

Report for

The greyhound Public House and Grounds, Main Street, Botcheston, Leicestershire

Ecological Appraisal and Protected Species Survey



Photo showing front of Greyhound, from south

Report Contents:

<u>Page</u>	<u>Title</u>
3	Details
4	Summary
5	Proposed Development
5	Site Description
6	Building Description
9	Survey Methodology
12	Results
18	Conclusion
19	Recommendations
21	References
22	Legislation
24	Negative Bat Survey Statement

Greyhound Public House & Grounds, Botcheston
Ecological Appraisal and Protected Species Survey

Name of Client: The Greyhound (Botcheston) Ltd

Name of Agent: R3 Design Developments Ltd, contact- Mr S. Raju

Date of Survey: 28th June 2021

Weather Conditions: 100% cloud, cool, breezy, dry, 14⁰C

Address of survey site: Greyhound Public House & Grounds, Main Street,
Botcheston, Leicestershire, LE9 9FF

Planning Application Number:

Grid Reference of survey sites: SK 480 050 (approximate centre of site)

Name of Surveyor: A.B.Gibney BSc (Hons)

Licence Numbers: Great Crested Newt CLS001670, Bat 2015-12734-CLS-
CLS & Barn Owl CL29/00146 issued by Natural England

Summary

The site was in a village setting (on the edge of Botcheston), and consisted of a detached public house, various outbuildings and function room; plus an area of ground that included a tarmac car park (east and south), a closely mown garden area (west) and a mown grass field to the rear (north). On the site boundaries were timber panel fences to the east. These were curtilages to the adjoining dwellings. There was also a hedge on the western boundary; plus a hedge on the southern boundary of the garden area. In the field to the north of the site were some small trees sycamore *Acer pseudoplatanus*, ash and sweet chestnut *Castanea sativa*; plus a larger sycamore, an ash and a cherry *Prunus* sp. near the public house, within the rear garden area. The grass garden area was closely mown lawn. The site measures about 3500m² (0.35ha) in area. The surrounding area consisted of residential properties to the south east and north and agricultural land to the west. There were no ponds on site, or within 100m of the site.

Great Crested Newts: There were no ponds within 100m of the proposed site, which are likely to require presence/absence surveys.

Reptiles and other amphibians: It is recommended that Reasonable Avoidance Measures are taken, as outlined in main text.

Bats: It is recommended that precautionary measures are undertaken as recommended in the text.

Birds: To ensure legal compliance, it is recommended that any vegetation clearance works are avoided during the bird nesting season (March–August inclusive) or, if vegetation clearance is carried out in this nesting period, the works should be preceded by a search for nesting birds by a suitably experienced ecologist.

Badgers: Although there was no evidence of badgers found during the survey. The site should be regularly checked prior to the development going ahead, for evidence of badgers, as there were suitable badger foraging areas and suitable sites for badgers to dig setts. Therefore, some general best practice measures are recommended.

Any planning application is likely to be more acceptable if the ecological value of the site is protected or even enhanced.

1) Proposed Development

It is proposed to build residential dwellings on the site, plus extend the public house to provide a residential dwelling. The Curious Ecologists had been commissioned to produce an ecological appraisal report for the development site to include surveys for protected species; plus a Phase 1 survey.

2.1) Site Description

The site was in a village setting (on the edge of Botcheston), and consisted of a detached public house, various outbuildings and function room; plus an area of ground that included a tarmac car park (east and south), a closely mown garden area (west) and a mown grass field to the rear (north). The vegetation in the field was dominated by grasses, with very few forbes; with the following species being identified; creeping buttercup *Ranunculus repens*, creeping thistle *Cirsium arvense*, dock *Rumex* sp. and some nettle *Urtica dioica* in the boundaries. On the site boundaries were timber panel fences to the east. These were curtilages to the adjoining dwellings. There was also a hedge on the western boundary (hawthorn *Crataegus monogyna*, hazel *Corylus avellana*, ash *Fraxinus excelsior* and elder *Sambucus nigra*); plus a hedge with hazel, ash and privet *Ligustrum* sp. on the southern boundary of the garden area. In the field to the north of the site were some small trees sycamore *Acer pseudoplatanus*, ash and sweet chestnut *Castanea sativa*; plus a larger sycamore, an ash and a cherry *Prunus* sp. near the public house, within the rear garden area. The grass garden area was closely mown lawn and very few species could be identified in it, although creeping buttercup *Ranunculus repens*, daisy *Bellis perennis* and dandelion *Taraxacum officinale* agg. were identified. The site measures about 3500m² (0.35ha) in area. The surrounding area consisted of residential properties to the south east and north and agricultural land to the west. There were no ponds on site, or within 100m of the site. The nearest ponds were about 200m away, with housing on the land between, which gives very limited connectivity to the proposed site.

2.2) Buildings Descriptions



Photo showing The Greyhound, from the west

The building was detached, part two-storey, with single storey sections. The walls were brick (mostly rendered), and it had a slate roof (welsh slates). The roof was in sections, at more than one height, with gables. Timber purlins, beams and rafters supported the roofs. The main roof had equal pitches to each section. There were damaged slates, but any gaps were filled spiders' webs. The slates weren't lined; and so the rear of the slates were totally visible for inspection (no hidden voids). There were two lofts (of which one was insulated to a high level with the insulation pushed into the eaves); both were fully accessible for survey. There were many webs in these loft areas, including webs from the ridge board to other timbers and insulation indicating that nothing had disturbed the space for some time and the loft space was very dusty.

The ridge tiles were all in place, there were no gaps under them, even where some of the pointing had fallen out. There were timber fascias in part; there were no gaps at the fascias/wall junction. The eaves were covered in spiders' webs. The pointing on gable ends was all in place. The lead flashing at chimney and roof joins had no gaps associated with them. There were some bargeboards on some of the gables, plus there were webs at the eaves. There were wooden framed doors and windows, including some dormer windows; and there was no evidence of bats associated with these. The single storey sections (some sections having flat bituminous felt roof had no evidence of gaps and no cavities etc. suitable for roosting bats and no evidence of bats was found around these areas. There was also a lean-to sloping roof section; plus a pitched roof section at the rear of the public house but there didn't appear to be any gaps or missing slates and no evidence of

bats could be found on inspection. It had a similar construction to the main building.





Photo showing the function room, to the rear of the Greyhound

This building had wooden plank walls and a timber pitched roof, covered in bituminous felt, it had timber door and window frames.

There was an attached lean-to section to the west, which had timber walls and a sloping corrugated fibre/cement roof. There was a loft, which was fully accessible for survey.



Photo showing inside of loft; function room



Photo showing rear of function room

3) Survey Methodology:

- a. The site was walked over and the habitats were described using Phase 1 Habitat Survey terminology.
- b. The buildings were searched in a systematic pattern, all available spaces were searched, looking for signs of bats, in particular droppings, insect remains (where bats have fed), lack of spiders' webs (where bats have roosted), the bats themselves and body oils stains (where bats have squeezed through gaps). Particular attention was paid to undisturbed surfaces, walls (where bat droppings sometimes stick) and window sills (both inside and outside the buildings). The search was carried out with a high power torch inside the building and binoculars on the outside (particularly searching under eaves and ridge tiles). All cavities were checked using an endoscope to establish if anything was within them. Bats would be active at the time of year that the survey was undertaken. The building was also assessed for its potential to be used by roosting bats using the guidelines from the BCT Guidelines 2016,
Negligible- negligible features likely to be used by roosting bats.
Low – a structure with one or more potential roost sites that could be used by individual bats. Not enough space, shelter, protection, appropriate conditions (temperature, humidity, level of disturbance, light levels, height above ground level), and/or suitable surrounding habitat to be used regularly or by a larger number of bats.
Moderate – a structure with one or more potential roost sites that could be used by bats. Enough space, shelter, protection, appropriate conditions (temperature, humidity, level of disturbance, light levels, height above ground level), and/or suitable surrounding habitat to be used regularly or by a larger number of bats, but not likely to support a roost of high conservation status.
High – a structure with one or more potential roost sites that could be used by bats. Obviously enough space, shelter, protection, appropriate conditions (temperature, humidity, level of disturbance, light levels, height above ground level), and/or suitable surrounding habitat to be used regularly and over a long period by a larger number of bats.
- c. The grounds were searched for signs of reptiles or great crested newts (*Triturus cristatus*), by searching under logs, rocks and any other appropriate refuges, and a note was made of any appropriate reptile or newt habitat types.

- d. Signs of birds were also noted, particularly old nest sites, throughout the whole site. Birds would be nesting, when the surveys were undertaken.
- e. Badgers- The area was searched for badger field signs. In particular grassland areas were searched for footprints, dung pits, snuffle holes and runways through the vegetation. Boundary hedges, walls and fences were searched for latrines. Runways under boundary fences were searched for stray hairs. Hedgerows and earth banks were searched for signs of sett building activity, including dung pits and hairs close to the sett entrance, footprints, discarded bedding and recent spoil heaps.
- f. The ground was searched for tracks, trails or signs (particularly droppings and food/feeding signs) of protected species.
- g. Evidence of any other protected species was also noted.
- h. A records search for protected species and protected sites was undertaken as part of a previous survey.
- i. Trees were searched by binocular for holes and other cavities (these could be used as roosts by bats or nest sites by birds).
Bats: The trees within the site boundary were appraised by an experienced ecologist for their suitability to support breeding, resting and hibernating bats using survey methods based on those outlined in the Bat Conservation Trust's Bat Surveys for Professional Ecologists: Good Practice Guidelines (2016) and English Nature's Bat Mitigation Guidelines (2004). Bat Conservation Trust's Bat Surveys: Good Practice Guidelines (2016) use the following system to categorise trees:
 - Known or confirmed roost;
 - High: Trees with multiple, or highly suitable features capable of supporting larger roosts;
 - Moderate: Trees with definite potential, but the roost if present is unlikely to be of high conservation status (by roost size only);
 - Low: Trees of a size and age to contain potential roost features but not visible from the ground; or the tree supports some feature which may have limited potential to support bats; or
 - Negligible: Trees with no potential to support bats.

Records search:

A search for designations within approximately 1 km of the site boundary was made on Natural England's interactive web-based MAGIC (Multi Agency Geographic Information for the Countryside) Map.

This data search covers:

Statutory designated sites for nature conservation, namely Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Ramsar sites, Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs), and Local Nature Reserves (LNRs);
Non-statutory designated sites for nature conservation, namely Local Wildlife Sites [LWS]), including Potential and Candidate Sites; plus Parish, District and County Sites;
Legally protected species.

The data search does not cover:
Tree Preservation Orders (TPOs) or Conservation areas designated for their special architectural and historic interest.

4) Results

4.1 Ecological Appraisal Survey Results, using Phase 1 Habitat nomenclature



Photo showing the field to the north of the site, which was poor semi-improved grassland, B6

The species list for this area included; creeping buttercup *Ranunculus repens*, creeping thistle *Cirsium arvense*, dock *Rumex* sp and nettle *Urtica dioica*.



Photo showing site curtilage boundary fences on eastern boundary, J2.4



Photo showing hedge on western site boundary; hawthorn *Crataegus monogyna* hazel *Corylus avellana*, ash *Fraxinus excelsior* and elder *Sambucus nigra*; J2.2.2

There was also some post and wire fencing within this boundary.



Photo showing trees in field to the north of the site; A3.1

These trees included sycamore *Acer pseudoplatanus*, ash *Fraxinus Excelsior* and sweet chestnut *Castanea sativa*.



Photo showing tarmac car park area; J5



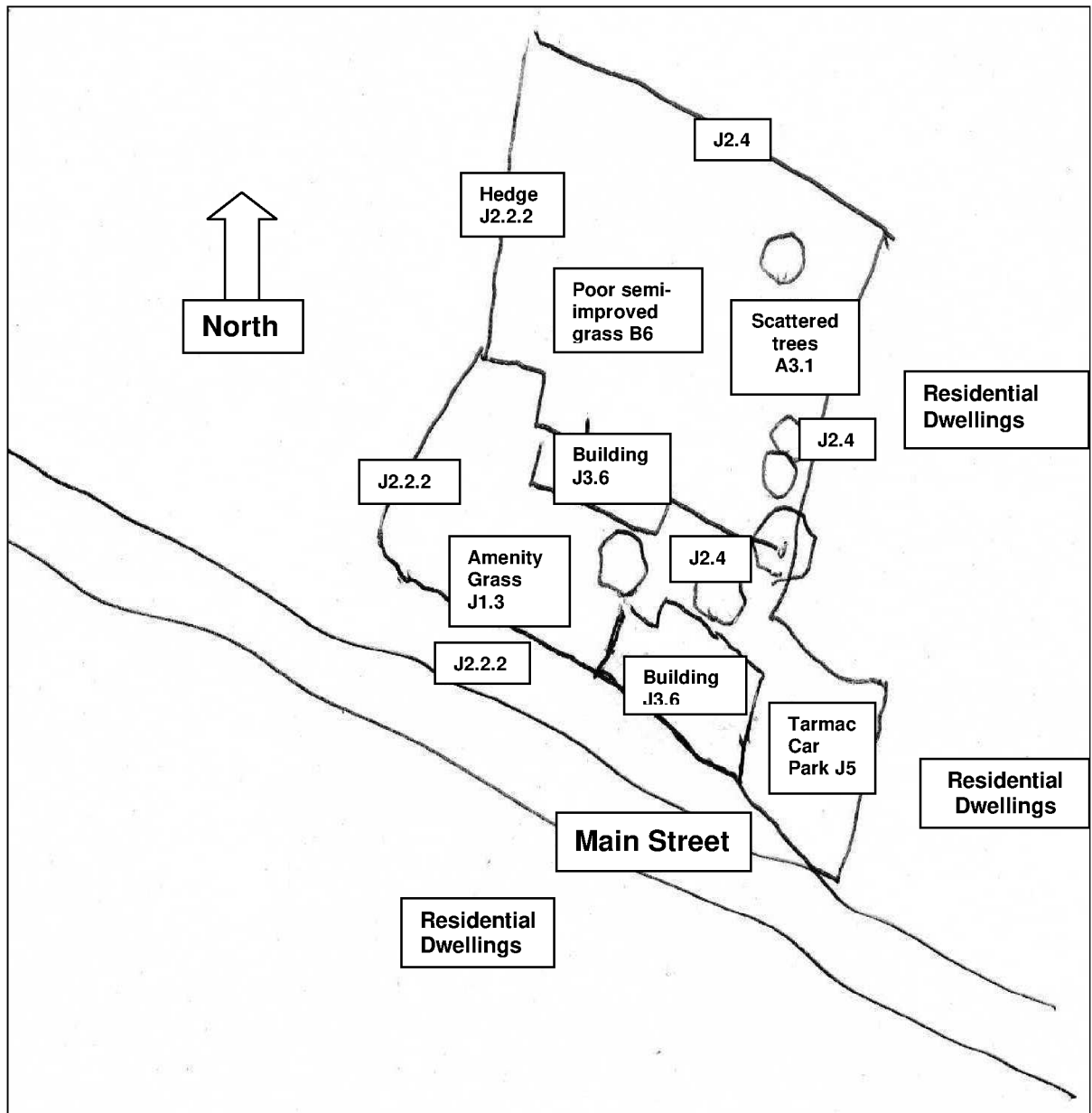
Photo showing garden area, with closely mown lawn; J1.2



Photo showing buildings; J3.6, plus garden plants; J1.4

The following table shows the Phase 1 habitats found on site

Table 1: Phase 1 habitat terminology	
A3.1	Scattered trees
B6	Poor Semi-improved grass
J1.2	Amenity grassland
J1.4	Introduced shrub
J2,2.2	Defunct species poor hedge
J2.4	Fences
J3.6	Buildings
J5	Tarmac Car Park



Sketch Plan of Site showing Phase 1 habitats (not to scale)

5.2 Protected Species Survey Results

Great Crested Newt – There were no ponds on the site. No evidence of Great Crested Newts was found on site when the terrestrial searches were undertaken, there were no ponds shown on the maps within 100m of the proposed site

Badgers – There were no badgers' setts on the site, or within 30m of the site. There were no worn trails on the site, and no evidence of badgers found during the site inspection survey.

Bats – There was no evidence of bats found, there were no droppings or other signs.

There were no cavities found in the trees, as all trees on site were fairly young specimens. All the trees on site were assessed as having negligible potential for roosting bats. Trees currently present on site are to be retained within the final development.

The buildings were also assessed as having negligible potential for roosting bats, as no evidence of bat roosts was found, there was no roof linings and so no hidden cavities that could not be fully inspected, no roost entrances were identified, much of the building was rendered, which blocks potential gaps at the roof eaves, the loft areas were covered in spiders webs, which spanned the area between the roof timbers and the insulation in the lofts; plus the lofts were covered in a thick layer of dust. Following guidelines issued by Leicestershire County Ecologists, no further surveys should be required for bats, although best practice mitigation measures as specified in the recommendations should be followed. A 'Negative Bat Survey Statement' is included in Appendices.

Birds – There were old nests found on the site, during the survey, within the trees and hedges.

Other Protected Species - There was no evidence of any other protected species and the habitats found on the proposed site would generally be considered of limited wildlife value (England Field Unit 2007).

Hedges - The hedges are to be retained within the final development, however they would be classed as curtilages, being part of the garden boundary of the public house and not subject to the legislation which protects hedgerows. Also they did not meet the criteria necessary to protect them, as they did not contain enough woody species within their length.

Records Search –

There was no 'Statutory' nationally protected sites within the vicinity of the proposed site, the nearest being the Botcheston Bog SSSI, being about 1km from the site to the east. On carrying out a site check on the MAGIC map site, there would be no requirement to consult Natural England for this type of development due to the site being within the SSSI impact risk zone. The proposed development is unlikely to affect any statutory protected sites.

6) Conclusion

- 6.1 The majority of the proposed development site was an area of ground that would be classed as of 'limited wildlife value', being buildings, tarmac, gardens and poor semi-improved/amenity grass (England Field Unit 2007). Hedges and trees that remain on site are to be retained.
- 6.2 Great Crested Newts – There was no evidence of great crested newts found on the site. There were no ponds on site or within 100m of the site. General best practice measures should be taken when the building works are undertaken.
- 6.3 Badgers – There was no evidence of badgers setts found on site, or within 30m of the site. There was no evidence of badgers found on the site.
- 6.4 Bats – There was no evidence of bat roosts found during the survey.
- 6.5 Birds – There were old birds' nests found during the survey, plus there were suitable nesting sites present in the hedge and trees.
- 6.6 There was no evidence found of any other protected species on the proposed site.
- 6.7 Hedges - Although the hedges did not meet the criteria for protection under the current legislation, hedgerows are generally used as wildlife corridors, particularly by bats, amphibians and birds, and provide important nesting sites for birds, it will therefore be beneficial to wildlife that they are to be retained within the development.

7) Recommendations

- 7.1 The proposed development is unlikely to have a negative effect on the biodiversity of the area, as it will only affect an area, most of which would be classed as of limited wildlife value, i.e. buildings, tarmac, gardens and poor semi-improved/amenity grass (England Field Unit 2007). There did not appear to be any needs for further ecological assessments.
- 7.2 No protected species are likely to be affected by this proposed development, provided that any vegetation is removed at an appropriate time of year. It is recommended that any works to remove vegetation are scheduled outside the bird nesting season (normally considered to be March-August, although this can be extended with certain species and due to climate change factors). If there is any doubt as to whether birds are nesting or the work is to be carried out within this bird nesting season, it is advised to get the area checked by a suitably qualified ecologist. Should an active nest be found, the nest must remain undisturbed until the young birds have fledged, which may cause a delay in the proposed works.
- 7.3 Any planning application is likely to be more acceptable if the ecological value of the site is enhanced, this can be achieved by planting native species of trees and shrubs within any proposed soft landscaping scheme, plus the native species hedge on the western boundary could be bulked out by planting the gaps with native species hedgerow trees such as hawthorn and holly. In addition to retaining the trees that are to be retained; the site could further be enhanced for wildlife by providing nest boxes for birds and bat boxes, utilising the existing trees.
- 7.4 The whole of the proposed site is considered to offer suitable foraging habitat for bats, particularly hedges and trees. It is recommended that the proposals aim to accommodate and enhance these features. There is a possibility that the development at the proposed site could have a detrimental impact upon bats foraging along retained features as a result of light spillage. It is therefore recommended that any lighting design is sympathetic to bats and other nocturnal species and light spillage is reduced where possible.
- 7.5 **Badgers:** There was no definitive evidence of badgers found on site. However several of the habitats onsite are considered to offer suitable potential for foraging and sett building, plus there are records of badgers nearby. Therefore, some general best practice measures are recommended. Initially, the site should be regularly checked prior to the development going ahead, for evidence of badgers. During the development, should it go ahead, if any trenches dug during works activities are left open over night, they should be left with a sloping end or ramp to allow any badgers or other animal that may fall in to escape.

Also, any pipes over 200mm in diameter should be capped off at night to prevent animals entering.

7.6 Great crested newts – No further surveys are required.

7.7 Reptiles/amphibians

It is recommended that the following reasonable avoidance measures are followed to ensure no protected species are adversely affected by the proposed development:

It would be advisable that vegetation on site be kept very short throughout the spring/summer months, having been cleared through the autumn/winter period.

Destructive search- Suitable refugia, for example log or rubble piles, should be dismantled carefully by hand. Suitable refugia could be moved to elsewhere on site to create artificial hibernacula.

During the development, should it go ahead, if any trenches dug during works activities are left open over night, they should be left with a sloping end or ramp to allow any animal that may fall in to escape.

On-going advice- Should any reptiles/amphibians be found on site during the development, advice should be obtained from a suitably qualified ecologist.

References and Bibliography

- Mitchell-Jones, A.J. & McLeish, A.P. [ed.] (1999) *The Bat Workers' Manual* JNCC
- Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition)* Bat Conservation Trust
- Gent, T. & Gibson, S. [Eds] (2003) *Herpetofauna's Workers' Manual* JNCC
- Langton, T., Beckett, C. & Foster, J. (2001) *Great Crested Newt Conservation Handbook*. Froglife, Halesworth
- England Field Unit (2007) *Handbook for Phase 1 habitat survey – a technique for environmental audit* JNCC
- Communities and Local government (2012) National Planning Policy Framework
- DEFRA (2001). The Hedgerows Regulations 1997: a guide to the law and good practice. HMSO, London
- English Nature (2002). Badgers and Development. English Nature, Peterborough, UK

Report Produced by

Alan Bernard Gibney BSc (Hons) - Ecologist (Curious Ecologists)

Appendix 1: Legislation

Bats: All bats and their roosts are protected under the Wildlife & Countryside Act 1981 (*as amended*) and The Conservation of Habitats and Species Regulations 2010. You must not:

- deliberately capture (or take), injure or kill a bat;
- intentionally or recklessly disturb a group of bats; where the disturbance is likely to significantly affect the ability of any significant group of animals of that species to survive, breed or rear or nurture their young or likely to significantly affect the local distribution or abundance of the species, whether in a roost or not;
- damage or destroy the breeding or resting place (roost) of a bat;
- possess a bat (alive or dead), or any part of a bat;
- intentionally or recklessly obstruct access to a bat roost;
- sell (or offer for sale) or exchange bats (alive or dead), or parts of bats.

Nesting Birds: Nesting Birds are protected under the Wildlife and Countryside Act 1981, which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. In addition to this, for some rarer species (listed on Schedule 1 of the Act), it is an offence to intentionally or recklessly disturb them while they are nest building or, at or near a nest with eggs or young, or to disturb the dependent young of such a bird.

Great Crested Newts: Great crested newts are fully protected under the Conservation (Natural Habitats & c.) Regulations 1994 and the Wildlife and Countryside Act 1981, as amended. The great crested newt is a priority species in the UK Biodiversity Action Plan (HM Government 1994 et seq.) and is also considered to be Species of Principal Importance for the Conservation of Biodiversity in England under section 74 of the Countryside and Rights of Way Act 2000.

Reptiles & Other Amphibians: The adder, grass snake, common lizard, slow worm, common toad, common frog and other newt species receive some protection, including from killing and injury, under the Wildlife and Countryside Act 1981, as amended.

National Planning Policy Framework: The Government's Biodiversity Strategy for England includes the aim that 'opportunities to incorporate biodiversity in and around developments should be encouraged', this strategy can be a material consideration in the planning process and is summarised in NPPF ('National Planning Policy Framework'; 2012 updated 2019). As such, in order to increase the likely success of any planning application, consideration should be given to enhancing the biodiversity value of the site following redevelopment.

The Protection of Badgers Act, 1992

Badgers and their setts are protected by The Protection of Badgers Act, 1992. The Act is based upon the need to protect badgers from baiting and deliberate harm or injury.

A person is guilty of an offence if they;

- a) Wilfully kill, take, injure a badger
- b) Cruelly ill-treat, use any badger tongs or dig for a badger
- c) Offer for sale a live badger

It is also an offence to damage or destroy a badger sett, to obstruct access to any entrance or to disturb a badger when it is occupying a sett. Removal of significant areas of badger foraging habitat may also contravene the Act, as it could be regarded as cruelty. A sett is defined as 'any structure or place that displays signs indicating current use by a badger'. The term current includes use within the last year. On development sites, this means that "significant" construction activities near a badger sett may require a licence from Natural England. A 'closed season' for development near to a sett is imposed between 1st December and 30th June, when the badgers are breeding.

A licence is needed from Natural England before any works go ahead which will cause damage to a sett or disturbance to badgers. The distance at which various activities cause disturbance to badgers in a sett varies. In addition the destruction by development of the badgers' foraging territory, the interruption of their paths to such territories or to water sources might be classed as cruelty.

Appendix 2: Leicestershire and Rutland: Negative Bat Survey Statement

<i>Planning Authority:</i> HBBC	<i>Grid reference:</i> SK 480 050	<i>Planning application ref. no (if known):</i>
<i>Planning application address:</i> Greyhound Public House & Outbuildings, Main Street, Botcheston, Leicestershire, LE9 9FF		
<i>Proposed development:</i> It is proposed to build residential dwellings on the site, plus extend the public house to provide a residential dwelling. The outbuildings (Including the function room) will be demolished.		
<i>Name(s) and licence number(s) of Bat-worker(s) carrying out survey:</i> A.B.Gibney BSc (Hons) Licence Number: Bat 2015-12734-CLS-CLS issued by Natural England		
<i>Visual check/survey date(s):</i> 28 th June 2021		
The Greyhound was detached, part two-storey, with single storey sections. The walls were brick (mostly rendered), and it had a slate roof (welsh slates). The roof was in sections, at more than one height, with gables. Timber purlins, beams and rafters supported the roofs. The main roof had equal pitches to each section. There were damaged slates, but any gaps were filled spiders' webs. The slates weren't lined; and so the rear of the slates were totally visible for inspection (no hidden voids). There were two lofts (of which one was insulated to a high level with the insulation pushed into the eaves); both were fully accessible for survey. There were many webs in these loft areas, including webs from the ridge board to other timbers and insulation indicating that nothing had disturbed the space for some time and the loft space was very dusty. The ridge tiles were all in place, there were no gaps under them, even where some of the pointing had fallen out. There were timber fascias in part; there were no gaps at the fascias/wall junction. The eaves were covered in spiders' webs. The pointing on gable ends was all in place. The lead flashing at chimney and roof joins had no gaps associated with them. There were some bargeboards on some of the gables, plus there were webs at the eaves. There were wooden framed doors and windows, including some dormer windows; and there was no evidence of bats associated with these. The single storey sections (some sections having flat bituminous felt roof had no evidence of gaps and no cavities etc. suitable for roosting bats and no evidence of bats was found around these areas. There was also a lean-to sloping roof section; plus a pitched roof section at the rear of the public house but there didn't appear to be any gaps or missing slates and no evidence of bats could be found on inspection. It had a similar construction to the main building. The Function Room had wooden plank walls and a timber pitched roof, covered in bituminous felt, it had timber door and window frames. There was an attached lean-to section to the west, which had timber walls and a sloping corrugated fibre/cement roof. There was a loft, which was fully accessible for survey.		
<i>Describe any survey limitations – e.g. parts of roof or building that were inaccessible</i> None		

Do you consider the building to be of low/medium/high bat potential?

Negligible

Recommendation (delete/add as appropriate): Precautionary approach as specified in report

Proceed with development with watching brief: Yes

Emergence survey needed: No



2014