

**Preliminary Roost Assessment
Update Report
Former Hampton Police Station
68 Station Road**

**Hampton
London
TW12 2BT**



Report no. HE 2230624.
Date of publication: 3rd July 2024

**Haslam Ecology
Wolverhampton**

Project

Preliminary Roost Assessment Update Report
Former Hampton Police Station,
68 Station Road, Hampton, London. TW12 2BT
Report No: HE 2230624

Date: 3rd July 2024

Description:

Updated Preliminary Roost Assessment to consider potential impacts to bats and protected species in relation to development proposal

Author

Dave Haslam MSc MCIEEM

Disclosure

The information which I have prepared and provided is true and has been prepared and given in accordance with the guidance of my professional institution's Code of Professional Conduct, and I confirm that the opinions expressed are my true and professional opinions.

Contact Details: haslamecology@gmail.com

Tel: 07729 186361

Contents

Non-Technical Summary	3
1 Introduction	4
2 Methodology	6
3 Results.....	9
4 Evaluation and Impacts	14
5 Recommendations & Mitigation	15
6 Bibliography	16
Appendix A: Site Plan	17
Appendix B: Photographs	19
Appendix C: Ecological Restraints.....	26

Figures

Figure 3.1. Habitat Plan	9
Figure 3.2. Building Locations.....	11
Figure A.1: Site Location.....	17
Figure A.2: Aerial Photograph (Wider Landscape).....	17
Figure A.3: Aerial Photograph (site detail).	18
Figure C.1 Ecological Restraints Plan.....	26

Plates

Plate B.1 Main Building - External	19
Plate B.1 (cont) Main Building (external).	20
Plate B.2 Main Building (internal roof space).....	20
Plate B.3 Garage/Workshop	21
Plate B.3 (cont) Garage/Workshop.....	22
Plate B.4 Outbuilding	23
Plate B.5 General Site Views.....	23
Plate B.5 (cont) General Site Views.	24
Plate B.6 Adjacent Habitats (Local Wildlife Site).....	24
Plate B.6 (cont) Adjacent Habitats (local Wildlife Site).	25

Tables

Table 1.1: Main legislation relevant to the site	4
Table 2.1: Surveyor information	6
Table 2.2: PEA Survey Methodology	6
Table 3.3: Results of PRA.....	11
Table 4.1: Evaluation and Impacts.....	14
Table 5.1: Further Survey & Licensing.....	15
Table 5.2: Mitigation Hierarchy: Further Actions	15

Non-Technical Summary

- This is an update report concerning the potential for bat roosts within buildings located at the former Police Station at 68 Station Road, Hampton. Previous roost assessment reports have been conducted in 2015, 2019 and 2021 concluded that no bat roosts were located within the site, but the surrounding area is used by bats for commuting and foraging. In addition to the roost assessment, this report assesses the potential impact of the development on the tree plantation adjacent to the northern boundary of the site.
- **Survey limitations:** The building and surrounding land was accessible (Section 2).
- **How protected/BAP species or habitats occur onsite:** The buildings were assessed as having no substantial changes from the previous surveys with no evidence of bat roosts and no suitable habitats, within the site, to support roosting bats which concurs with previous surveys. The tree plantation does not support protected species due to public disturbance and artificial light spillage (Section 3).
- **How are these likely to be impacted:** There will be no impact on the local populations of protected species from the proposal as long as a sensitive lighting scheme is used along potential foraging and commuting routes, and the landscaping scheme contains species that will encourage bat foraging. The tree plantation will not be significantly impacted upon as long as mitigation measures (artificial light) are implemented (Sections 4 & 5, Appendix C).
- **Conclusion:** The buildings have been maintained to a high standard with no degradation of the external fabric (roof, ridges, guttering, windows, brickwork) since the previous survey in 2021. The adjacent plantation woodland will not be significantly impacted upon provided bat friendly boundary lighting is installed. The site has not significantly altered since the 2021 assessment; therefore the conclusions and recommendations of the previous report remain valid and are included within this report (Sections 3,4,5 and Appendix C).

1 Introduction

1.1 Terms of Reference

Haslam Ecology has been commissioned by the site owners to undertake an updated Preliminary Roost Assessment (PRA) following discussions with the local planning authority and to include an assessment of the tree plantation adjacent to the northern boundary of the site. The site has been previously assessed for bat activity in 2015 (RSK Environment Ltd), 2019 (Middlemarch Environmental Ltd) and 2021 (Haslam Ecology) all of which concluded that the site does not contain roosting bats but is within a bat commuting and foraging corridor.

This PRA report presents ecological information from a reassessment of the buildings to update the results of the 2021 assessment and includes an assessment of potential impacts from the development on an adjacent tree plantation along the northern site boundary. This assessment is based on the results from a site assessment carried out on 26th June 2024. A summary of main statutory provisions for biodiversity conservation relevant to this site is provided in Table 1.1 below.

Table 1.1: Main legislation relevant to the site

Biodiversity Legislation	Ecological Feature
Wildlife and Countryside Act 1981 (as amended)	Bats, Nesting Birds, Schedule 1 Birds
Conservation of Habitats and Species Regulations 2010	Bats
Conservation of Habitats and Species (Amendment) Regulations 2012	Wild Birds
Natural Environment and Rural Communities Act 2006 (NERC)	BAP Priority Habitats
Protection of Badgers Act 1992	Badgers
National Planning Policy Framework (2019 amendment)	Enhancement of the natural environment (Biodiversity Gain)

1.2 The Site

Site Name: Former Hampton Police Station
Address: 68 Station Road Hampton London. TW12 2BT
OS Grid Ref: TQ 150726
Location Plan Figure A.1; Site Aerial Photo (wider area) Figure A.2; Site Aerial Photo (detail) Figure A.3 (Appendix A).
Brief Description of Site: A former 19 th Century Police Station located within a dense residential and commercial area of Hampton. The site is dominated by hardstanding, with a car park occupying a large area with a two-storey modern building (mid-late 20 th Century) occupying the northern part of the site which is used for vehicle maintenance and a former Victorian Police Station occupying the western part of the site. The buildings are currently in use and are well maintained. The site does not contain any significant areas of vegetation with scattered self-set buddleja and sycamore (young plants) growing out of cracked tarmac along wall boundaries.

Brief Description of Surroundings:

The site is located within a densely urban area of Hampton with high levels of artificial illumination and high levels of disturbance (vehicle movements, people), along Station Road (site frontage) are semi-mature street trees. To the north of the site is an area of open space with mature trees (Beveree Wildlife Site) with the large open space of Bushy Park located approximately 650m to the east, which is an important wildlife area due to its large area and mature mosaic of habitats. To the south of the site (350m) lies the River Thames.

1.3 Proposed Works

The client intends to develop the land for residential use (care home).

2 Methodology

2.1 Surveyor Information

Table 2.1: Surveyor information

Ecologist	Relevant Experience (years)
Dave Haslam MSc MCIEEM	40 including over 10 years of bat ecology

2.2 Survey Methods & Design Criteria

The focus of the surveys was bats and breeding birds although evidence of other protected species and their habitats would also be noted, if applicable. A summary of the survey methodology is provided in Table 2.2 below. The following criteria were used to determine the type and extent of the surveys carried out:

- Habitats present both on and immediately around the site,
- Semi-natural habitat connectivity between the site and the wider area (e.g. hedgerows, water courses, shelter belts etc.)
- The proximity and nature of local protected / notable species records and designated sites compiled in the pre-survey desk study
- The nature and extent of works.

2.2.1 Preliminary Ecological Appraisal

Table 2.2: PEA Survey Methodology

Survey details	Appropriateness of Methods	Geographical extent
26/06/24 Preliminary Roost Assessment (PRA) – Bats	Timing: Suitable (Anytime) In accordance with established guidance [(BCT Bat Survey Guidelines, 2016)	Buildings, trees or other structures onsite; habitat assessment of site & surrounding habitat
	Methods: Internal/external daytime inspection of any structures for bat sign, and tree assessment, where applicable	
26/06/24 – Habitat Assessment	Timing: Suitable (April to Sept) In accordance with established guidance [(CIEEM, 2019),(JNCC, 1990), (BSI, 2013)]	Site and adjacent habitats, where accessible
	Methods: Habitat types mapped & described, including representative species, invasive species and a record of habitat condition, where appropriate. Includes searches for field signs of, and/or habitat suitability for, protected and/or notable species.	
26/06/24 PEA – Breeding birds	Timing (Habitat): Suitable (Anytime)/ Timing (Field sign): Optimal (Mar-Aug)	Site & adjacent habitats
	Methods: Habitat suitability assessment and/or casual check for nests	
Average weather conditions (PEA): 5% Cloud Cover, 26°C, no wind, no rain.		

2.3 Survey Limitations

The survey methodologies used were deemed to be the most effective possible for this site at this time of year. The buildings and surrounding land were accessible.

2.4 Bat Roost Evaluation (Buildings).

The assessment of buildings is placed into the following five categories:

No Potential: The building does not support features considered suitable for roosting bats.

Low Potential: Bats are very unlikely to use the building for a roost. Suitable cavities may exist, but these are open to wind, rain or disturbance.

Minor Potential: This category describes a building that has some potential to support roosting bats but is less than ideal in some way. For example, the feature may be subject to some kind of intermittent disturbance. A survey would not expect to find a bat using such a building and therefore the building may not be required to qualify for presence/absence surveys.

Moderate Potential: This category describes a building considered to have suitable habitat or features for roosting bats but no evidence of occupation by bats has been found during the survey. Features considered to have adequate potential would include cavities of appropriate dimensions that are generally free from disturbance and free from fluctuations in the weather. Such features are likely to be subject to further surveys (presence/absence surveys) at a time of year when bats are active.

High Potential/Confirmed: This category is where positive evidence of bats has been recorded. For example, bats are found; bat droppings may be present at a suitable location for roosting bats; existing bat records may be associated with the building. A licence from Natural England is likely to be required if a bat roost is to be disturbed by the development.

2.5 Bat Roost Evaluation (Trees).

Trees are evaluated on the following criteria:

Trees Category Definitions (BCT, 2012)	
Category 1*	Trees with multiple, highly suitable features capable of supporting larger roosts
Category 1	Trees with definite bat potential, supporting fewer suitable features than Category 1* or with potential for use by single bats
Category 2	Trees with limited or no obvious potential to support bats, although the tree is of a size and age that elevated surveys may find suitable cracks/crevices
Category 3	Trees with no potential to support bats

2.6 Evaluation Criteria

In accordance with *Guidelines for Preliminary Ecological Appraisal (2nd Edition)* (CIEEM, 2017), and *The Guidelines for Ecological Impact Assessment in the UK and Ireland* (CIEEM, 2018). The following geographical frame of reference is used when ascribing a value or potential value to an ecological resource:

- **International importance** – e.g. Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites
- **National importance** – e.g. Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR)

- **Regional importance** – e.g. Environment Agency regional biodiversity indicators, important features in Natural England Natural Areas
- **County importance** – e.g. Local Nature Reserves (LNR), Local Wildlife Sites (LWS)
- **Local or parish importance** – e.g. Biodiversity Alert Site (BAS), Site of Local Importance for Nature Conservation (SLINC), ecological features or resources such as hedge rows, woodlands, ponds
- **Within the zone of influence** - e.g. Locally or regionally common habitats that provide ecological resources within the site and / or immediately surrounding area e.g. scrub, tall herbaceous vegetation
- **Secondary value** – e.g. Features that are of little ecological interest in themselves but perform an ecological function such as areas of scrub that that may buffer more sensitive habitats from the effects of development or intensive farming.
- **Negligible importance** – e.g. urban areas, hard standing, intensely farmed agricultural fields.

2.7 Impact Assessment Criteria

Negative and positive impacts on nature conservation features have been characterised based on predicted changes as a result of the proposed activities. In order to characterise the impacts on each feature, the following parameters are taken account of where appropriate:

- The magnitude of the impact
- The spatial extent over which the impact would occur
- The temporal duration of the impact
- Whether the impact is reversible and over what timeframe
- The timing and frequency of the impact.

3 Results

3.1 Adjacent Habitats.

To the north and east of the site is an area of Public Open Space known as Beveree Wildlife Site (Site of Local Importance), which is managed by the London Borough of Richmond upon Thames in partnership with the local residents and Hampton and Richmond Football Club. The is a combination of improved and semi-improved grassland surrounded by semi-natural and plantation woodland/scrub providing informal and formal recreation within a wildlife friendly landscape.

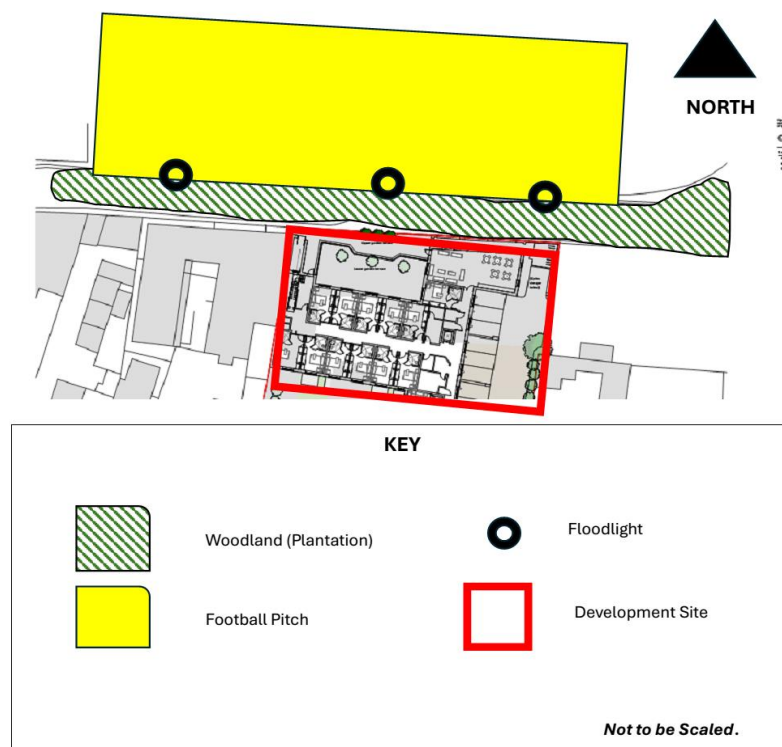
The part of the wildlife site that will potentially be impacted upon is the tree plantation, adjacent to the northern boundary of the development site, which forms a corridor between the development site and a floodlit football pitch.

3.1.1 Plantation.

This is a broad-leaved plantation of a mixture of species including canopy species of London plane, sycamore and pedunculate oak. The understorey is a mosaic of cherry species, elder, blackthorn, holly and dogwood species. The ground flora is limited due to heavy shading from the canopy and includes ivy, bramble, wood avens, nettle and lord's-and-ladies (*Arum maculatum*).

Within the plantation are desire lines and areas of bare compacted soil due to informal recreational use and along the northern boundary of the plantation adjacent to the football pitch are 3 floodlights (Figure 3.1, below).

Figure 3.1. Habitat Plan



3.2 Protected Species Scoping Survey Results.

3.2.1 *General.*

The potential for bat presence is discussed in the Preliminary Roost Assessment in Section 3.2 below.

There were no large mammal paths or evidence of activity around the site.

3.2.2 *Birds.*

The site is not suitable to support nesting birds due to the lack of vegetation cover and high levels of disturbance.

The adjacent plantation is of sufficient density and maturity to support commoner bird species and provides roosting and perching areas for raptors, corvids and small flocks of birds, such as tits, goldfinches, starlings, in the autumn and winter.

3.3 Preliminary Roost Assessment

3.3.1 *Bat Habitat Description*

The wider landscape is characterised by buildings at a high density with major transport corridors and high levels of artificial illumination within extensive areas of open space including river corridors.

The extensive area of Bushy Park to the east is excellent bat habitat with connections to other excellent bat habitat along the River Thames to the south, Kempton Park Racecourse to the west and Beveree Wildlife Site to the north, all of which will provide roosting areas with connecting habitats for foraging and commuting bats.

The site itself is poor quality bat habitat due to the sparse vegetation (lack of food sources for foraging bats) and extensive hard standing and buildings that do not contain features suitable for roosting bats.

3.3.2 *Preliminary Roost Survey*

The buildings have been in continuous use since the previous assessment in 2021 and as such the exteriors (especially the roof areas) have been maintained to a high standard. This has resulted in no degradation of the building fabric, therefore, there has been no new places for roosting bats and the descriptions of the buildings (below) remain valid.

Figure 3.2 (below) shows the locations of the target buildings whilst Table 3.1 (below) describes the buildings in relation to their suitability to support roosting bats.

Photographs of the buildings can be found in Appendix B.

Figure 3.2. Building Locations.

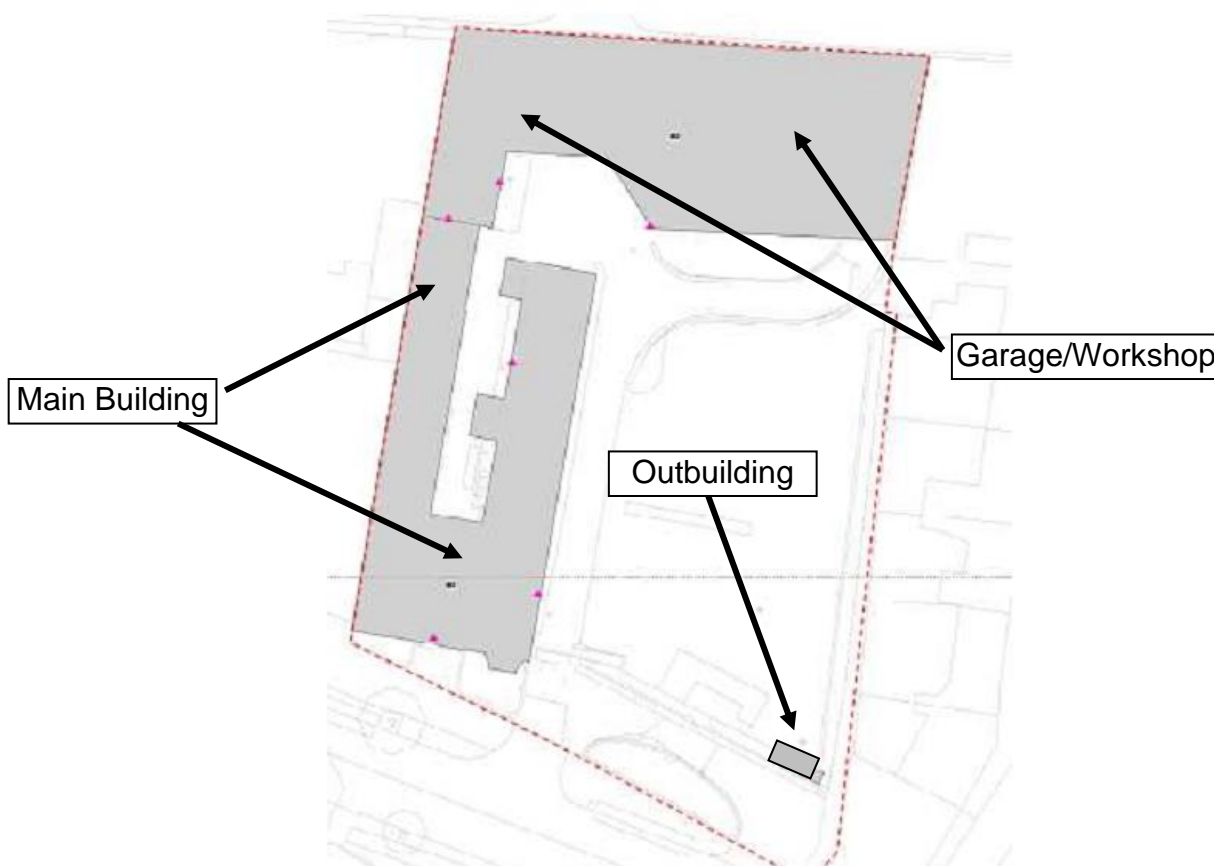


Table 3.3: Results of PRA

Preliminary Roost Assessment – Main Building (See Photographs: Appendix B).
<p>Description: A former Victorian Police Station with additional extensions built during the 20th Century. The main building is a 3-storey brick built with multi-pitched slate roofs. The building extends northwards along the western boundary wall and reduces in height to 2-storeys and then a line of continuous single storey rooms which conjoin the garage/workshop building along the northern boundary.</p> <p>The exterior brick work, roofs (including flashings along valleys, chimneys and dormer windows), doors and windows are tight fitting and in good condition with no major gaps suitable for bat access.</p> <p>The internal loft space is dry and in good condition with the roof boarded and presumably lined beneath the tiles.</p>
<p>Potential Access Points: None</p>
<p>Potential Bat Roost Features: None</p>
<p>Evidence of bats found: None</p>
<p>Evidence of birds found: None</p>
<p>Potential for roosting bats: No potential due to lack of suitable features.</p>

Preliminary Roost Assessment – Garage/Workshop (See Photographs: Appendix B).
<p>Description: A mid to late 20th Century brick-built 2-storey building with a double pitched roof constructed from corrugated metal and fibre sheeting, occupying the northern boundary of the site. The windows are metal framed and tight fitting with no gaps. Access to the upper floor is through a roller door off a concrete ramp. The shutter door is tight fitting with minor gaps under the canopy over the door.</p>
<p>Potential Access Points: Minor gap under canopy of roller door.</p>
<p>Potential Bat Roost Features: Within canopy of roller door.</p>
<p>Evidence of bats found: None.</p>
<p>Evidence of birds found: None.</p>
<p>Potential for roosting bats: Low potential.</p>

Preliminary Roost Assessment – Outbuilding (See Photographs: Appendix B).
<p>Description: A small modern brick-built lean-to with a flat fibre sheeted roof. The building forms part of the front wall with no gaps in the brickwork or where the roof joins. The access door is tight fitting with no gaps.</p>
<p>Potential Access Points: None</p>
<p>Potential Bat Roost Features: None</p>
<p>Evidence of bats found: None.</p>
<p>Evidence of birds found: None.</p>
<p>Potential for roosting bats: No potential due to lack of suitable features.</p>

3.4 Discussion of Results

3.4.1 Previous Surveys.

Bat roost assessments and bat emergence surveys have been carried out in 2015 and 2019, the results of which concluded that the buildings did not contain bat roosts, but the site is on a bat commuting route. Species present within the locality and flying over the site include Common and Soprano Pipistrelle and Noctule. The key areas of the site for bat commuting are along the northern and eastern boundaries which are adjacent to semi-natural vegetation.

3.4.2 Current Survey.

This survey has assessed the site in line with the previous surveys and concentrated on any alterations to the buildings and surrounding land in relation to bat usage.

The site conditions have not altered since the previous surveys with the buildings being maintained and in use to prevent degradation. No evidence of roosting bats has been found.

The surrounding land has not altered, with the vegetated corridor along the eastern boundary and the open space adjacent to the northern boundary remaining intact.

Considering the unaltered site conditions, additional bat emergence surveys will not add any new information to the existing proposal in determining the ecological impacts.

3.4.3 Adjacent Wildlife Site.

The trees within the plantation do not contain features that would support roosting bats (flaking bark, rot holes, cracked limbs). The ivy covering is predominately restricted to the lower sections of the canopy trees, mixed with the ground flora and partially covering the boundary wall to the development site. The ivy covering is not dense enough (brickwork and tree bark visible under the ivy) to provide roosting areas for bats.

3.4.4 Impact Assessment.

The site is classed as urban due to the coverage of hard standing and buildings (100%), therefore under the Guidelines for Preliminary Ecological Appraisal (2nd Edition) (CIEEM, 2017), and The Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM,2018) the site is classed as being of negligible importance.

4 Evaluation and Impacts

The following section provides an indication of the ecological value of features present, outlines nature conservation legislation relevant to the features and assesses the level of impact from the proposal on the features. The valuation is based on the Guidelines for Preliminary Ecological Appraisal (2nd Edition) (CIEEM, 2017), and The Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM,2018). Impacts relate to both construction and operational phases of the development unless stated otherwise.

Table 4.1: Evaluation and Impacts

Ecological Feature	Relevant legislation	Evaluation	Mitigation Hierarchy	Impact Level
Buildings (with respect to bat roosts)	HR, WCA	County	A, C	Nil
	Impacts: No evidence of bat presence within the buildings. <u>Demolition:</u> None predicted. <u>Operational:</u> None expected			
Bats (foraging & commuting)	HR, WCA	County	A, C	Negligible
	Impacts: Northern and eastern boundaries should not be illuminated and maintained as foraging and commuting routes. <u>Demolition:</u> None as long as work lighting is not used between dusk and dawn (Section 5.0). <u>Operational:</u> None as long as sensitive lighting scheme implemented (Section 5.0).			
Adjacent Habitats	HR, WCA	Local	A	Negligible
	Impacts: Northern boundary should not be illuminated so plantation is maintained as foraging and commuting routes for bats and nesting, roosting, perching and feeding areas for birds. <u>Demolition:</u> None as long as work lighting is not used between dusk and dawn (Section 5.0). <u>Operational:</u> None as long as sensitive lighting scheme implemented (Section 5.0).			
Key to Legislation & Mitigation Hierarchy (& links to legislation) HR – Conservation of Habitats & Species Regulations 2017 (as amended) http://www.legislation.gov.uk/ukxi/2010/490/contents/made WCA – Wildlife & Countryside Act 1981 (as amended) http://www.legislation.gov.uk/ukpga/1981/69 BA - Protection of Badgers Act 1992 http://www.legislation.gov.uk/ukpga/1992/51/contents NERC - Natural Environment and Rural Communities Act 2017 (as amended) http://www.legislation.gov.uk/ukpga/2006/16/section/40 A – Avoid, M – Mitigate, C - Compensate				

5 Recommendations & Mitigation

It should be noted that all recommendations are provided as information only and specialist legal advice may be required. The conclusions of this report are based on current information. Reassessment is likely to be required if:

- Works are delayed for **more than one year**
- Proposal plans are amended subsequent to the publication of this report. HASLAM ECOLOGY **MUST** be contacted if changes are made.

Table 5.1: Further Survey & Licensing

Further Survey and Licensing
Further Survey Required
No
Licence required
No.

Table 5.2: Mitigation Hierarchy: Further Actions

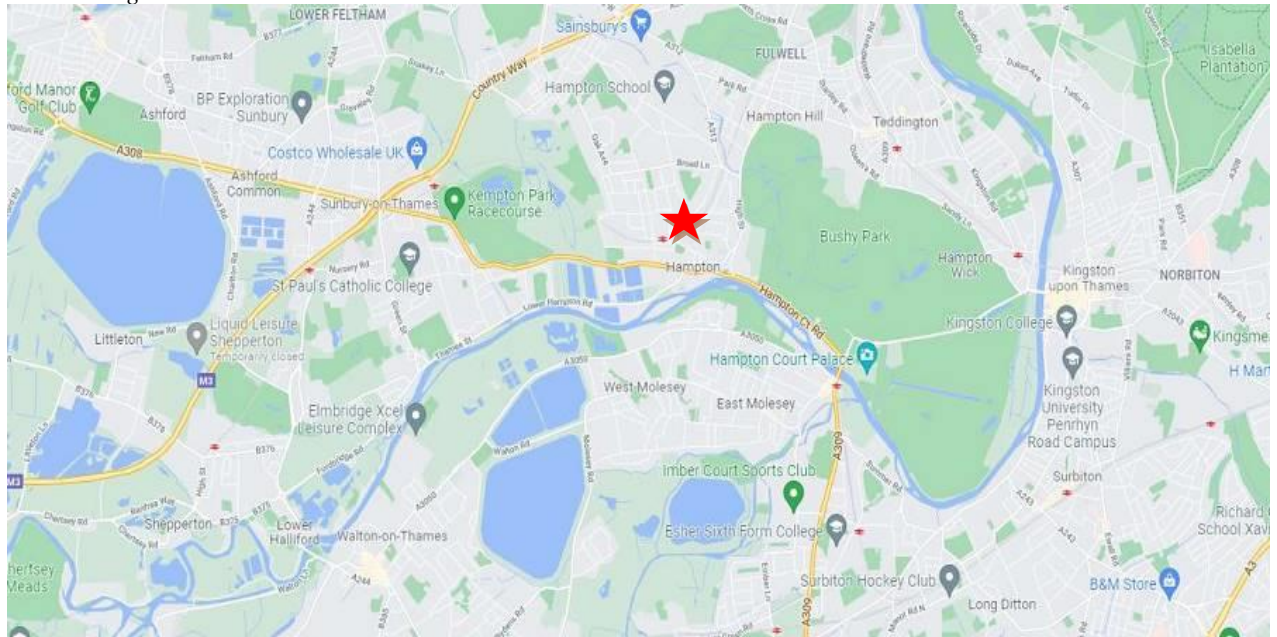
Avoidance (A), Mitigation (M), Compensation (C) & Enhancement	
General	
All staff and workers on site, including sub-contractors, should be made aware of species and habitat protection issues at site induction talks. Work must stop immediately bats are found onsite. Haslam Ecology can be contacted on 07729 186361 for further advice.	
Protected & NERC Species	
Bats (A)	Although bats are likely absent from the buildings, the main consideration is to avoid light spillage onto the northern and eastern boundary commuting routes during demolition, construction and final operating phases of the development. Ideally, demolition works should take place between October and March when bat activity is low, but demolition works outside this period will not have a significant impact on the local bat populations.
Bats (M)	When planning the locations and directions for lighting , avoid an increase in lighting levels or focusing lighting on the canal corridor. This can be achieved through use of cowls, hoods, etc. to direct the light, avoiding tall lighting columns, using motion-sensor security lighting, and timing the lighting to avoid the 1hr after dusk and 1hr before dawn when bats are most active
Adjacent Habitats	No encroachment onto the adjacent land by scaffolding or demolition equipment. No lighting to be directed on to the plantation from the development.
Nesting Birds	Demolition/site clearance of areas that could be potentially used as nesting sites should be timed to avoid impact on nesting birds. The nesting season generally runs from March to August; but is species dependent. Autumn through to very early spring clearance is a well-established means of preventing this impact. If this is not possible, further advice from an ecologist should be sought.

6 Bibliography

- BSI (2013) BS 42020:2013 *Biodiversity. Code of Practice for Planning and Development*.
- CIEEM (2017) *Guidelines for Preliminary Ecological Appraisal (2nd Edition)*
- CIEEM (2018) *The Guidelines for Ecological Impact Assessment in the UK and Ireland*.
- Collins, J.(ed) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd ed)*. The Bat Conservation Trust. London
- Defra (2020) *Multi-Agency Geographic Information for the Countryside (website)* www.magic.gov.uk
- Department for Communities and Local Government (2019) *National Planning Policy Framework (as amended)*. HMSO, UK.
- Google Earth (2021) *Streetview Aerial Photographs of Site*. Google.
- Harris S, Cresswell P and Jefferies D (1989) *Surveying Badgers*. Mammal Society.
- H.M.S.O. (1992) *The Badgers Act*.
- HMSO (1997) *The Hedgerow Regulations*. London.
- H.M.S.O. (2017) *The Natural Environment and Rural Communities (NERC) Act as amended*. London
- H.M.S.O. (2017) *The Conservation of Habitats and Species Regulations (as amended)*. London.
- H.M.S.O. (1981) *The Wildlife and Countryside Act 1981 (as amended)*. London.
- Joint Nature Conservation Committee (2010). *Handbook for Phase 1 Habitat Survey – a Technique for Environmental Audit*. Reprinted by JNCC, Peterborough.
- Middlemarch Environmental Ltd (2019) 66 Station Road Hampton Dusk Emergence and Dawn re-entry Bat Surveys. Report No: RT-MME-150597-01, Coventry.
- Natural England (2011) *Badgers and Development*. (Interim document). Peterborough.
- Stace, C.A. (2019) *New flora of the British Isles. 4th edition*. Cambridge: Cambridge University Press

Appendix A: Site Plan

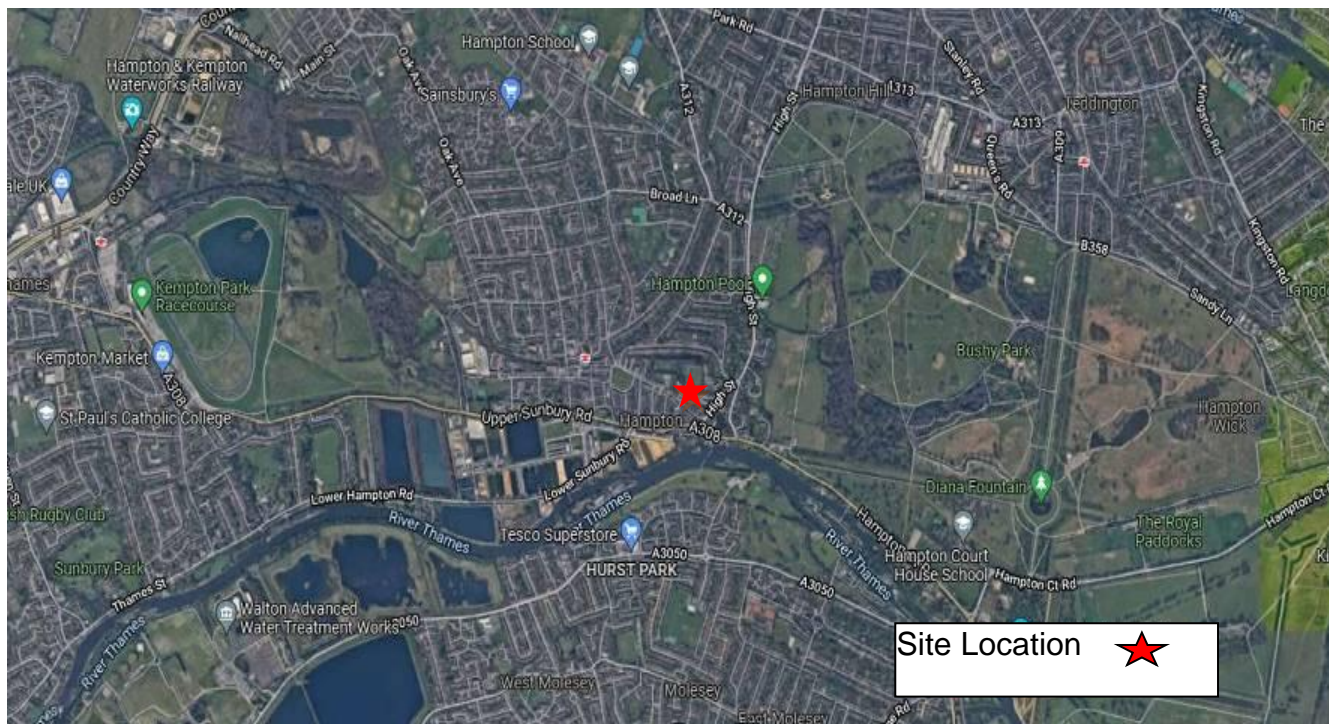
Figure A.1: Site Location



(Map: Google Streetview)

★ Site Location

Figure A.2: Aerial Photograph (Wider Landscape).




(Map Courtesy of Google Maps)

Site Location ★

Figure A.3: Aerial Photograph (site detail).



(Map Courtesy of Google Maps)

 Site Boundary.

Appendix B: Photographs

Plate B.1 Main Building - External



Plate B.1 (cont) Main Building (external).



Plate B.2 Main Building (internal roof space)



Plate B.3

Garage/Workshop





Plate B.4 Outbuilding



Plate B.5 General Site Views.



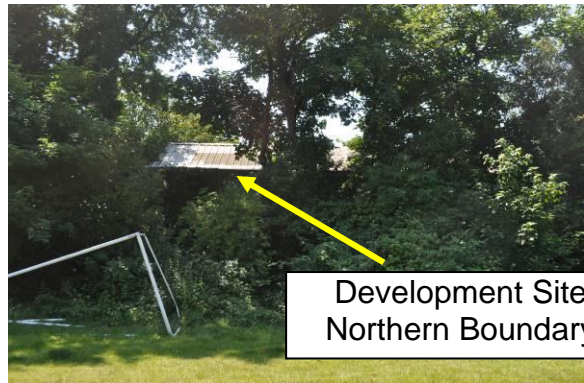
Plate B.5 (cont)

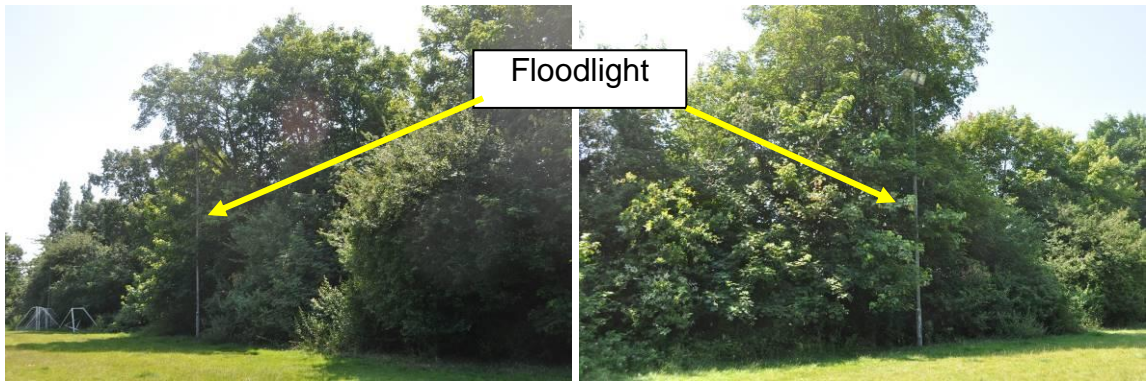
General Site Views.



Plate B.6

Adjacent Habitats (Local Wildlife Site).





Appendix C: Ecological Restraints.

Figure C.1 Ecological Restraints Plan



General: Landscaping scheme should include plants that will attract invertebrates and enhance bat foraging opportunities. A list of suitable plants can be found below.

List of species taken from the Bat Conservation Trust Leaflet: “*Encouraging Bats. A Guide for Bat Friendly Gardening and Living*” (BCT, Unknown)

Plants marked * are hybrids or exotics that may be useful in the garden

Trees, shrubs and climbers

*Bramble (climber)	Hazel (suitable for coppicing)
Buddleia (shrub)	Honeysuckle (native honeysuckle)
Common alder (suitable for coppicing)	Hornbeam
Dog rose (climber)	Ivy (climber)
Elder (small)	*Jasmine (night-scented)
English oak (large gardens only)	Pussy willow (suitable for coppicing)
Gorse (shrub)	Rowan
Guelder rose (shrub)	Silver birch
Hawthorn (suitable for coppicing)	

Flowers For Borders

<p>*Aubretia (spring to early summer) Bluebell (spring) *Candytuft (summer to autumn) *Cherry pie (summer to autumn) Corncockle Cornflower Corn marigold Corn poppy *Echinacea *Evening primrose (summer to autumn) Field poppies (summer) *Honesty (spring) *Ice plant 'Pink lady' (early autumn) Knapweed (summer to autumn) Mallow (summer to autumn) *Mexican aster (summer to autumn)</p>	<p>*Michaelmas daisy (summer to autumn) *Night-scented stock (summer) Ox-eye daisy (summer) *Phacelia (summer to autumn) *Poached egg plant (summer) Primrose (spring) Red campion (spring) *Red valerian (summer to autumn) Scabious (summer) St John's wort (spring) *Sweet William (summer) *Tobacco plant *Verbena (summer to autumn) *Wallflowers (spring to early summer) Wood forget-me-not (spring) Yarrow (early summer)</p>
---	--

Herbs

<p>Angelica Bergamot (summer to early autumn) Borage (spring to early autumn) Coriander (summer) Fennel (summer to early autumn) Feverfew (summer to autumn) English marigolds</p>	<p>Hyssop (summer to early autumn) Lavenders Lemon balm Marjoram (summer) Rosemary (spring) Sweet Cicely (spring to early summer) Thyme (summer)</p>
--	--