

Photographs Showing Breaches of Planning Conditions
and Disregard for Protection of Priors Wood (Ancient
Woodland) During Construction of UTT/22/2744/FUL

Photographs Taken May 2024



Photo 1: Fencing and heavy construction equipment well within the 15m buffer zone of Priors Wood. The ground is being extensively disturbed within RPA (Root Protection Area) including that of the veteran oak tree identified in the Arboricultural Impact Assessment as T20 (highlighted by red arrow).



Photo 2: Photograph showing total disregard for 15m buffer zone at the SW corner of Priors Wood. Fencing is not opaque as required by the Construction Ecological Management Plan (Biodiversity)



Photo 3: Photograph showing continued disregard for 15m buffer zone at the SW corner of Priors Wood and roadway under construction without planning permission.

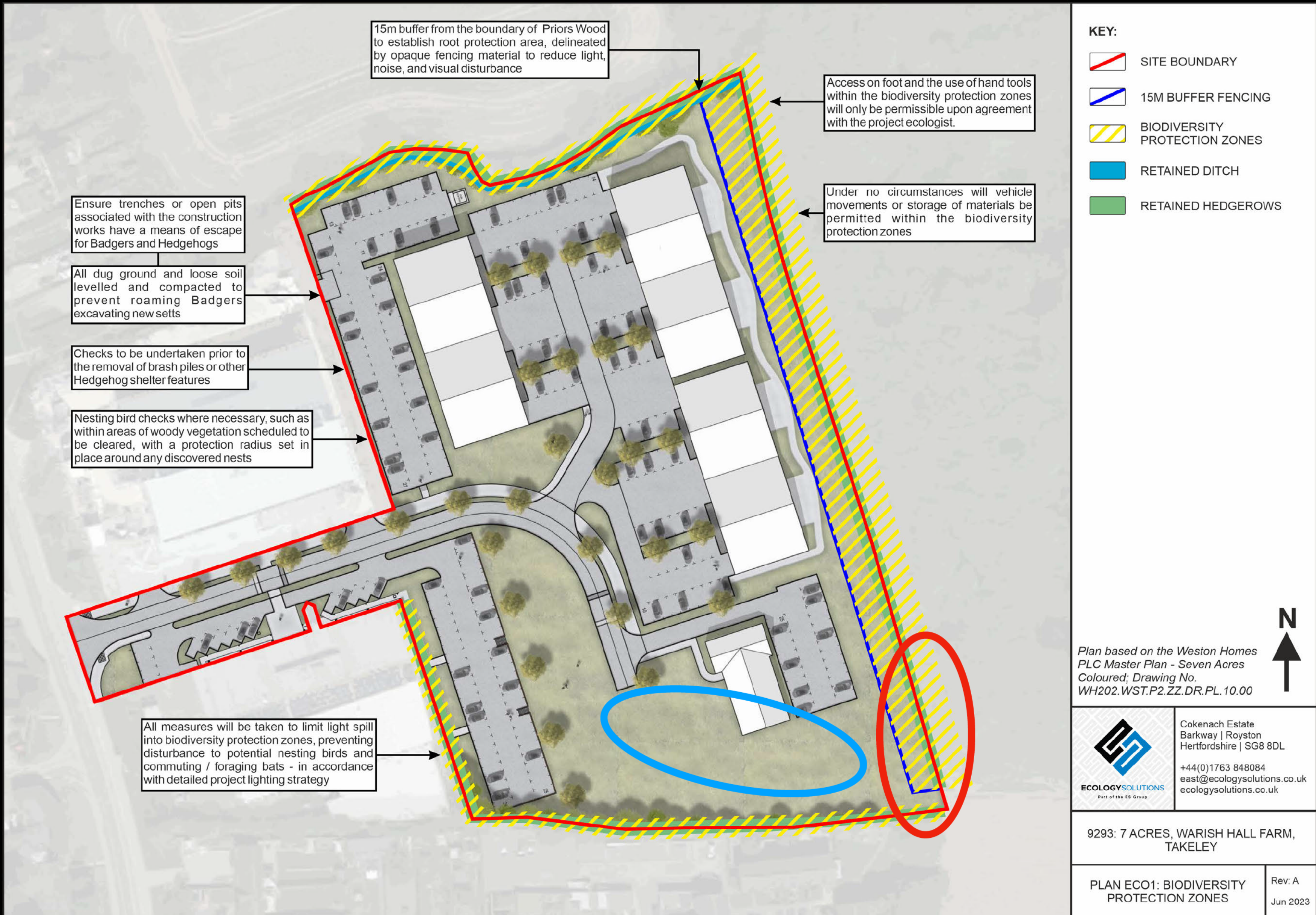







Photo 3: Section of roadway under construction in south east corner of site not shown on planning application documents. Note the heavy vehicle movements right next to Priors Wood.



Photo 4: Completed roadway running to SW corner of Priors Wood which was never shown on approved planning documents.

Activity	Risk	Risk likelihood (1 highly unlikely to 5 highly likely)	Risk impact severity (1 minor to 5 very severe)	Action taken	Risk likelihood after action	Risk impact severity after action
Vegetation clearance	Disturbance to habitats (namely Prior's Wood LWS and boundary Hedgerows)	3	4	<p>A 15-metre buffer zone, in accordance with best Natural England Standing Advice for Ancient Woodland and practice guidance (BS 5837:2012) will be established from the edge of Prior's Wood towards the east of the site. Fencing will delineate the RPA and safeguard the priority habitat and LWS from any direct, indirect, or in-combination adverse impacts of the site's development</p> <p>The fencing (Heras or similar) will be opaque to reduce light, noise, and visual disturbance, with accompanying signage installed to prevent its movement and ensure broad awareness of the buffer zone for site personnel.</p> <p>The retained on-site hedgerows and ditch shall be subject to biodiversity protection zones, delineated with Heras fencing, to ensure they are safeguarded during the construction phase.</p> <p>Any proposed works in protection zones must await approval from the project ecologist.</p>	1	1
Vegetation clearance	Disturbance / harm to nesting birds / Hedgehog / reptiles / amphibians	3	4	<p>To avoid a potential offence under the legislation, any suitable bird nesting habitat would be cleared outside of the nesting season (March to July inclusive) wherever possible, or subject to a nesting birds check by a suitably qualified ecologist a maximum of two days prior to works taking place.</p> <p>If a nesting bird or active nest is encountered during works, contact a suitably qualified ecologist for guidance. Nesting bird checks and checks</p>	1	1



- KEY:**
-  SITE BOUNDARY
 -  15M BUFFER FENCING
 -  BIODIVERSITY PROTECTION ZONES
 -  RETAINED DITCH
 -  RETAINED HEDGEROWS

Plan based on the Weston Homes PLC Master Plan - Seven Acres Coloured; Drawing No. WH202.WST.P2.ZZ.DR.PL.10.00



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PLAN ECO1: BIODIVERSITY PROTECTION ZONES	Rev: A Jun 2023
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Extract 2: Extract from the Construction Ecological Management Plan (Biodiversity). There are clearly multiple, significant breaches of the plan. Excavations are underway well within the biodiversity exclusion zone. The 15m buffer fencing is only 4m from the ancient woodland and not opaque. RPA are being ignored, threatening veteran trees. The red oval indicates the area in which the included photographs were taken. The blue oval indicates the area of the roadway (to nowhere) that has been constructed without consent.