

From: Sue Timms <Sue.Timms@leics.gov.uk>
Sent: 30 July 2021 18:27
To: Planning Folder
Subject: 21/00195/FUL Kyngs Golf And Country Club Station Road Market Bosworth - re-consultation ST Jul21

Follow Up Flag: Follow up
Flag Status: Flagged

21/00195/FUL | Erection of 9 holiday cabins with associated parking and landscaping | Kyngs Golf And Country Club Station Road Market Bosworth Nuneaton Leicestershire CV13 0NP

The Ecology Appraisal and Biodiversity metric and improvement plan (Ecology Solutions 2021) are acceptable, and allow me to remove my holding objection.

The development will achieve net-gain within the site. Development must be in accordance with the habitat protection/enhancement recommendation in Ecology Solution's report, and as set out in the biodiversity metric. I have copied these recommendations below:

24. The area of the Willow scrub shall be largely retained and enhanced through under sowing of wildflower grassland.
25. It is noted that the woodland adjacent to the site is of an elevated value and listed as priority habitat together with being a candidate LWS. It shall be important that potential deleterious effects during the clearance and construction phase of the proposed development are limited, and this can be addressed through a Construction Environmental Management Plan (CEMP).
26. The mound, largely to the north of the site, supports an elevated floristic interest and is of hence of higher biodiversity interest. The proposals shall retain the majority of this area and subject it to over-sowing and ecological enhancement through favourable management to increase the floristic diversity and interest.
27. The development provides an off-set of 5 metres from the margin of the woodland and will be a no-dig construction such that any RPA shall be protected. Furthermore, the scheme shall provide new native (shade tolerant) wildflower grassland along the 5 metres buffer which will complement the woodland habitat.
28. The line of scrub / trees shall also be retained and subject to under sowing with a wildflower grassland seed mixture to elevate the floristic diversity.

The ecologist notes that there should be some review and amendment to the proposed landscape scheme, but I agree that the broad landscape principles are acceptable. I recommend that the landscape plans are revised to reflect the recommendation copied above and the metric conclusions.

Sue Timms
Team Manager (Ecology)
Leicestershire County Council
County Hall
Leicester
LE3 8RA

0116 305 4108 / 0116 305 1087
sue.timms@leics.gov.uk

Ecology Solutions Limited
Cokenach Estate
Barkway
Royston
Hertfordshire
SG8 8DL

+44(0)1763 848084
east@ecologysolutions.co.uk
www.ecologysolutions.co.uk



9957: LAND AT KYNGS GOLF AND COUNTRY CLUB, MARKET BOSWORTH (PLANNING REF: 21/00195/FUL)

BRIEFING NOTE: ECOLOGICAL APPRAISAL

Introduction

1. Ecology Solutions was commissioned in June 2021 by Marrons Planning to undertake an ecological appraisal of a parcel of land at Kyngs Golf and Country Club, Market Bosworth. The instruction also included a review of previous survey work completed by Wildlife Consultants Limited¹ and the consultation response against that work by Leicestershire County Council (LCC). The focus of the survey and appraisal is against the baseline assessment completed and points raised by LCC.
2. The site comprises an area of modified grassland with elements of scrub. The area is served by an existing track and, whilst unsurfaced, is predominantly bare ground with elements of marginal vegetation and opportunistic species. A woodland lies adjacent to the site whilst further areas of scrub are present in the immediate surrounds. A mound created from modelling is located to the north of the site and was included in the survey effort.
3. The site is located within the north-eastern section of the Kyngs Golf and Country Club, which lies to the north-west of the centre of Market Bosworth.
4. The proposals for the site include a number of holiday lodges set within a landscape area sensitive to the local environments.

Survey Methodology

5. Information on designated sites from a wider search area was obtained from the online Multi-Agency Geographic Information for the Countryside (MAGIC)² database, which uses information held by Natural England and other organisations (see Appendix 1).
6. The site was surveyed based around extended Phase 1 Survey methodology, as recommended by Natural England, whereby the habitat types present are identified and mapped, together with an assessment of the species composition

¹ Wildlife Consultants Limited (2020) Kyngs Golf and Country Club, Station Rd, Market Bosworth - Ecological Impact Assessment. Ref: WCL/EIA/27201

² <http://www.magic.gov.uk>

of each habitat. This technique provides an inventory of the basic habitat types present and allows identification of areas of greater potential which require further survey. Any such areas identified can then be examined in more detail.

7. Using the above method, the site was classified into areas of similar botanical community types, with a representative species list compiled for each habitat identified.
8. The species present were each assigned a score corresponding with its percentage cover within the various habitats. The abundance scores are based on the Braun-Blanquet Scale: D=Dominant 76-100%, A=Abundant 51-75%, F=Frequent 26-50%, O=Occasional 6-25% and R=Rare >1-5%.
9. All the species that occur in each habitat would not necessarily be detectable during survey work carried out at any given time of the year, since different species are apparent in different seasons. Nonetheless, the surveys were undertaken within the optimal period for Phase 1 surveys and botanical surveys and given the habitats present it is considered an accurate and robust assessment has been completed.

Habitats

10. Ecology Solutions visited the site in June 2021 to carry out a habitat survey. The main habitats were identified and are considered below. The location of these habitats is shown on Plan ECO1.
11. The following main habitat / vegetation types were identified within the site during the survey undertaken:
 - Semi-improved Grassland;
 - Tall Ruderal Vegetation;
 - Track;
 - Scrub / Trees;
 - Woodland; and
 - Mound.
12. The locations of these habitats are shown on Plan ECO2 and described individually below.

Semi-improved Grassland

13. Species present include abundant Creeping Bent *Agrostis stolonifera*, Yorkshire Fog Grass *Holcus lanatus*; frequent Creeping Buttercup *Ranunculus repens*, Curled Dock *Rumex crispus*, White Clover *Trifolium repens*, Tufted Vetch *Vicia cracca*, False Oat Grass *Arrhenatherum elatius*, Creeping Thistle *Cirsium arvense*, Spear Thistle *Cirsium vulgare*, Broad Leafed Dock *Rumex obtusifolius*; occasional Sorrel *Rumex acetosa*, Ragwort *Senecio jacobaea*, Ribwort Plantain *Plantago lanceolata*, Wood Avens *Geum urbanum*, Dandelion *Taraxacum officinale*, Field Forget-me-not *Myosotis arvensis*, Common Nettle *Urtica dioica*, Black Medick *Medicago lupulina*, Ash *Fraxinus excelsior* saplings showing signs of die-back, Perennial Rye Grass *Lolium perenne*, Bristly Oxtongue *Picris echioides*; and rare Broad-leaved Willowherb *Epilobium montanum*, Pink Campion *Silene* sp., Oak saplings *Quercus robur*, Field Horsetail *Equisetum arvense*, Hogweed *Heracleum*

sphondylium, Common Mouse-ear *Cerastium fontanum*, Greater Plantain *Plantago major*, and Field Rose *Rosa arvensis*.

Tall Ruderal Vegetation

14. Areas of tall ruderal vegetation are present in small areas across the site and on review of satellite imagery it would appear the area as a whole has been subject to disturbance in the relatively recent past.
15. Species present in the tall ruderal vegetation include abundant Creeping Buttercup, Broad Leaved Dock *Rumex obtusifolius*; frequent Wild Carrot *Daucus carota*, Common Nettle, False Oat Grass, Oxeye Daisy *Leucanthemum vulgare*, Perennial Rye Grass, Yorkshire Fog Grass; occasional Spear Thistle, Ribwort Plantain, Creeping Thistle, Curled Dock, Cock's-foot Grass *Dactylis glomerata*; and rare occasional Red Clover *Trifolium pratense*, Scentless Mayweed *Tripleurospermum inodorum*, and Yellow Melilot *Melilotus officinalis*.

Track

16. The proposed development area is served by an existing unsurfaced track. Species associated with the track (including margins and central area) include frequent Bristly Oxtongue, Spear Thistle; Meadow Buttercup *Ranunculus acris*, occasional Perennial Rye Grass, Oxeye Daisy, and Black Medick, with rare Tufted Vetch.

Scrub / Trees

17. A line of Willow *Salix* sp. trees / scrub is present adjacent to the track to the west of the proposed development area.

Mound (principally off-site)

18. A mound is present to the north-west of the proposed development area and supports neutral grassland, only part of this area shall be lost to the development proposals with the remainder proposed for ecological enhancements.
19. The following species were recorded: locally dominant Broad-Leaved Dock; frequent Yorkshire Fog Grass, Creeping Thistle, Oxeye Daisy, Bristly Oxtongue, Black Medick, Creeping Cinquefoil *Potentilla reptans*, Colts-foot *Tussilago farfar*, occasional Curled Dock, False Oat Grass, Sorrel, Ribwort Plantain, Yarrow *Achillea millefolium*, Common Knapweed *Centaurea nigra*, Lesser Stitchwort *Stellaria graminea*; and rare Cut Leaved Cranesbill *Geranium dissectum*.

Woodland (Off-Site)

20. A deciduous woodland is located adjacent to the site's eastern boundary. The woodland is understood to be a candidate Local Wildlife Site and is listed as a priority lowland woodland habitat on MAGIC.
21. A detailed survey of the woodland was not completed but casual observation recorded the following species: Cleavers *Galium aparine*, Ivy *Hedera helix*, Hawthorn *Crataegus monogyna*, Field Maple *Acer campestre*, Oak, Blackthorn *Prunus spinosa*, Willow *Salix* sp., Ash, Elder *Sambucus nigra*, and Hazel *Corylus avellana*.

Habitat Evaluation

22. The majority of the site comprises semi-improved grassland which in the main is species-poor and dominated by coarse grass species. It is understood that this area has been subject to a level of disturbance in the recent past. It is noted that LCC correctly raised concerns on the previously submitted ecology material on account of the listing of Stinking Chamomile *Anthemis cotula*, a locally rare plant species. It is understood that since the original submission the authors have confirmed this was incorrectly detailed and was not actually present. It can be confirmed that during Ecology Solutions' surveys in June 2021 no presence of Stinking Chamomile was recorded.
23. The majority of grassland habitat to be directly affected by the proposed development is not considered to be of high nature conservation value and is of site interest only.
24. The area of the Willow scrub shall be largely retained and enhanced through under sowing of wildflower grassland.
25. It is noted that the woodland adjacent to the site is of an elevated value and listed as priority habitat together with being a candidate LWS. It shall be important that potential deleterious effects during the clearance and construction phase of the proposed development are limited, and this can be addressed through a Construction Environmental Management Plan (CEMP).
26. The mound, largely to the north of the site, supports an elevated floristic interest and is of hence of higher biodiversity interest. The proposals shall retain the majority of this area and subject it to over-sowing and ecological enhancement through favourable management to increase the floristic diversity and interest.
27. The development provides an off-set of 5 metres from the margin of the woodland and will be a no-dig construction such that any RPA shall be protected. Furthermore, the scheme shall provide new native (shade tolerant) wildflower grassland along the 5 metres buffer which will complement the woodland habitat.
28. The line of scrub / trees shall also be retained and subject to under sowing with a wildflower grassland seed mixture to elevate the floristic diversity.
29. Whilst it noted that there should be some review and amendment to the proposed landscape scheme, as raised by LCC, the board landscape principles, in terms of areas and setting, should ensure an increase in floristic diversity is delivered and net gains for biodiversity secured.
30. A review of the proposals against Metric 3.0 has been completed; with information and areas of proposed planting provided by Golby and Luck Landscape Architects. The results show that through both the on-site and off-site enhancements the proposals result in a measurable 8.08% biodiversity net gain. The metric shall be submitted along with this appraisal.

Species

31. No protected species were recorded during the survey undertaken. The habitats present do have potential to support some protected and notable species and regard to these will be required.

32. It is noted that the previous ecology report was informed by a number of target surveys, and these should be referred to against the detail below.

Bats

33. All bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and included on Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended; "the Habitats Regulations"). These include provisions making it an offence to:
- Deliberately to kill, injure or take (capture) bats;
 - Deliberately to disturb bats in such a way as to:-
 - (i) be likely to impair their ability to survive, to breed or rear or nurture their young; or to hibernate or migrate; or
 - (ii) affect significantly the local distribution or abundance of the species to which they belong;
 - Damage or destroy any breeding or resting place used by bats;
 - Intentionally or recklessly to obstruct access to any place used by bats for shelter or protection (even if bats are not in residence).
34. The words deliberately and intentionally include actions where a court can infer that the defendant knew that the action taken would almost inevitably result in an offence, even if that was not the primary purpose of the act.
35. The offence of damaging (making worse for the bat) or destroying a breeding site or resting place is an absolute offence. Such actions do not have to be deliberate for an offence to be committed.
36. In accordance with the Habitats Regulations the licensing authority (Natural England) must apply the three derogation tests as part of the process of considering a licence application. These tests are that:
1. the activity to be licensed must be for imperative reasons of overriding public interest or for public health and safety;
 2. there must be no satisfactory alternative; and
 3. the favourable conservation status of the species concerned must be maintained.
37. Licences can usually only be granted if the development is in receipt of full planning permission.
38. The vegetation present on site provides some foraging opportunities owing to the likely assemblage of invertebrates which the grassland and surrounding scrub and wooded belt would support. The boundary vegetation, particularly the eastern, could also potentially provide some dispersal opportunities to additional green infrastructure in the local landscape. Nonetheless it is unlikely that the habitats and resources on site would be of particular importance to maintain the favourable conservation status of any locally present bat populations.
39. It is considered the principal risk of the development to any locally present bats would be through lighting and hence lighting should be reduced during any construction phase and also the operational phase. It would be advised that the off-site woodland in particular is safeguarded from any significant artificial lighting with lux levels kept to below 0.5 lux at the woodland edge. The proposed

development shall employ lighting bollards with cowls to ensure lighting during the operational phase is limited and sensitive local receptors are safeguarded against a potential adverse effect.

40. Enhancements for bats could be provided by the new development in the form of bat boxes; these could be erected on poles or mature trees in the vicinity.

Badgers

41. Badgers *Meles meles* are protected by the Protection of Badgers Act 1992, for reasons of animal welfare rather than on account of their intrinsic rarity or nature conservation significance.
42. The site offers some opportunities for dispersing and foraging Badgers although no signs that could be attributed to this species were recorded during the survey.
43. It is considered that, should any locally present social group exist, their use of the site and habitat therein could be accommodated by the proposed development.

Other Mammals

44. Given the habitats present it is likely that a small assemblage of small mammal species would make use of the site. The dense scrub, grassland and off-site woodland are suitable for Hedgehogs *Erinaceus europaeus* and although no signs were recorded during the survey work, the use of the site by this species cannot be fully discounted.
45. Hedgehog is listed as a Species of Principal Importance under Section 41 of the Natural Environment and Rural Communities Act (NERC) 2006. The NERC Act places responsibility upon public bodies to have regard for the conservation of biodiversity in England.
46. Efforts to minimise risk to Hedgehog during any clearance works should be implemented but the scheme is not considered to represent a significant risk to this species with continued opportunities present post-development.

Birds

47. Section 1 of the Wildlife & Countryside Act 1981 (as amended) is concerned with the protection of wild birds. With certain exceptions all wild birds and their eggs are protected from intentional killing, injuring and taking, and their nests, whilst being built or in use, cannot be taken, damaged or destroyed.
48. Schedule 1 part 1 of the Wildlife & Countryside Act 1981 is a list of the nationally rarer and uncommon breeding birds for which all offences carry special (i.e. greater) penalties. These species also enjoy additional protection whilst breeding, as it is also an offence to disturb adults or their dependant young when at the nest.
49. The site contains habitat suitable for nesting birds, in the form of the scrub. It is recommended that all suitable nesting vegetation to be cleared as part of any consented scheme should be cut outside of the nesting bird season (March to July inclusive) or following a survey by an experienced ecologist.

50. New landscaping as part of any future sustainable development shall offer opportunities for birds. Further enhancements for birds could be incorporated into a new development in the form of bird boxes.

Reptiles

51. Rare, endangered or declining species receive full protection under the Wildlife & Countryside Act 1981 (as amended) as well as protection under the Conservation of Habitats and Species Regulations 2017. Species that are fully protected are Smooth Snake *Coronella austriaca* and Sand Lizard *Lacerta agilis*. It is illegal to:
- Deliberately kill, injure or take (capture) these reptiles;
 - Deliberately disturb these reptiles in such a way as to be likely:–
 - (i) to impair their ability to survive, to breed or reproduce, or to rear or nurture their young, or to hibernate; or
 - (ii) to affect significantly their local distribution or abundance;
 - Damage or destroy any breeding or resting place used by these reptiles;
 - Intentionally or recklessly obstruct access to any place used by these reptiles for shelter or protection (even if the reptiles are not present at the time);
 - Sell, offer for sale, possess or transport for purposes of sale these reptiles (live or dead animal, part or derivative).
52. Given their limited geographical distribution and the nature of the habitats present, neither of these species would be present within the site.
53. Owing to their abundance in Britain, Common Lizard *Zootoca vivipara*, Slow Worm *Anguis fragilis*, Grass Snake *Natrix helvetica*, and Adder *Vipera berus* are 'partially protected' under the Wildlife & Countryside Act 1981 (as amended) and as such only receive protection from:
- Intentional killing and injuring; and
 - Being sold or other forms of trading.
54. The habitat of common reptiles is therefore not directly protected. However, because of their partial protection, disturbing or destroying their habitat while they are present may lead to an offence.
55. All reptile species are listed as Species of Principal Importance under Section 41 of the NERC Act 2006. The NERC Act places responsibility upon public bodies to have regard for the conservation of biodiversity in England.
56. The site and habitats therein are considered to offer opportunities for reptiles albeit a check of onsite refugia did not reveal any presence.
57. As a precautionary approach it would be advised that the grassland areas to be directly affected by the proposed development are subject to habitat manipulation methodology to reduce their suitability during favourable weather conditions and allow any potentially present reptiles to disperse to retained neighbouring habitats.
58. Post development the site shall provide and potentially enhance opportunities for common reptiles.

Amphibians (Great Crested Newts)

59. Great Crested Newts *Triturus cristatus* are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and included on Schedule 2 of the Conservation of Habitats and Species Regulations 2017 ("the Habitats Regulations"). These include provisions making it an offence to:
 - Deliberately kill, injure or take (capture) Great Crested Newts;
 - Deliberately disturb Great Crested Newts in such a way as to:-
 - (i) be likely to impair their ability to survive, to breed or reproduce, or to rear or nurture their young, or to hibernate or migrate; or
 - (ii) affect significantly the local distribution or abundance of the species to which they belong;
 - Damage or destroy any breeding or resting place used by Great Crested Newts;
 - Intentionally or recklessly to obstruct access to any place used by Great Crested Newts for shelter or protection.
60. European Protected Species licences are available from Natural England in certain circumstances, and permit activities that would otherwise be considered an offence.
61. The site is devoid of any pond or waterbodies but a number of ponds are present in the wider area. The ponds have been subject to detailed surveys for Great Crested Newts in 2020 with no presence in the vicinity of the site noted. As such, it is not considered that the proposed development would affect this species. It is noted that continued terrestrial opportunities shall be provided by area of species-rich wildflower grassland and areas of native scrub and tree planting.
62. A small number of Common Toads *Bufo bufo* were recorded during the survey completed by Ecology Solutions. As mentioned above it is considered that the proposed development would maintain terrestrial and dispersal opportunities for amphibians and hence it is not considered this species would be adversely affected.

Invertebrates

63. Given the habitats present, it is likely a varied assemblage of common invertebrate species would be present within the site. However, there is no evidence to suggest that any rare or notable species would be present. The development includes new diverse landscape planting which, providing it is subject to a sensitive management regime, would be likely to offer gains for locally present invertebrates.

Summary

64. Ecology Solutions was commissioned in June 2021 by Marrons Planning to undertake an ecological appraisal of a parcel of land at Kyngs Golf and Country Club, Market Bosworth. The instruction also included the review of previous survey work completed by Wildlife Consultants Limited, and also the consultation response received against that work by Leicestershire County Council (LCC).
65. The site comprises an area of modified grassland with elements of scrub. The area is served by an existing track and whilst unsurfaced is predominantly bare

ground with elements of marginal vegetation and opportunistic species. A woodland lies adjacent to the site whilst further areas of scrub are present in the immediate surrounds. A mound created from modelling is located to the north of the site and was included in the survey effort.

66. The site is located within the north-eastern section of the Kyngs Golf and Country Club, which lies to the north-west of the centre of Market Bosworth.
67. The proposals for the site include a number of holiday lodges set within a landscape area sensitive to the local environments.
68. **Habitats.** The majority of the site comprises relatively species-poor semi-improved grassland that is subject to management and shows sign of relatively recent disturbance. The proposed development shall retain the habitats and area of local interest, such as the adjacent broad-leaved woodland. Furthermore, through the landscape proposals it is expected new areas of high value native species-rich wildflower grassland shall be established.
69. An assessment of the biodiversity value of the proposed development using Metric 3.0 shows a measurable biodiversity net gain of +8.08%.
70. **Bats.** The site is considered to offer suitable foraging and dispersal opportunities for locally present bats, but it is not considered likely that any locally present population would be heavily reliant on the on-site resources to maintain their favourable conservation status. Nonetheless measures should be taken to safeguard the principal areas of interest, namely the woodland edge. Provision of bat boxes would heighten the on-site opportunities for roosting bats. A sensitive lighting design is proposed to ensure potential deleterious effects are minimised.
71. **Badgers.** No evidence of Badger was recorded during the course of the survey work. The site does provide suitable opportunities for this species and hence should a local social group be present then occasional use of the site could not be dismissed. It is considered that the proposed development would retain both foraging and dispersal opportunities.
72. **Other Mammals.** Given the habitats present, it is likely that a small assemblage of small mammal species would make use of the site.
73. **Birds.** The scrub / trees and woodland are considered to offer suitable nesting habitat for birds. Whilst the site shall provide breeding opportunities there is nothing to suggest the site is of elevated ornithological interest. Suitable nesting vegetation to be cleared should be cut outside of the nesting bird season (March to July inclusive) or following a survey by an experienced ecologist.
74. **Reptiles.** The site provides some suitable opportunities for common reptiles. It is advised that as a precautionary approach habitat manipulation methodology is employed to prevent any adverse effect.
75. **Amphibians.** The site is devoid of any aquatic habitats, and a pond in the vicinity has returned negative presence for Great Crested Newts. Terrestrial opportunities for amphibians shall be maintained as part of the proposed development.
76. **Invertebrates.** The site likely supports an assemblage of common invertebrate species given the habitats present, although there is no reason to indicate the presence of any notable or protected species.

77. Recommendations for enhancements and mitigation include the sensitively designed landscape proposal to offer net gains in floristic diversity and net gain in biodiversity. Further gains could be secured through bat and bird box provision.
78. Overall, on the basis of the current information, there is no overriding ecological reason why the site could not come forward for the proposed sustainable development in accordance with local and national legislation and planning policy.

Plans

- Plan ECO1: Ecological Features

Appendices

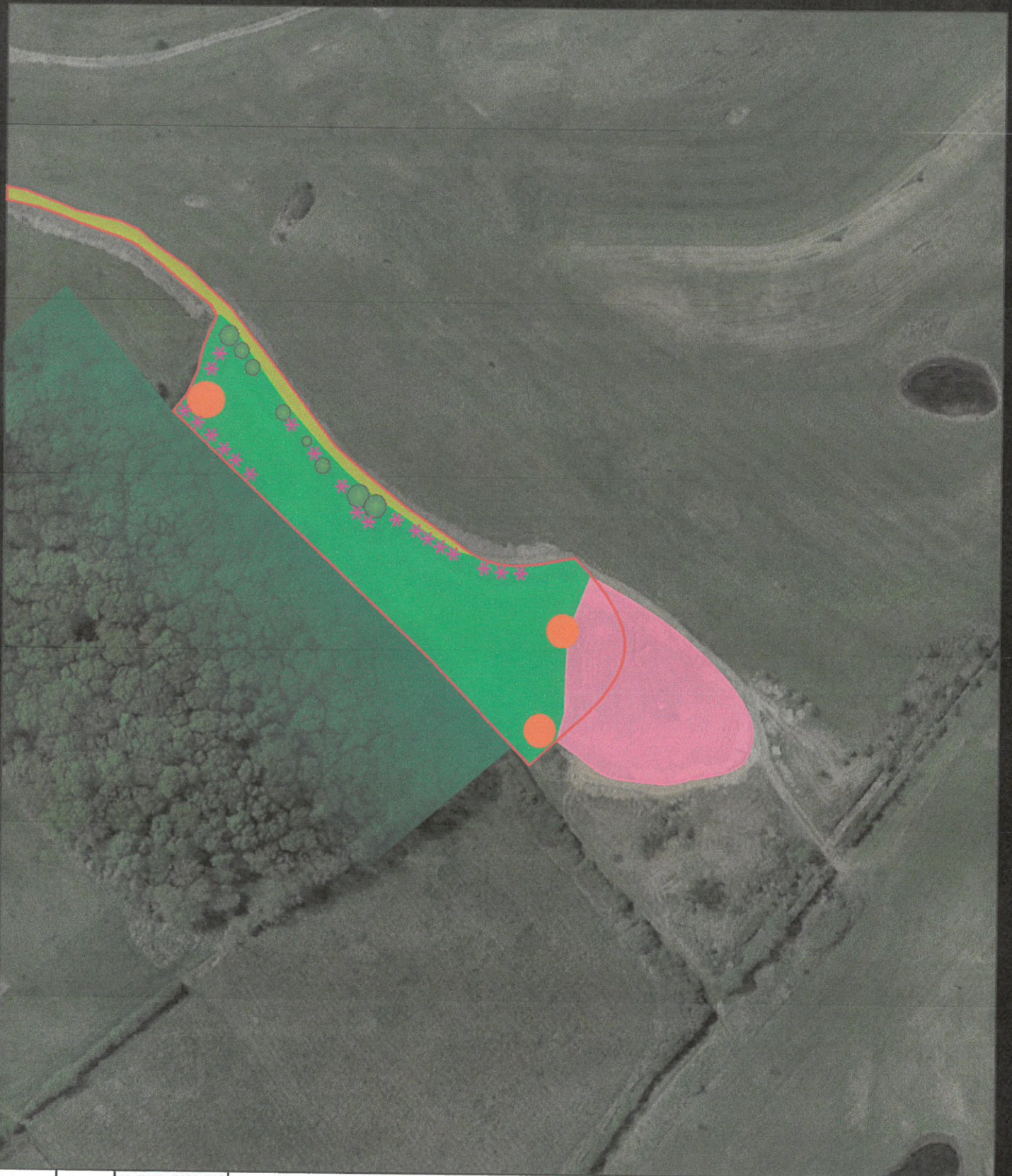
- Appendix 1: Information downloaded from Multi-Agency Geographic Information for the Countryside (MAGIC)

Ecology Solutions
July 2021

PLANS

PLAN ECO1

Ecological Features



- KEY:**
- SITE BOUNDARY
 - TREE
 - WOODLAND
 - SEMI-IMPROVED GRASSLAND
 - SCRUB
 - TALL RUDERAL
 - TRACK
 - MOUND



ECOLOGY SOLUTIONS
Part of the ES Group

Cokenach Estate
 Barkway | Royston
 Hertfordshire | SG8 8DL
 +44(0)1763 848084
 east@ecology-solutions.co.uk
 ecology-solutions.co.uk

9957: LAND AT KYNGS GOLF &
 COUNTRY CLUB,
 MARKET BOSWORTH

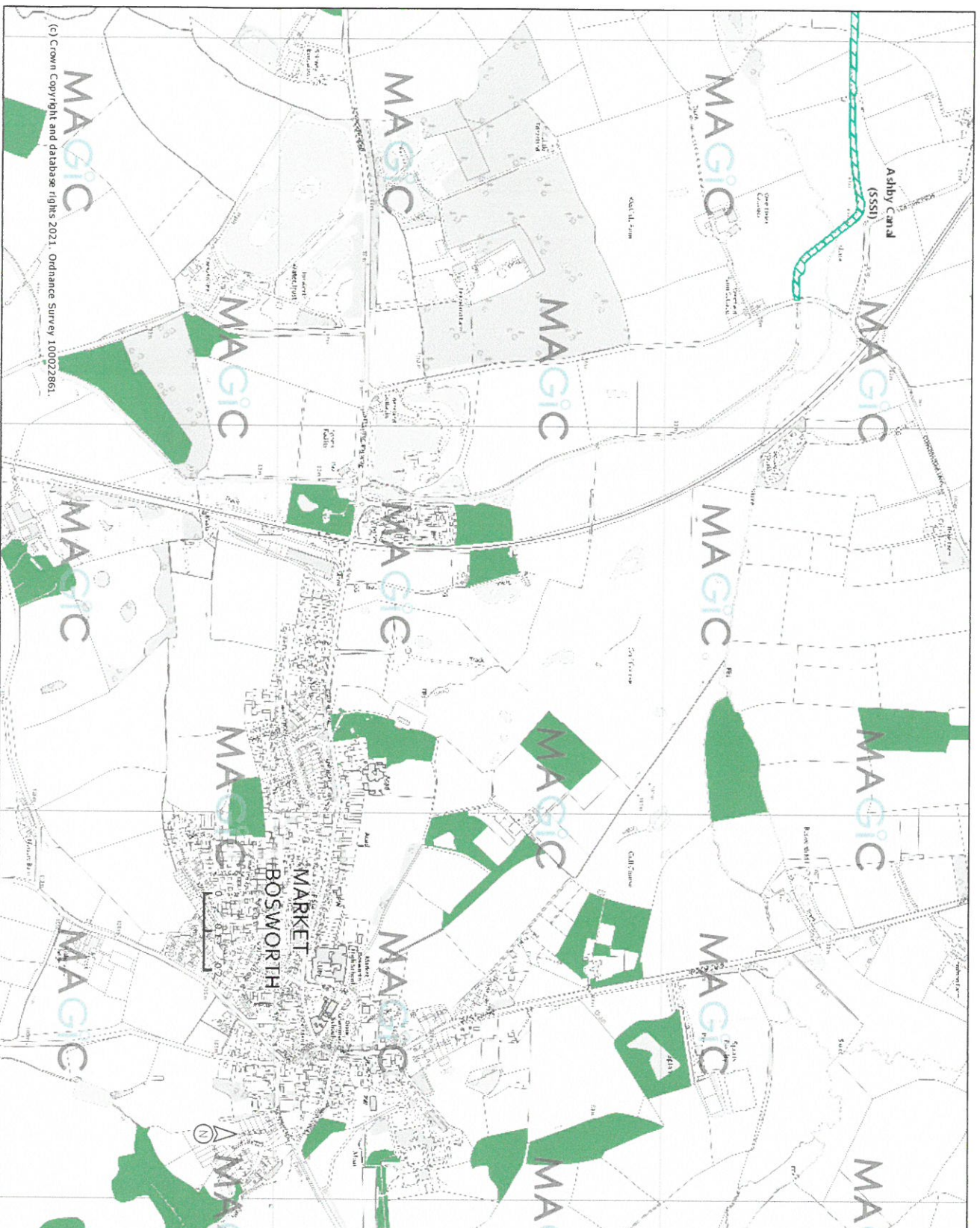
PLAN ECO01:
 ECOLOGICAL FEATURES

Rev: A
 Jul 2021

APPENDICES

APPENDIX 1

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



Legend

- Local Nature Reserves (England)
- Ramsar Sites (England)
- Sites of Special Scientific Interest (England)
- Special Protection Areas (England)
- Ancient Woodland (England)
- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland
- Priority Habitat Inventory - Deciduous Woodland (England)
- Great Crested Newt Class Survey
- Licence Returns (England)

Great Crested Newt Pond Surveys 2017 - 2019

- 10 FIG present
- 10 FIG absent
- 10 FIG inconclusive
- 8 FIG present
- 6 FIG present
- 4 FIG present
- 4 FIG absent
- 4 FIG inconclusive

Projection = OSGRB36
 xmin = 437000
 ymin = 302300
 xmax = 442000
 ymax = 304800



Map produced by MAGiC on 2 July, 2021.
 Copyright resides with the data suppliers and the map must not be reproduced without their permission. Some information in MAGiC is a snapshot of the information that is being maintained or continually updated by the originating organisation. Please refer to the metadata for details as information may be illustrative or representative rather than definitive at this stage.



ECOLOGYSOLUTIONS

Part of the ES Group

Ecology Solutions Limited | Cokenach Estate | Barkway | Royston | Hertfordshire | SG8 8DL

01763 848084 | east@ecologysolutions.co.uk | www.ecologysolutions.co.uk

e c o l o g y s o l u t i o n s f o r p l a n n e r s a n d d e v e l o p e r s