

**PRELIMINARY ECOLOGICAL APPRAISAL (PEA)
WITH DAYTIME BAT ASSESSMENT (DBA),
NEWT HABITAT SUITABILITY INDEX (HSI)
AND PUBLIC RECORDS SEARCH**

**BLOCK F, BOUNDS GREEN, SOUTH WAY,
LONDON, N11 2UL
for
CAPITAL INDUSTRIAL 3 LIMITED**

RESULT INDICATOR OF THIS SURVEY

- **RED.** Do not proceed. Without major modification this project will have significant adverse ecological & biodiversity impacts. It will not be sustainable or compliant with current legislation and approved planning policy. Discussion is required with the Planning Authority.
- **AMBER.** Caution. The proposals as conceived would have substantial negative impacts and cannot achieve “No Net Loss to Biodiversity” and “Biodiversity Net Gain” outcomes unless changes are made to avoid, mitigate/restore or, as a last resort, compensate for the ecological impacts, and introduce habitat and species enhancements. With such changes and subject to pre-application agreement with the Planning Authority, the project is considered likely to be feasible, however.
- **GREEN.** On present information, the proposals are expected to have no or only minor adverse impacts on ecology & biodiversity, and some net gains. In terms of ecology, the project can proceed providing all the recommendations are met, enforced and monitored.

February 2023
S:7086 J001770

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Preliminary Ecological Appraisal

PRELIMINARY ECOLOGICAL APPRAISAL	
Surveyor	Rebecca Cattell
Confirm site risk assessment completed	YES
Site address	Block F, Bounds Green, South Way, N11 2UL
Project proposed if known	
Boundary as specified by client	YES
Central OS Grid Ref.	TQ 29160 91744
Survey date	13 February 2023

REPORT CONTROL	
General Report Information	
Date report issued	15 March 2023
Contract manager	Natalie Loben

Report Version Control

Version	Date	Author	Description
1.0	06 March 2023	Rebecca Cattell	Document created
2.0	14 March 2023	Rebecca Cattell	Document completed
3.0	22 August 2023	Cesca Beamish	Amendments due to changes in site boundary

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REPORT TITLES – AN EXPLANATORY NOTE.

PEA of a site is exactly that: an examination of a defined area that includes a walk-over to provide a reliable basic reference for clients. The terminology for reports varies between practitioners. Please note that the old Phase 1 habitat codes are replaced by the newer UK Habitat Classification (UKHab) and “Phase 1” is being phased out as a report title.

For more extensive or ecologically complex sites, please be aware that an EcIA - Ecological Impact Assessment and/or other more detailed examinations may be required, and please remember that, in any case, all basic surveys may identify matters that require more thorough investigation. PEAs may not be sufficient for a formal Planning Application.

INTRODUCTION

As almost all ecological surveys relate to a planning application, it is useful to consider our work in this context. British Standard 42020: 2013 *Biodiversity. Code of practice for planning and development* is helpful in this respect (www.bsigroup.com) as it makes recommendations in the five typical stages of a planning application:

- Stage 1 (pre-application) – biodiversity in project design, the mitigation hierarchy (avoidance, adequate mitigation, or as last resort compensation), the impacts with constraints and opportunities, proportionality, surveys and reports;
- Stage 2 (validation, registration) – ensuring submitted information is sufficient;
- Stage 3 (decision making) – consultation, further information if needed, resolving issues;
- Stage 4 (determination) – setting deliverable Conditions, obligations if not covered by Conditions, additional consents that may be needed;
- Stage 5 (implementation) – protecting wildlife/biodiversity during construction, long term management and monitoring.

We are often only contacted after a project has been designed, which can be costly and problematic if biodiversity has not been sufficiently considered. We always ask clients to contact us at the very earliest stage of a project, preferably when options for alternative sites are available. This can save significant costs and delays. We can and do assist with all five stages. The PEA is primarily confined to Stages 1 and 2 but, subject to any more detailed investigations that may be required, we can provide text suitable for incorporation as Conditions where relevant and we can offer assistance in negotiating, writing and discharging them. When appropriate, as is commonly the case to ensure the overarching aim of No Net Loss but rather Net Gains to Biodiversity, we can take full responsibility for all long-term ecological management and monitoring as an exclusive service through our Estates division.

Preliminary Ecological Appraisal

FURTHER WORK LIKELY TO BE NEEDED	
From observations of this walk-over examination, is further work likely to be needed regarding notable/protected species, habitats, planning policy, biodiversity duty or related regulatory compliance?	Yes
<u>Work likely to be required if “yes”:</u>	
There is Moderate bat roost potential in the eastern end of industrial building in the form of five cavities in the corrugated concrete weatherboarding. The generally low bat roost potential of the industrial buildings is increased to moderate potential by the proximity to the railway embankment corridor. Two bat emergence surveys are recommended to determine the use (if any) by bats of the building. Surveys should be conducted by suitably qualified ecologists between May - September inclusive, in suitable weather conditions. Two bat emergence surveys have been carried out since the first issue of this report. These surveys recorded no bats emerging from the building or foraging in the area. Therefore, it is doubtful that a bat roost is present in the building and the works will not impact any roosting bats.	
The scrub on the railway embankment to the west of the site has potential for badgers therefore any ground works within 10m should be avoided. Generally avoid excavation works across the western side of the site. Avoid vibrating and heavy machinery within 20m e.g. use rollers rather than vibrating compactors. No pile drivers are to be used across the site. While the likelihood of breaching a badger tunnel is low due to the site being predominantly hard standing surfaces, note that both badgers and their setts are protected from intentional and reckless disturbance. In the unlikely event of a badger tunnel being breached all works must cease immediately and advice sought from a suitably qualified ecologist.	
If there are any steep-sided excavations created during construction, please ensure they are covered overnight or provided with ramps to prevent any vulnerable animals becoming trapped. Re-fill such excavations as soon as feasible. Also, take care to seal/cover over open pipes, tanks, materials/rubble piles, bonfire stacks or other features that may be a danger to wildlife taking shelter/hibernating/<i>etc.</i>	

RESULTS – WHAT WE FOUND

Objectives

- To conduct a Preliminary Ecological Appraisal of the site;
- To undertake a Daytime Bat Assessment;
- To calculate a great crested newt Habitat Suitability Index score for of all suitable ponds within 500m of the site; and
- To undertake and a Public Records Search from local data repositories.

Methods and Limitations

The site was examined using appropriate methods generally following the current guidance from the (Chartered) Institute of Ecology and Environmental Management¹ and the UK Habitat Classification², with further reference to British Standards such as 42020³ and 8683⁴ as appropriate or practicable.

It should be noted that, whilst the investigation of the site was appropriately intensive within the intended framework of the commission, and we feel it is unlikely that significant matters have been overlooked, a single visit will inevitably miss species not apparent on the date of survey by reason of seasonality, mobility, habits or chance. The month of February is outside the optimal survey period for many taxa of nature conservation interest in this part of the United Kingdom, however the highly urbanised nature and small scale of the site justified a survey during this time.

It should always be recalled that wildlife surveys of the kind required for planning and development or similar project purposes are seldom granted sufficient time or resources to examine non-vascular plants, invertebrates or fungi in great detail, yet these are the fundamental elements of ecosystems that provide the niches and habitats for larger fauna to exploit. Fungal mycelia in soil and associated with roots and decaying organic material are of exceptional importance in healthy ecosystem function, biological sustainability, biodiversity and as a carbon sink. It should always be borne in mind that land-use change, ground disturbance and intensive agriculture/forestry will usually have a significant adverse effect on fungal communities. This should be taken into account when appraising any project and appropriate avoidance/mitigation prescribed. In an ideal world, all surveys would include results of full sampling of vascular and non-vascular plants, micro- and macro-invertebrates and mycological status at individual, population and community

¹ The Chartered Institute of Ecology and Environmental Management guidelines which are regularly updated and we use our best endeavours to observe.

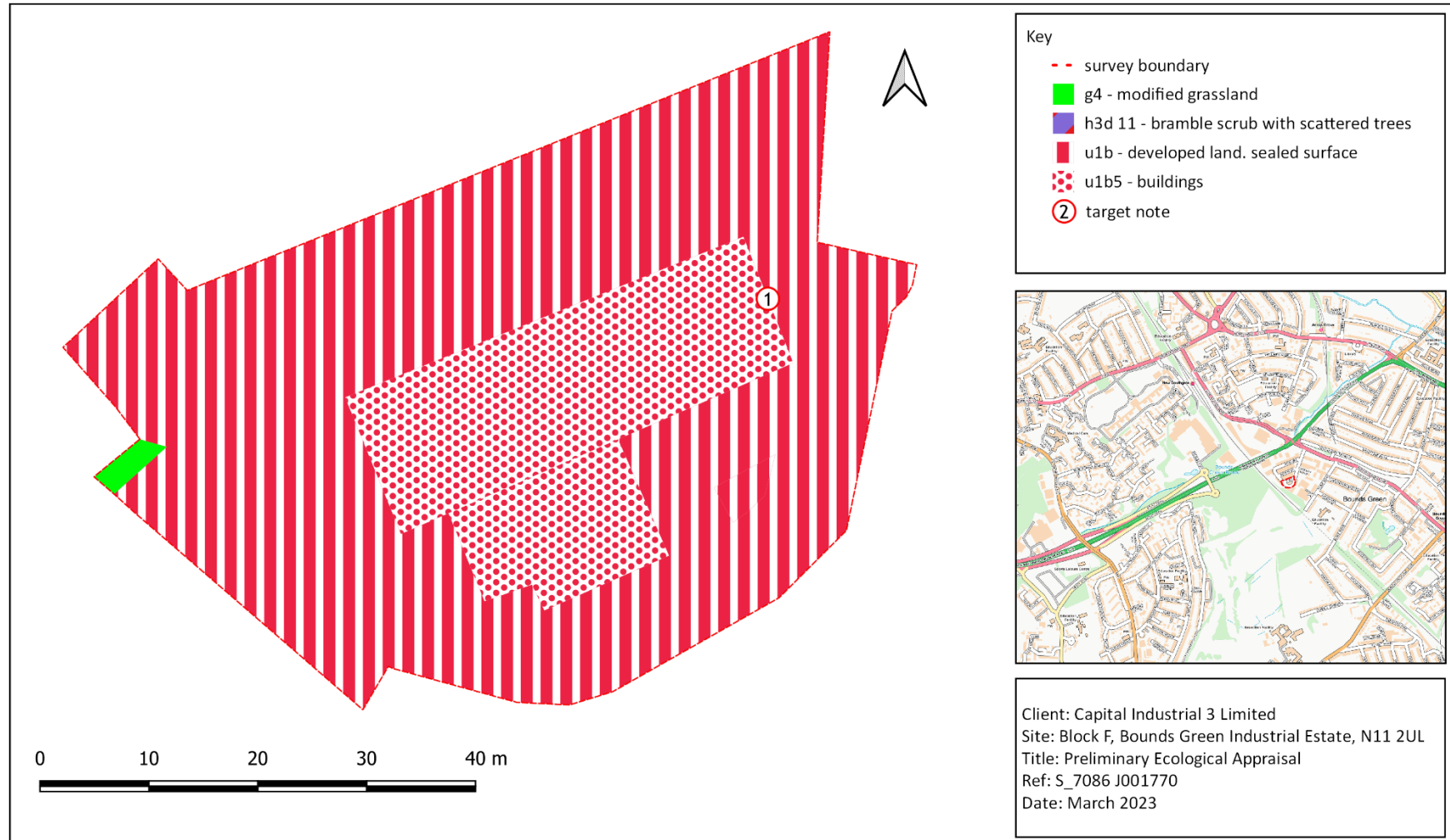
² The UK Habitat Classification and User Manual, see <https://ukhab.org/>.

³ British Standards Institute (2013). *British Standard 42020: 2013 Biodiversity. Code of practice for planning and development*. British Standards Institute, London, UK.

⁴ British Standards Institute (2021) *British Standard 8683 Process for designing and implementing Biodiversity Net Gain* British Standards Institute, London, UK.

levels. As that involves skills, time and expense well beyond what is available, we ask readers of our general survey reports to understand that we do consider the larger species we record in their wider ecosystem context and take into account the impacts of proposals at an ecosystem level when prescribing avoidance, mitigation, enhancement and/or compensation.

Habitats Plan



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 Please note: this plan is intended only to indicate the approximate location of features and should therefore, not be treated as an accurate scale plan.

Results Table

ITEM	OBSERVATIONS
Habitats & Vegetation <i>(NB. Please be aware that several designated habitat types and many plants enjoy legal protection in Britain.)</i>	
General description	The site is part of an industrial estate in North London. The site comprises a small complex of modern industrial buildings encircled by a roadway and includes a small area of modified grassland. The site is adjacent to a railway line on the south-western side and the scrub vegetation on site grades into that of the railway embankment. One Target Note, described below, was assigned during the survey reflecting potential ecological interest or consequential development impact.
Target Note (TN) 1 (for location of TN please see plan above)	Five cavities in corrugated concrete weather-boarding on eastern end of industrial building. 
Statutory designations (on/near)	There are three LNRs (Local Nature Reserves) within 2km of the site. These are Coppetts Wood and Glebelands (two sites), Coldfall Wood and Alexandra Palace and Park. Due to the small scale of the proposed development and the existing developed nature of the site, no impacts on LNRs are expected. (See Public Records Search Results for map of LNRs).
Non-statutory designations (on/near)	There are twenty seven SINCS (Sites of Importance for Nature Conservation) within 2km of the site. The closest of these is HgB108 Bluebell Wood and Muswell Hill Golf Course, which lies immediately adjacent to the south-west of the site. This SINC includes approximately 1ha of ancient woodland and 37.25ha of golf course, which includes extensive areas of acid grassland and neutral grassland. Due to the small scale of the proposed development and the existing developed nature of the site, no impacts on LNRs are expected. (See Public Records Search Results for map of SINCS).

Preliminary Ecological Appraisal

ITEM	OBSERVATIONS
Notable hedgerows, woodland or scrub	No notable hedgerows or woodland on site.
Ecologically notable trees (e.g. veteran, wildlife significant) ⁵	No ecologically notable trees.
Ponds/water courses	None on site. There is a pond approximately 335m to the south-west of the site which was assessed for great crested newt habitat suitability.
Notable communities	None recorded on site.
Notable vascular plants	None recorded on site.
Notable bryophytes/algae	None recorded on site.
Notable lichens	None recorded on site.
Notable fungi	None recorded on site.
Other notable habitats/vegetation	None recorded on site.
Features that should be retained	There are no features of significant ecological value on site.
Mammals (NB. Several species and their habitats have very strict protection in law.)	
Badger	No evidence of badger recorded on site. The area of dense bramble scrub immediately to the west of the site was not accessible at the time of survey and may potentially conceal a badger sett.
Otter	N/A
Other mustelids	No evidence of other mustelids recorded on site, but weasel, stoat and polecat may potentially utilise the scrub area and the wider railway embankment habitat.

⁵ Please note that we do not check TPO status as this is a landscape/amenity planning classification.

Preliminary Ecological Appraisal

ITEM	OBSERVATIONS
Bats	A daytime assessment of the buildings and trees on site was carried out for their potential to support roosting bats. The trees on site had no features with potential to support roosting bats. The majority of the buildings were unsuitable for roosting bats due to the well-lit interiors with a high level of human disturbance. One of the industrial buildings on the eastern side of the site had five cavities under the corrugated concrete weatherboarding on the eastern end of the building (see Target Note T1 on Habitat Map) which provide features of moderate bat roost potential. It is likely that bats utilize the adjacent railway and embankment corridor for foraging and commuting and so the site, although very urban is connected to a wildlife corridor. Two bat emergence surveys are recommended to determine the use (if any) by bats of the building. Surveys should be conducted by suitably qualified ecologists between May - September inclusive, in suitable weather conditions. Two bat emergence surveys have been carried out since the first issue of this report (ACJ Ecology, 27 July 2023). These surveys recorded no bats emerging from the building or foraging in the area. Therefore, it is doubtful that a bat roost is present in the building and the works will not impact any roosting bats
Water vole	N/A
Common or hazel dormouse	There are no records of hazel dormouse within 2km of the site. The small area of scrub on site is not suitable hazel dormouse habitat, as they prefer woodland or hedgerow with a higher tree and shrub species diversity.
Deer	The adjacent railway embankment and scrub area are likely used by deer.
Hedgehog	The adjacent railway embankment and scrub area are likely used by hedgehog.
Shrews	The adjacent railway embankment and scrub area are likely used by shrews.
Others	N/A
Birds (NB. With the exception of derogated pest or very common species (check current list as it changes), the Wildlife and Countryside Act (1981 and amendments) gives protection to all wild birds in Britain from killing, injuring or taking as well as taking, damaging or destroying nests in use or being built, and taking or destroying eggs. Many species are also protected by international statutes to which Britain is a signatory. ⁶)	
Red list	None recorded on site.

⁶ Please also see www.rspb.org.uk/wildlife/birdguide/status_explained.aspx and www.bto.org/sites/default/files/u38/downloads/home-news/2011-11/SUKB%202011%20final.pdf for red and amber lists etc., and explanations.

Preliminary Ecological Appraisal

ITEM	OBSERVATIONS
Amber list	None recorded on site.
Active nests	None recorded on site at the time of survey.
Other	N/A
Comments on ornithology	There is potential for species such as pigeon to nest within the industrial buildings. In the event of discovering a nesting bird all works affecting the nest must cease and advice sought from a suitably qualified ecologist.
Herpetofauna (NB. The grass snake, slow-worm, viviparous (common) lizard and adder (viper) are all protected from intentional killing or injury under Schedule 5, Section 9(1), of the Wildlife and Countryside Act as amended/reinforced by the CROW Act 2000. They are also protected under Schedule 5, Section 9(5) which prohibits selling, offering for sale, possessing or transporting for the purpose of sale, or advertising for sale, any live or dead animal, or any part of, or anything derived from the species. Other rarer species and their habitats have stricter protection.)	
Adder	Adder are unlikely to use the site of predominately hard standing but may be present in the habitat adjacent to the scrub area of the railway embankment.
Grass snake	Grass snake are unlikely to use the site of predominately hard standing but may be present in the habitat adjacent to the scrub area of the railway embankment.
Slow-worm	Slow-worm are unlikely to use the site of predominately hard standing but may be present in the habitat adjacent to the scrub area of the railway embankment.
Common lizard	Common lizard are unlikely to use the site of predominately hard standing but may be present in the habitat adjacent to the scrub area of the railway embankment.
Rarer reptiles	N/A
Great crested newt	There is a pond within 500m (335m) of the site, with no major barriers to amphibian movement (the railway line is relatively easily crossed by amphibians.) This pond was assessed for its suitability to support great crested newts (see HSI section). The closest existing record for GCN is from 2010 and is 704m to the east of the site. Great crested newts spend a large part of the year on land in suitable terrestrial habitat. As such there is potential for great crested newts to utilise the scrub to the west of the site. The small patch of amenity grassland adjacent to the scrub is suboptimal GCN habitat and as such a cautious approach during clearance would suffice for this area in regard to avoiding harm to GCN.
Natterjack toad	N/A

Preliminary Ecological Appraisal

ITEM	OBSERVATIONS
Other amphibia	No other amphibians were observed during the survey. Common species are likely to occur on site from time to time. Any found during pre-works checks would be moved to safety.

Macro-invertebrates

Historically, macro-invertebrates have received relatively sparse attention in habitat surveys. Recent alarming declines in insect and other invertebrate populations coupled with the realisation of the great ecological importance of these taxa mean more detailed appraisal is required⁷. Several species enjoy legal protection.

Ref.	Habitat	Designations A-E (list all) if habitat present on site*
1	Decaying wood (all types, standing and lying, snags, sap runs, brash, debris, <i>etc.</i>)	D (Minor)
2	Rotational management (may be planned or incidental; for nature conservation or other reasons)	D (Minor)
3	Nectar/pollen resources (estimate from site's botany)	D (Minor)
4	Wet & mesic substrata (riparian, marsh, fen, bog, mud, flushes, springs, seasonally inundated, <i>etc.</i>)	E (Negligible or absent)
5	Open water (rivers, lakes, streams, ponds, ditches, <i>etc.</i>)	E (Negligible or absent)
6	Habitat mosaics and patchworks (include those on brownfield/formerly developed sites)	D (Minor)
7	Still air with insolation (suntraps and still-air microclimates in open situations)	D (Minor)
8	Still humid air (humid still-air microclimates in sheltered and shaded situations)	E (Negligible or absent)
9	Connectivity/corridors (ecological connectivity between the site and external habitats - see also note below about adjacent habitats)	C (Moderate)
10	Ecoclines (graded transition between two or more broad habitats)	D (Minor)
11	Bare Earth (unshaded bare/sparsely vegetated well-drained substratum, irrespective of soil type)	E (Negligible or absent)
Are there any examples of A, B or C adjacent to the survey site or near enough that they will require protection during and after development?		
No		

Species

Crayfish	N/A
Roman snail	N/A
Other molluscs	N/A

⁷ Adapted from Dobson, J. & Fairclough, J. (2021). Rapid Assessments of the Potential Value of Invertebrate Habitats. *In Practice*, 112, pp 44-48.

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Lesser silver water-beetle	N/A
Stag beetle	N/A
Other notable beetles	N/A
Butterflies/moths	Limited suitable habitat or forage on site
Bees, wasps, flies, etc.	Limited suitable habitat or forage on site
Dragonflies/damselflies	N/A
Other notable entomological spp or groups	N/A
Notable invertebrate habitat	N/A
Overall assessment for macro-invertebrates	Overall, the site has limited suitable habitat

Invasive alien species (IAS)⁸ and pathogens (There are an increasing number of these being listed by authorities. More and more are becoming subject to regulatory control that carries significant sanctions.)	
IAS (plants) (Wildlife & Countryside Act Article 14, Schedule 9.)	None recorded on site at time of survey.
Weeds Act natives (common ragwort, creeping and spear thistles, curled and broad-leaved docks)	None recorded on site at time of survey.
Other exotic plants that may cause problems.	Scattered non-native butterfly bush <i>Buddleja davidii</i> within small scrub area of site but butterfly bush very common along railway embankments.
Invasive animals (signal crayfish, killer shrimp, oak processionary moth, harlequin ladybird, zebra mussel, grey squirrel, etc.)	None recorded on site at time of survey. Minor use of western section of site by grey squirrel likely.

⁸ Sometimes referred to as “non-native species”.

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<i>Phytophthora ramorum</i> and other serious plant diseases/pathogens (ash dieback, sudden oak death, etc.)	None recorded on site at time of survey.
<u>Policy</u> ⁹	
Are there any known conflicts with local planning biodiversity policy (if so, please describe)?	None known.
Are there any known conflicts with national planning biodiversity policy (if so, please describe)?	None known.
Are there any known conflicts with international biodiversity policy (if so, please describe)?	None known.

⁹ It is important that projects incorporate relevant elements of Green Infrastructure Planning (please see www.naturalengland.org.uk/ourwork/planningdevelopment/greeninfrastructure/default.aspx)
 “Green Infrastructure (GI) is a strategically planned and delivered network of high quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.”

PUBLIC RECORDS SEARCH RESULTS

Ecological data search from GiGL (Greenspace Information for Greater London) available on request from Betts

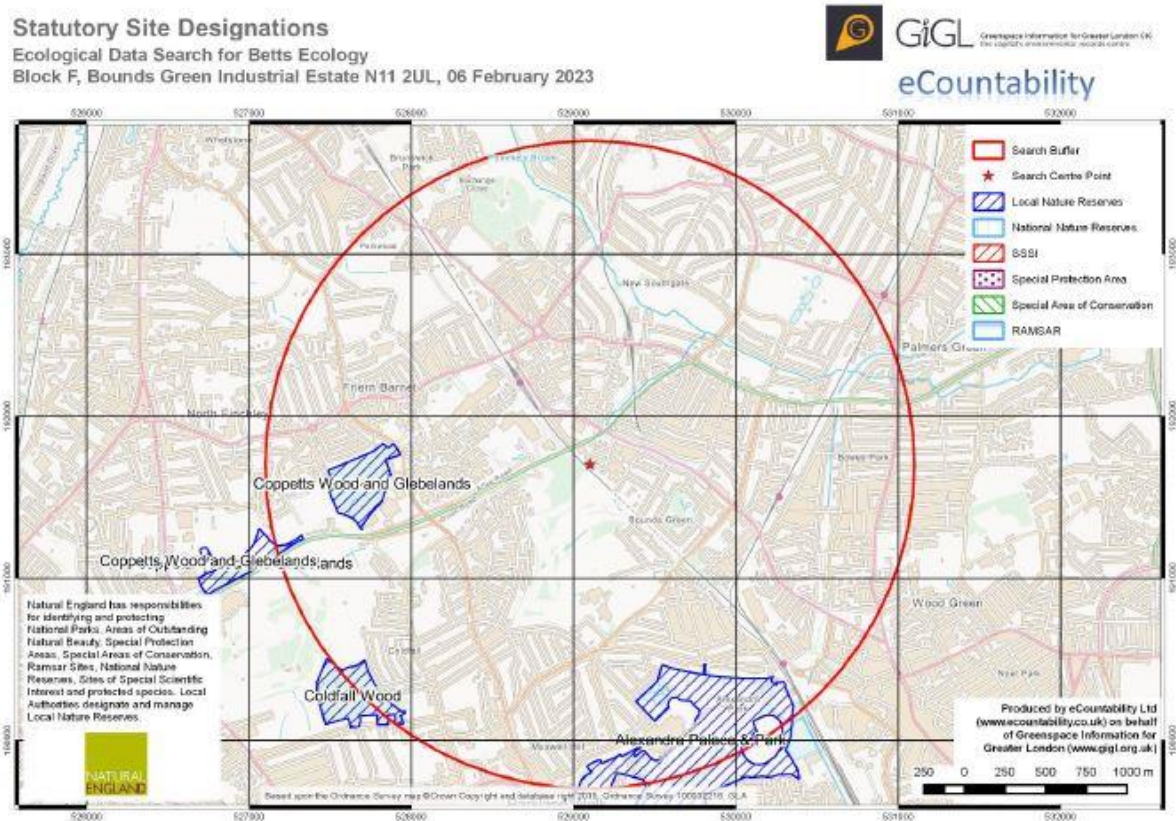
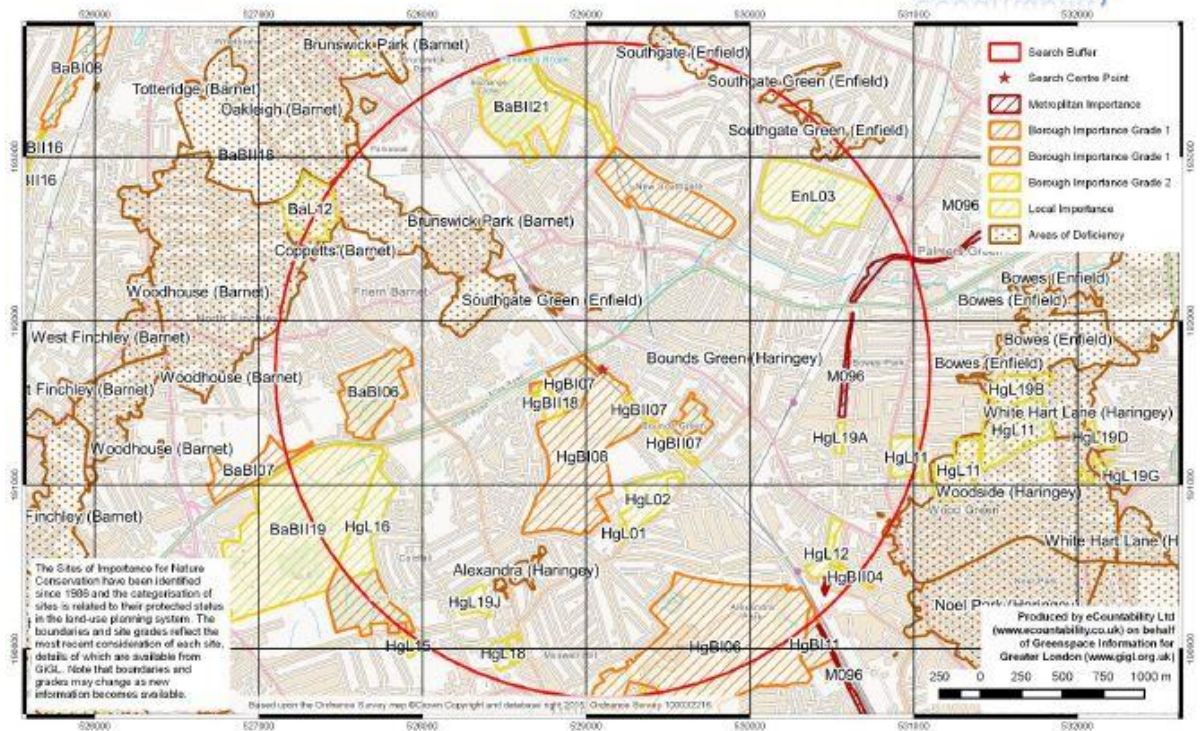


Figure 2. Statutory sites within 2km radius (red circle) of the site (central red star)

Block F, Bounds Green Industrial Estate N11 2UL, 06 February 2023



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GREAT CRESTED NEWT HABITAT SUITABILITY INDEX RESULTS

There is one pond present and accessible within 500 metres of the development site. It was assessed for suitability to support great crested newts according to the Habitat Suitability Index (*sensu* Oldham *et alii* 2000).

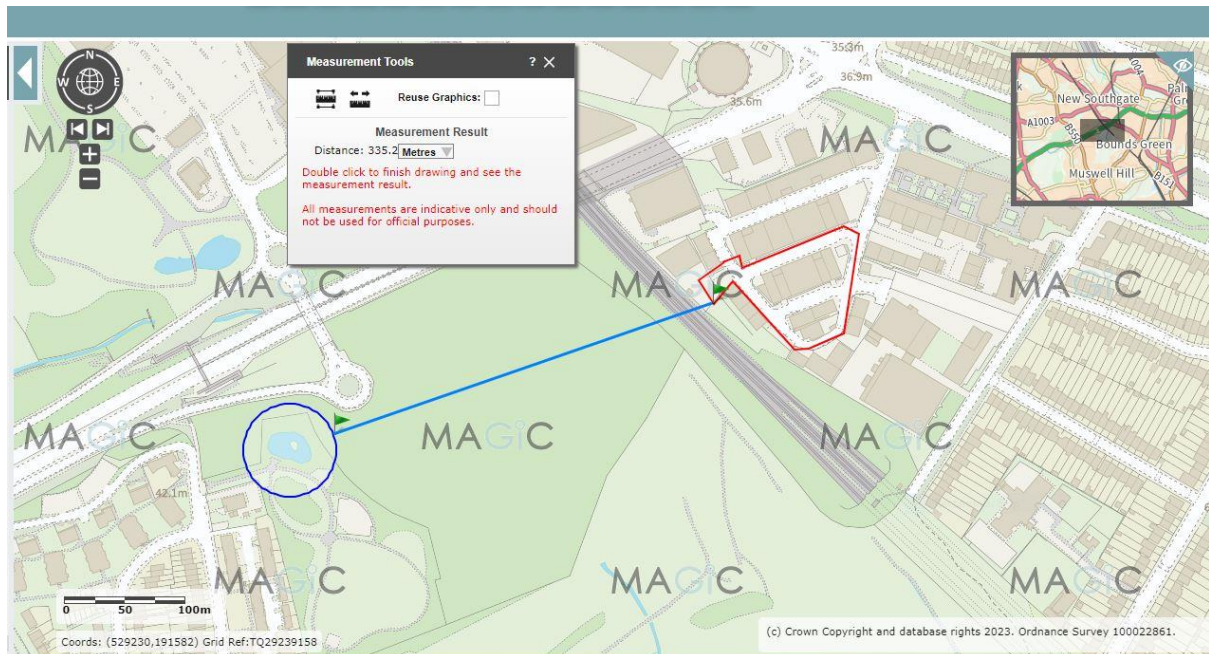


Figure 4. Site (red-line boundary) with nearest pond (blue-ringed) approximately 335m to the south-west.

The Habitat Suitability Index (HSI) incorporates ten suitability indices (SIs), all of which are factors believed to affect this species. It is a numerical score where 0 indicates unsuitable habitat and 1 represents optimal habitat.

Categorisation of HSI Scores¹⁰:

HSI	Pond Suitability
<0.5	= poor
0.5 - 0.59	= below average
0.6 - 0.69	= average
0.7 - 0.79	= good
>0.8	= excellent

NOTE: $HSI = (SI_1 \times SI_2 \times SI_3 \times SI_4 \times SI_5 \times SI_6 \times SI_7 \times SI_8 \times SI_9 \times SI_{10})^{1/10}$

¹⁰ Taken from: *Habitat Suitability Index - guidance note* - produced by National Amphibian and Reptile Recording Scheme (NARRS).

Preliminary Ecological Appraisal

Table 1. Habitat Suitability Index (HSI) for nearby pond (335m SW of site) in relation to great crested newt

Criteria	Result
Location	Zone A
Pond Area (m ²)	800
Pond Drying	Rarely dries
Water Quality	Poor
Shade (%)	76-80
Fowl	Minor
Fish	Minor
Ponds within 1km Radius	6
Terrestrial Habitat	Good
Macrophyte Cover (%)	<1
Product	0.01087
HSI	0.6362
Suitability	Average

CONCLUDING REMARKS

Providing the requirements noted herein are fully implemented and followed through, subject to the results of the necessary further work and satisfactory execution of specified avoidance, enhancements, mitigation and/or compensation, there are no obvious ecological counter indications to the proposed project at this stage.

It is essential that the ecological recommendations of this and any future ecological reports relating to this site are securely incorporated as formal Conditions within any planning consent the Local Authority is minded to grant, and that their implementation and ongoing care are verified and monitored by appropriately qualified persons in the Planning Authority or appointed by them.

Notes

Please note that there is complex and strict legislation protecting many species and habitats. Full details are available on the web sites of Defra and the various statutory authorities, some of which now have direct powers of enforcement. If you are in any doubt about the status of species or habitats on your site, please be sure to contact us before undertaking any site work. You should also make sure that you are aware of, and have allowed for, all national and local planning policies relating to wildlife and nature conservation before proceeding.

This PEA may not be sufficient on its own for planning application purposes where notable habitats/species are present or potentially present, particularly where necessary further studies have been indicated in the text

PHOTOGRAPHS

Photographs were taken on 13 February 2023.



Photo 1. North-east corner of site, looking south-west



Photo 2. South-west corner of buildings, looking north-east

Preliminary Ecological Appraisal



Photo 3. Interior of one of the industrial units. Note lack of potential roost features for bats and the well-lit and disturbed conditions, creating negligible bat roosting potential within.



Photo 4. One of 5 such cavities on the exterior of the southern building, eastern face. **Moderate** bat roost potential due to the connectivity to the habitat corridor of the railway embankment.

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Photo 5. Small area of bramble scrub and scattered trees to the west of the site. Connects with larger habitat area and wildlife corridor of the railway embankment.



Photo 6. Small area of bramble scrub and scattered trees to the west of the site. Connects with larger habitat area and wildlife corridor of the railway embankment.

Preliminary Ecological Appraisal



Photo 7. Pond approximately 335m to the south-west of site.

IMPORTANT

Please be aware that, because the natural environment is dynamic, ecological reports generally have a limited period of currency. Many statutory authorities now regard one year as the maximum time that should elapse before a report will need to be updated: occasionally it may be longer but it may also be less. Where a statutory wildlife licence is to be applied for, a walk-over of the site should be carried out **within three months** of an application being submitted to check that the habitats have not changed significantly since the survey was carried out.

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Founded in 1985 to provide high quality professional services to meet an increasing market demand in applied environmental sciences, the Practice stems from the original Betts family business which was established in 1760 for the refining and recycling of high value industrial wastes and mineral ores. Betts thus offer an unusual blend of technological and practical expertise in a range of environmental disciplines, allied particularly to the biological conservation legislation and biodiversity policies of recent years. Contracts undertaken cover a wide spectrum of projects at local, national and international levels in the construction, extractive, agricultural, leisure, energy and general industrial sectors. Scientific staff belong to appropriate professional institutes by whose codes of practice they abide. Due consideration of the British Standards on Biodiversity is included in relevant work and applied where appropriate.

Rebecca Cattell

Rebecca has seven years' experience as an ecologist, undertaking field surveys for PEAs, reptiles, great crested newts, bats, water vole and otter and report writing mainly PEAs. She also provides ecological clerk of works (ECoW). Prior to this role she completed an MSc in Biological Recording and Species Identification with distinction. Rebecca holds a licence for great crested newt surveys and a CSCS card.

NB. Whilst all due and reasonable care is taken in the preparation of reports, Betts accept no responsibility whatsoever for any consequences of the release of this report to third parties. Clients are reminded that all work carried out by Betts is subject to our Terms of Trading which may be viewed at any time on our web site at www.bettsecology.com or can be provided on request. Please again be aware that site surveys inevitably miss species not apparent on the date of visit(s) by reason of seasonality, mobility, habits or chance. Results are indicative and given in good faith but they are not a guarantee of presence or absence of any particular taxa.

Please note that this report is a Preliminary Ecological Appraisal of factors and features that may be significant for regulatory compliance and biodiversity policies relating to change of use or other disturbance. Such reports may not, on their own, contain sufficient information for a planning application and may require further more detailed study to assure compliance.

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