 12 months.

5.3.11. The intentional elimination of sufficient foraging area to support a known social group of badgers may in certain circumstances, be construed as an offence by constituting ‘cruel, ill treatment’ of a Badger.

5.3.12. Local authorities are obligated to consult with Natural England over any development applications which are likely to adversely affect Badgers.

5.3.13. Any work which disturbs badgers is illegal without a licence granted by Natural England. The Badgers Act 1992 makes specific provision for the granting of licences for development purposes.

5.3.14. Natural England provides guidance and guidelines into the types of activity that it considers should require licencing within certain distances of sett entrances. Any work on-site must be completed in accordance with that guidance.

5.3.15. **Site Usage.** The site contains suitable habitat for sett building, foraging and commuting, in addition to having good links with the wider countryside. Mammal paths were noted from the grassland into the woodland, but these may be attributed to Muntjac. No evidence of Badger setts, foraging, or latrines was recorded during the site survey. Badgers are not expected to be using the site currently.

5.3.16. **Mitigation and Enhancements.** A check for Badgers should be carried out prior to any construction or habitat clearance to ensure that no new setts have been excavated prior to the proposed development. No specific mitigation is required at this time.

Dormice

5.3.17. **Legislation.** Dormice are subject to the same level of legislative protection as bats (see above). Dormouse is also a UK and Essex Priority species.

5.3.18. **Site Usage.** The hedgerows, treelines and woodland provide some suitability for Hazel Dormice and food resources are present within the site. The site provides good connectivity to the wider hedgerow network. No Evidence of Hazel Dormice was found during the site visit and no records of this species were returned by the data search.

5.3.19. **Mitigation and Enhancements.** Given the lack of records returned by the data search and the distance of the NBN Atlas record from the site, it is considered unlikely that Hazel Dormice is present within the site. No further surveys are necessary.

5.3.20. Hedgerows are to be enhanced within the site and both treelines retained. This will ensure that suitable habitat remains post-development. The majority of the woodland will also be retained and enhanced. Enhancement provisions should utilise native species.

Hedgehogs

5.3.21. **Legislation.** Hedgehog is a Species of Principal Importance for the Conservation of Biodiversity under Section 41 (England) of the NERC Act 2006. Hedgehog is a UK BAP priority species.

5.3.22. The NERC Act 2006 requires the Secretary of State to:

…take such steps as appear… to be reasonably practicable to further the conservation of the living organisms and types of habitat included in any published under this section, or…promote the taking by others of such steps.

5.3.23. **Site Usage.** No Hedgehogs were recorded during the initial site visit. Nevertheless, the site holds suitable habitat for Hedgehogs in the form of grassland, hedgerow and woodland.

5.3.24. **Mitigation and Enhancements.** It is recommended that any ground cover clearance is undertaken outside of the winter hibernation period (October to April inclusively), with any Hedgehogs found during this work relocated to the margins of the site but away from roads.

5.3.25. New fences should be provided with a ‘Hedgehog Gateway’, a 13cm x13cm section of fence cut out at the base, to facilitate dispersal for Hedgehogs and other small animals. This will enhance the permeability of the new development for wildlife.

5.3.26. Any debris from tree felling could be used to establish log piles in the woodland, thus providing hibernation opportunities for Hedgehogs and small mammals.

5.3.27. The development involves the establishment of amenity grassland and vegetated gardens, which will provide suitable foraging habitat for Hedgehogs. Hedgerows will also be enhanced, as will areas of existing grassland and woodland. Planting should be based around native species.

Birds

5.3.28. **Legislation.** Section 1 of the Wildlife and Countryside Act 1981 (as amended) is concerned with the protection of wild birds, while Schedule 1 lists species that are protected by special penalties. All species of birds receive general protection while nesting.

5.3.29. **Site Usage.** The habitats on-site provide nesting and foraging opportunities for birds with these focused on the hedgerows, treelines and woodland. No nests were recorded in any of the trees during the site survey. There is no reason to believe that any notable species are present.

5.3.30. **Mitigation and Enhancements.** As all species of birds receive general protection whilst nesting, it is recommended that, in order to avoid a possible offence, any vegetation clearance and tree removal be undertaken outside the main breeding season (March to August inclusive). Should this not be possible, suitable nesting habitat scheduled for removal should be checked for the presence of nesting birds immediately prior to removal by a suitably qualified ecologist.

5.3.31. The planting of new trees and the establishment of amenity grassland and vegetated gardens, will provide replacement nesting and foraging opportunities. New planting should utilise a predominantly native species mix which includes fruit bearing species, offering further food resources for birds.

5.3.32. Further enhancements could be provided through the provision and installation of a variety of bird boxes on retained trees and / or incorporated into new buildings. This would offer additional nesting opportunities for birds post-development.

Reptiles

5.3.33. **Legislation.** All six British reptile species receive a degree of legislative protection that varies depending on their conservation importance.

5.3.34. Rare, endangered or declining species receive 'full protection' under the Wildlife and Countryside Act 1981 (as amended) as well as protection under the Conservation of Habitats and Species Regulations 2017 (as amended). Species that are fully protected are Smooth Snake *Coronella austriaca* and Sand Lizard *Lacerta agilis*. These receive the following protection from:

- Killing, injuring, taking;

- Possession or control (of live or dead animals, their parts or derivatives);
- Damage to, destruction of, obstruction of access to any structure or place used for shelter or protection;
- Disturbance of any animal occupying such a structure or place; and
- Selling, offering for sale, possession or transport for purposes of sale (live or dead animal, part or derivative).

5.3.35. Owing to their abundance in Britain, Common Lizard *Zootoca vivipara*, Slow Worm *Anguis fragilis*, Grass Snake and Adder *Vipera berus* are only 'partially protected' under the Wildlife and Countryside Act 1981 (as amended) and as such only receive protection from:

- Deliberate killing and injuring;
- Being sold or other forms of trading.

5.3.36. Therefore, if reptiles are present within a site, a scheme of translocation can be implemented to avoid the offence of killing / injury.

5.3.37. **Site Usage.** The grassland provides suitable foraging and refugia habitat on account of its tall sward. Litter and a temporary storage unit within the grassland provide further shelter for reptiles. The site is bound to the north by Stickling Green Road and to the east by Clatterbury Lane. These roads present a minor dispersal barrier for reptiles. No records were returned by the data search, and the site is relatively small, but there is nonetheless a possibility that reptiles may be present on the site.

5.3.38. **Mitigation and Enhancements.** Vegetation within the site should be cleared in a progressive manner from north to south, during suitable warm weather conditions. An initial cut should be made to no less than 15cm sward height, with a subsequent cut at least 24 hours later to ground level. This would encourage any reptiles present to disperse to retained and adjacent habitats.

5.3.39. The establishment of an attenuation pond and SUD feature within the site, coupled with the enhancement of retained grassland would provide suitable foraging habitat to reptiles post-development.

Amphibians

5.3.1. **Legislation.** Great Crested Newts are subject to the same level of legislative protection as bats (see above). Common Toads are listed as a species of principal importance under Section 41 of the NERC Act 2006 and are afforded the same level of protection as Hedgehogs.

5.3.2. **Site Usage.** The habitats within the site offer some suitability for amphibians in their terrestrial phase but no aquatic habitat is present on-site or in the immediate vicinity.

5.3.3. **Mitigation and Enhancements.** No specific mitigation is required. The provision of an attenuation pond and SUD feature may provide new opportunities to amphibians not currently present within the site. The planting of native species and the potential subsequent increase in

invertebrate numbers would provide further prey resources for amphibians post-development.

Invertebrates

5.3.4. **Site Usage.** The habitats on-site are likely to provide opportunities for an assemblage of common invertebrate species.

5.3.5. **Mitigation and Enhancements.** The enhancement of hedgerows, grassland and woodland, in addition to the establishment of new habitats as part of the development will retain and possibly provide new opportunities for invertebrates post-development. New planting should comprise a predominantly native species mix to ensure that ample nectar resources are provided.

5.3.6. Further enhancements could be provided through the installation of invertebrate boxes on retained trees, and the establishment of log piles for saproxylic species, as detailed above for Hedgehogs.

6. PLANNING POLICY CONTEXT

6.1. The planning policy framework that relates to nature conservation at the site is issued at two main administrative levels: nationally through the National Planning Policy Framework (NPPF) and locally through the Uttlesford District Council Local Plan (adopted 2005). Several supporting documents relate to nature conservation.

6.2. Any proposed development will be judged in relation to the policies contained within the following documents.

6.3. National Policy

National Planning Policy Framework (September 2023)

6.3.1. National policy for biodiversity and geological conservation is provided by the National Planning Policy Framework (NPPF), revised most recently in September 2023. It is noted that the NPPF continues to refer to further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system provided by Circular 06/05 (DEFRA / ODPM, 2005) accompanying the now-defunct Planning Policy Statement 9 (PPS9).

6.3.2. The key element of the NPPF is that there should be "a presumption in favour of sustainable development" (paragraphs 10 to 11). It is important to note that this presumption "does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site" (paragraph 182). 'Habitats site' has the same meaning as the term 'European site' as used in the Habitats Regulations 2017.

6.3.3. Hence, the direction of Government policy is clear. That is, the presumption in favour of sustainable development is to apply in circumstances where there is potential for an effect on a European site, if it has been shown that there will be no adverse effect on that designated site as a result of the development in prospect.

6.3.4. The NPPF refers to minimisation of impacts to and net gains for biodiversity (paragraph 174). The NPPF also considers the strategic approach that Local Authorities should adopt with regard to the protection, maintenance and enhancement of green infrastructure, priority habitats and ecological networks, and the recovery of priority species.

6.3.5. Paragraphs 179 to 181 of the NPPF comprise a number of principles that Local Authorities should apply, including encouraging opportunities to incorporate biodiversity in and around developments; provision for refusal of planning applications if significant harm cannot be avoided, mitigated or compensated for; applying the protection given to European sites to potential Special Protected Areas (SPA), possible Special Areas of Conservation (SAC), listed or proposed Ramsar sites and sites identified (or required) as compensatory measures for adverse effects on European sites; and the provision for the refusal for developments resulting in the

loss or deterioration of 'irreplaceable' habitats – unless there are 'wholly exceptional reasons' (for instance, infrastructure projects where the public benefit would clearly outweigh the loss or deterioration of habitat) and a suitable compensation strategy exists .

6.3.6. National policy therefore implicitly recognises the importance of biodiversity and that with sensitive planning and design, development and conservation of the natural heritage can co-exist and benefits can, in certain circumstances, be obtained.

6.4. Local Policy

Uttlesford Local Plan (adopted 2005)

6.4.1. The site is covered by two local authorities: Essex County Council and Uttlesford District Council. The Uttlesford Local Plan includes policies for deciding planning applications in Uttlesford, in which Clavering is situated. Several policies relate to nature conservation and are summarised below.

6.4.2. **Policy GEN7 – Nature Conservation.** This policy states that developments having adverse effects on wildlife will not be permitted unless the need for the development outweighs the importance of ecological features. Ecological surveys will be required for sites containing or potentially containing protected species or habitats. Mitigation and / or compensation will be required for any losses. The policy also encourages the enhancement of biodiversity via the establishment of new habitats.

6.4.1. **Policy ENV3 – Open Spaces and Trees.** This policy states that developments will not be permitted if they result in the loss of traditional open spaces, other visually important spaces, groups of trees and fine individual tree specimens, unless the need for development outweighs their amenity value.

6.4.2. **Policy ENV7 – The Protection of the Natural Environment – Designated Sites.** This policy states that developments will not be permitted if they adversely affect nationally important areas of nature conservation concern or local areas of conservation significance, unless the need for the development outweighs the importance of the relevant conservation areas.

6.4.3. **Policy ENV8 – Other Landscape Elements of Importance for Nature Conservation.** This policy relates to several habitats which are of importance to wildlife including but not limited to hedgerows, woodlands, grasslands and ponds. Developments resulting in the loss of such habitats will not be permitted, unless the need for the development outweighs the need to retain elements important to wildlife. Mitigation methods are required where losses occur to demonstrate compensation.

Uttlesford New Local Plan (in consultation stage)

6.4.4. The new Local Plan will collate all major planning policy for Uttlesford district into one document. The new Local Plan is currently in a public consultation period (the Regulation 18 stage). Responses to the new Local

Plan will inform the next stage of preparation in 2024. Several policies relate to nature conservation.

6.4.5. **Core Policy 38 – The Natural Environment.** This policy states that developments will be supported where internationally, nationally and / or locally designated sites are protected and enhanced. This principle applies to non-designated sites also. Ecological surveys will be required if the development is to affect such sites. Where losses are to occur, development will not be permitted unless for exceptional circumstances. Developments will be expected to assess alternative sites if proposals are to adversely impact biodiversity. If this is not possible, mitigation and / or compensation measures must be provided. The policy also details the requirement for a biosecurity protocol method statement where developments may impact sites protected for biodiversity, to prevent the spread of invasive species. Furthermore, developments should aim to enhance on-site biodiversity through their design and take measures such as improving wildlife and habitat linkages. Consideration of proximity to London Stansted Airport and bird strike must also be considered where necessary. Finally, the policy details that developments will be refused if irreplaceable habitats, as stated in the latest Defra Biodiversity Metric.

6.4.6. **Core Policy 39 – Green and Blue Infrastructure.** This policy states that developments should aim to maximise the provision of beneficial green and blue infrastructure. Priority will be given for developments supporting biodiversity and the natural environment. The policy also details the retention and integration of green and blue infrastructure as part of proposals and the enhancement of habitats to achieve Biodiversity Net Gain. Developments must also include Sustainable (urban) Drainage Systems (SuDS) and have consideration to biodiversity. In addition, the policy makes reference to hedgerows and trees, stating that such features should be protected pre- and post-development.

6.4.7. **Core Policy 40 – Biodiversity.** This policy states that developments must conserve and enhance networks of habitats, species, and sites. This includes facilitating connections with off-site areas. Development will be required to achieve net gains of 20% and above, as measured by the Defra Biodiversity Metric. Where this is not achieved, justification must be provided and alternative arrangements made. Any off-site mitigation to achieve required gains should be delivered close to projects identified in the Green and Blue Infrastructure Strategy or as identified in the County's emerging Nature Recovery Network.

Essex Design Guide (established 1973)

6.4.8. The Essex Design Guide was established by Essex County Council. The Essex Design Guide initiative was launched in 2005 and a new website launched in 2018. The guide is used to inform the design of developments within Essex and relates in part to ecology and biodiversity, including recommendations of plant species.

6.5. **Discussion**

6.5.1. The development is proposed on land which holds ecological value within the Biodiversity Metric. Losses to neutral grassland and woodland from within the site will result in a net loss of habitats within the site, as measured by Biodiversity Net Gain Metric 4.0. The new (draft) Uttlesford Local Plan requests minimum Biodiversity Net Gains of 20% for developments, although this is not yet adopted policy, compared to the 10% set out in the Environment Act 2021, a threshold which is expected to become mandatory in January 2024.

6.5.2. Nevertheless, the development will diversify habitats already present on-site and will involve the enhancement of existing hedgerows, grassland and woodland. In addition, new habitats will be established including amenity grassland, amenity planting, vegetated garden, an attenuation pond, SUD feature and individual trees. Where appropriate, necessary mitigation to conserve habitats and species of interest has been put forward.

7. SUMMARY AND CONCLUSIONS

7.1. Ecology Solutions was commissioned in August 2023 by BAYA Group on behalf of E&A Securities to undertake an ecological assessment of Land to the West of Clatterbury Lane, Clavering, Essex.

7.2. This ecological assessment has been prepared in support of a planning application, comprising an 'Outline application with all matters reserved except access for up to 28 dwellings (Class C3) including public open space, sustainable drainage systems, landscaping and associated infrastructure and development'.

7.3. A habitat survey was undertaken in July 2023 to ascertain the general ecological value of the land contained within the site and to identify the main habitats and associated plant species. Specific attention was paid to any potential use of the site by protected species, including bats and Badgers.

7.4. **Statutory sites.** There are no statutory sites within or directly adjacent to the site. The closest statutory site is Quendon Wood SSSI, located approximately 4.2 km southeast of the site. Due to the distance of this site from the proposed development and the intervening land use, no adverse effect to this designation is considered likely.

7.5. **Non-statutory sites.** There are no non-statutory sites within or directly adjacent to the site. The closest non-statutory site is Scotts Pasture LWS, situated approximately 0.5km southwest of the site. Sticking Green LWS is located approximately 0.5km west of the site. Due to the distance of these sites from the proposed development and the intervening land use, which comprises arable land and residential dwellings, no adverse effects to these designations are considered likely.

7.6. **Habitats.** The woodland, hedgerows and treelines are of greatest ecological value within the context of the site. The on-site woodland is rich in Elm species and given that Essex is a European hotspot for Elm diversity, it is of heightened interest. The woodland, hedgerows and treelines also provide good connectivity to the wider landscape. The grassland is of some ecological value but does contain several undesirable species, has a largely monotonous sward height and a low species richness. The loss of these habitats and their replacement with developed land would be detrimental to on-site biodiversity. Areas of grassland and woodland will be enhanced as part of the development, as will both hedgerows. New habitats provided as part of the development will include amenity grassland, amenity planting, vegetated garden, an attenuation pond, a SUD feature and individual trees.

7.7. **Biodiversity Net Gain.** The proposals yield a net loss of -54.36% in habitat units and net gain of +28.90% in hedgerow units, as detailed within the Biodiversity Net Gain Assessment, dated December 2023. To achieve a Biodiversity Net Gain for the development, off-site compensation would be required.

7.8. **Bats.** The habitats on-site, notably the woodland, hedgerows and treelines, provide foraging and commuting opportunities for bats, but lighting from nearby buildings to the north may deter bat activity towards the northern site boundary. The site presents good connectivity to the wider landscape. None of the trees on-site are suitable for roosting bats.

7.9. Given that the boundary habitats will largely be retained and / or enhanced, coupled with the small size of the site and suitable habitat available in the immediate vicinity, it is considered that the development will not adversely impact the local bat population to any significant extent. No further surveys are considered necessary.

7.10. Habitat enhancement and establishment will increase the floristic diversity of the site, potentially attracting greater numbers of invertebrate prey. The landscape planting scheme should be based around native species. The lighting scheme for the site should be designed to limit light spillage onto retained vegetation, to ensure that opportunities for foraging and dispersal remain post-development. A further enhancement could involve the installation of bat boxes, tiles, tubes and bricks on retained trees and / or on new buildings., to provide new roosting opportunities.

7.11. **Badgers.** The site contains suitable habitat for sett building, foraging and commuting, in addition to having good links with the wider countryside. Mammal paths were noted from the grassland into the woodland, but these may be attributed to Muntjac. No evidence of Badger setts, foraging, or latrines was recorded during the site survey. Badgers are not expected to be using the site currently.

7.12. A check for Badgers should be carried out prior to any construction or habitat clearance to ensure that no new setts have been excavated prior to the proposed development. No specific mitigation is required at this time.

7.13. **Dormice.** The hedgerows, treelines and woodland provide some suitability for Hazel Dormice and food resources are present within the site. The site provides good connectivity to the wider hedgerow network. No evidence of Hazel Dormice was found during the site visit and no records of this species were returned by the data search. No further surveys are necessary.

7.14. **Hedgehogs.** No Hedgehogs were recorded during the initial site visit. Nevertheless, the site holds suitable habitat for Hedgehogs in the form of grassland, hedgerow and woodland.

7.15. It is recommended that any ground cover clearance is undertaken outside of the winter hibernation period (October to April inclusively), with any Hedgehogs found during this work relocated to the margins of the site but away from roads.

7.16. New fences should be provided with a ‘Hedgehog Gateway’, to facilitate dispersal for Hedgehogs and other small animals. Any debris from tree felling could be used to establish log piles in the woodland, thus providing hibernation opportunities for Hedgehogs and small mammals. The development will provide amenity grassland and vegetated gardens, providing suitable foraging habitat for Hedgehogs. Hedgerows will also be enhanced, as will areas of existing grassland and woodland. Planting should be based around native species.

7.17. **Birds.** The habitats on-site provide nesting and foraging opportunities for birds with these focused primarily on the hedgerows, treelines and woodland. No nests were recorded in any of the trees during the site survey. There is no reason to believe that any notable species are present.

7.18. It is recommended that, in order to avoid a possible offence, any vegetation clearance and tree removal be undertaken outside the main breeding season (March to August inclusive). Should this not be possible, suitable nesting habitat scheduled for removal should be checked for the presence of nesting birds immediately prior to removal by a suitably qualified ecologist.

7.19. The planting of new trees and the establishment of amenity grassland and vegetated gardens, will provide replacement nesting and foraging opportunities. New planting should utilise a predominantly native species mix which includes fruit bearing species, offering further food resources for birds.

7.20. Bird boxes could be installed onto retained trees and / or incorporated into new buildings. This would offer additional nesting opportunities for birds post-development.

7.21. **Reptiles.** The grassland provides suitable foraging and refugia habitat on account of its tall sward. No records were returned by the data search, and the site is relatively small, but there is nonetheless a possibility that reptiles may be present on the site. Vegetation within the site should be cleared in a progressive manner from north to south, during suitable warm weather conditions. An initial cut should be made to no less than 15cm sward height, with a subsequent cut at least 24 hours later to ground level. This would encourage any reptiles present to disperse to retained and adjacent habitats.

7.22. **Amphibians.** The habitats within the site offer some suitability for amphibians in their terrestrial phase but no aquatic habitat is present on-site. No records of Great Crested Newts were returned by the data search exercise. No specific mitigation is required. The provision of an attenuation pond and SUD feature may provide new opportunities to amphibians not currently present within the site. The planting of native species and the potential subsequent increase in invertebrate numbers would provide further prey resources for amphibians post-development.

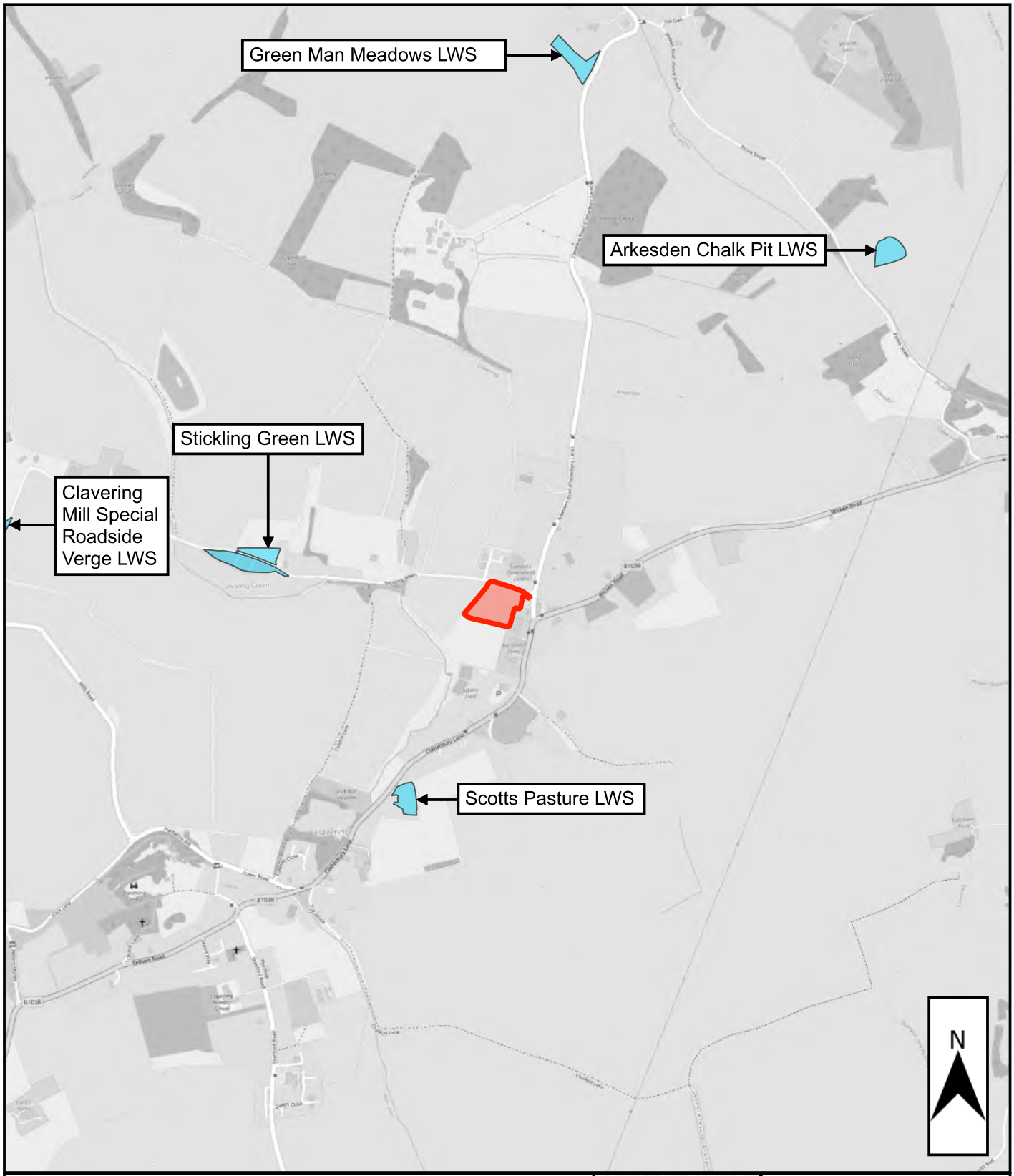
7.23. **Invertebrates.** The habitats on-site are likely to provide opportunities for an assemblage of common invertebrate species. The enhancement and establishment of habitats will retain and possibly provide new opportunities for invertebrates post-development. New planting should comprise a predominantly native species mix. Further enhancements could be provided through the installation of invertebrate boxes on retained trees, and the establishment of log piles for saproxylic species.

7.24. Overall, there is no overriding ecological reason why the site could not be developed. A series of mitigation and enhancement measures has been proposed to account for the potential presence of wildlife. The proposed development would result in a net loss in biodiversity as measured by the metric. Off-site compensation would need to be considered to achieve a net gain.

PLANS

PLAN ECO1

Site Location and Ecological Designations



KEY:

- SITE BOUNDARY
- LOCAL WILDLIFE SITE (LWS)

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11745: LAND TO THE WEST OF CLATTERBURY LANE, CLAVERING, ESSEX

PLAN ECO1: SITE LOCATION AND ECOLOGICAL DESIGNATIONS

Rev: A

Dec 2023

PLAN ECO2

Ecological Features

KEY:

- SITE BOUNDARY
- NEUTRAL GRASSLAND
- LOWLAND MIXED DECIDUOUS WOODLAND
- SPECIES-RICH NATIVE HEDGEROW WITH TREES
- NATIVE HEDGEROW WITH TREES
- TREELINE

N

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11745: LAND TO THE WEST OF CLATTERBURY LANE, CLAVERING, ESSEX

PLAN ECO2: ECOLOGICAL FEATURES

Rev: A

Dec 2023

PHOTOGRAPHS

PHOTOGRAPH 1: Neutral Grassland

PHOTOGRAPH 2: Scrub within Neutral Grassland

PHOTOGRAPH 3: Litter / debris within Neutral Grassland

PHOTOGRAPH 4: Temporary storage unit within Neutral Grassland

PHOTOGRAPH 5: Woodland (adjacent Stickling Green Road)

PHOTOGRAPH 6: Woodland (Elm *Ulmus* sp. rich canopy)

PHOTOGRAPH 7: Hedgerow H1 (western site boundary)

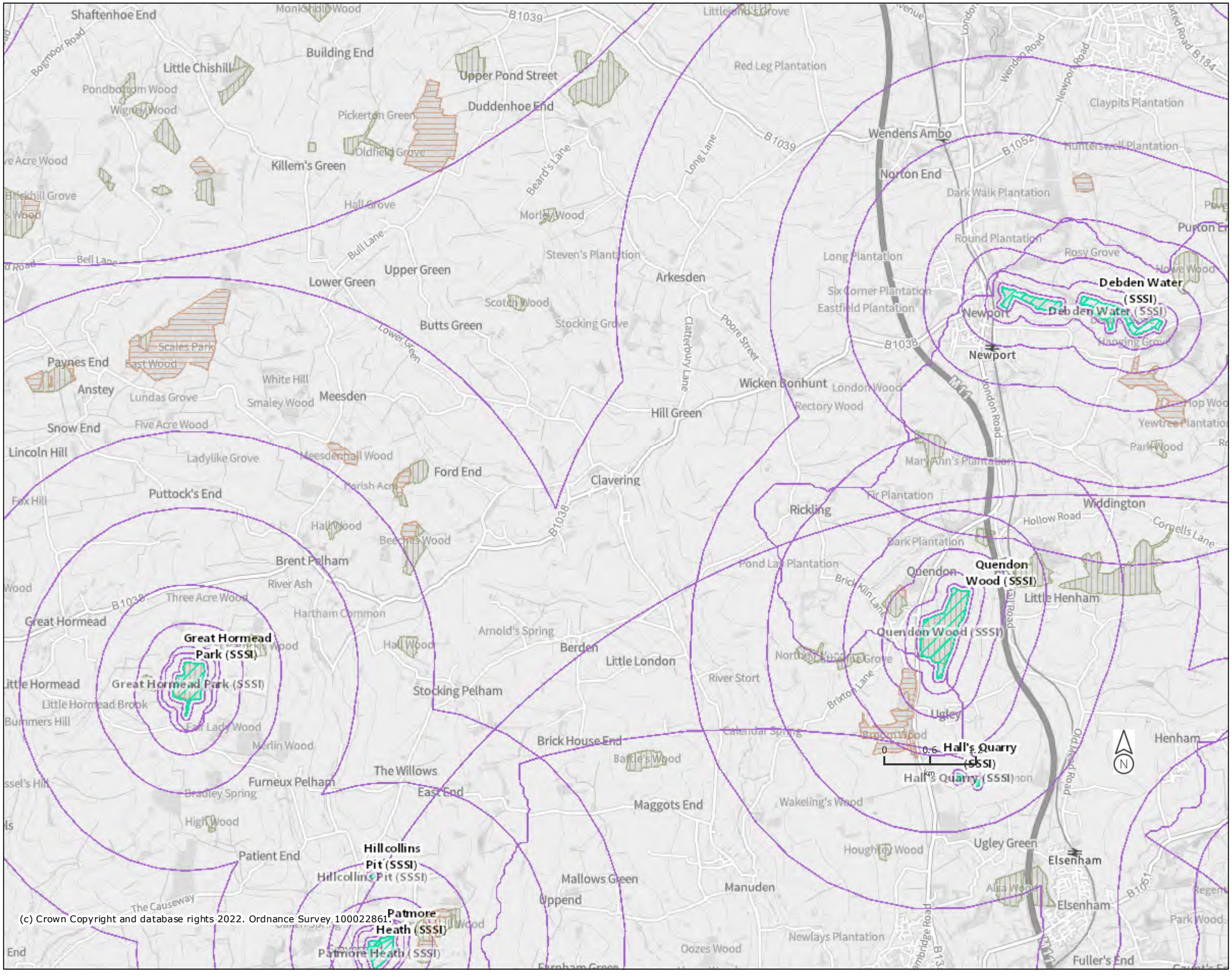
PHOTOGRAPH 8: Treeline TL1 (southern site boundary)

APPENDICES

APPENDIX 1

Information downloaded from Multi-Agency
Geographic Information for the Countryside (MAGIC)

11745 Clavering



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Legend

- Ramsar Sites (England)
- Sites of Special Scientific Interest (England)
- Special Areas of Conservation (England)
- Special Protection Areas (England)

Ancient Woodland (England)

- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland

- National Nature Reserves (England)
- Ramsar Sites (England)
- Sites of Special Scientific Interest (England)
- SSSI Impact Risk Zones - to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites (England)

Projection = OSGB36
xmin = 534600
ymin = 225500
xmax = 560000
ymax = 238000

0 1 2
km

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