

ALUCO ECOLOGY LTD

LAND AT BONHAMS, YAPTON
ECOLOGY MITIGATION STRATEGY
ADDENDUM

NOVEMBER 2021

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LAND AT BONHAMS, YAPTON ECOLOGY MITIGATION STRATEGY ADDENDUM

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1.0 INTRODUCTION

1.1 Background

- 1.1.1 The site, Land at Bonhams, Yapton, has Planning Permission for the erection of 56 No. dwellings and associated access & open space. An ecological assessment was provided with the Application, and an ecological mitigation strategy was prepared for a Reserved Matters Application (see detailed survey work for planning in Aluco Ecology, 2016, 2020, 2021). This addendum addresses additional ecological assessment for an amended Application on site with an additional 17 units. The original mitigation statement for the approved scheme is provided in Aluco Ecology, 2020.
- 1.1.2 The approved scheme layout is reproduced at **Figure 1** below. The changes to this approved layout for the amended Application are shown at **Figures 2 & 3** below.
- 1.1.3 This document considers the existing ecological baseline, impact assessment, mitigation method statements and biodiversity mitigation for the approved scheme based on the proposed changes from the amended Application and increase in 17 units.

1.2 Previous Survey Work

- 1.2.1 A number of species are protected under legislation and policy; namely the Conservation of Habitats & Species Regulations 2010 in relation to the European protected species (eg bats, dormouse, great crested newts) and the Wildlife & Countryside Act 1981 (as amended) and Countryside & Rights of Way Act (CROW) 2000 for protected species and the designation and protection of SSSIs (**Technical Appendix 1**). The Protection of Badgers Act 1992 gives protection to Badgers *Meles meles*.
- 1.2.2 Aluco Ecology has undertaken ecological survey work on the site (see Aluco Ecology 2016, 2020, 2021) for all protected species groups, with walkover updates during summer and autumn 2020 and 2021. The results have identified the following ecological features potentially affected by the works and construction area and covered in the 2020 mitigation statement:
- Vegetation and habitats, including habitats within the construction zone are impacted, as well as retained woody vegetation, hedges and trees with associated

grassland. New semi-natural habitats are proposed to be created on public open space on site;

- Nesting birds have been recorded on site;
- A number of bat species have been recorded foraging and commuting around the site and local area;
- Badgers *Meles meles* are likely to be present in the wider area, Fox *Vulpes vulpes* has been recorded on site. Hedgehogs may also be present locally and are considered in the mitigation strategy;
- Low populations of Reptiles are recorded on site and a mitigation strategy is in progress.

2.0 DETAILS OF DEVELOPMENT

2.1 Introduction

- 2.1.1 **Figures 1 & 2** shows the detailed Masterplan as approved (**Figure 1**) and with the location of changes to re-plan for an additional 17 units (**Figures 2 & 3**).

2.2 Biophysical Changes associated with the Development Scheme

Pre-Construction Site Clearance

- 2.2.1 Existing vegetation within the construction zone will be required to be removed and ground re-profiled within the development area.

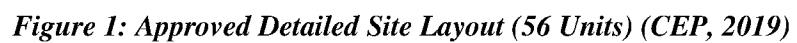
Construction

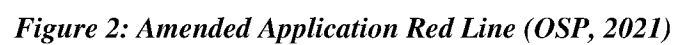
- 2.2.2 The construction of the development has the potential to affect protected species and ecological features, some of which are afforded protection under the legislation and policy outlined in Section 1 above.

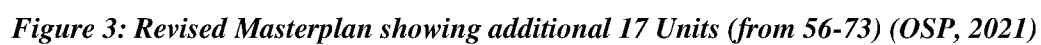
- 2.2.3 A detailed Landscape Strategy and planting plan, has been prepared for the site (see Terra Firma, 2020) and with amendments to the red line area for the additional 17 units (see Terra Firma, 2021). These provide for formal and informal habitat creation and landscaping both around the main development footprint and new public open space habitats at the southern end of the main development area. This has been informed by the ecology mitigation strategy.

Operation

- 2.2.4 The retained and created open space areas of the site are designed to fulfil a multi-purpose role of biodiversity gain, landscaping and public open space. The current update Application does not change the proposals for the main open space areas of the site that are present towards the southern edge of the site. Landscape proposals for the red line area (Figure 2) are provided in Terra Firma, 2021.







3.0 ADDITIONAL IMPACT ASSESSMENT

3.1 Introduction

- 3.1.1 This section considers the additional impact assessment for the features covered in the original ecological assessment and ecological mitigation strategy for the approved Outline and Reserved Matters schemes and whether there are any additional significant ecological impacts that will occur as a result of the provision of an additional 17 units.

3.2 Impact Assessment

Habitats and Vegetation

- 3.2.1 The additional 17 units are contained within the built footprint of the development and do not reduce the open space retained or created as a result of the development.

Protected Species & Species of Conservation Concern

- 3.2.2 Being contained within the proposed built footprint, the additional 17 units are not considered likely to have any additional impacts on the protected and notable species ecological features identified in the survey work for the 56 unit scheme Applications.
- 3.2.3 Any changes to the lighting scheme approved as part of the reserved matters process should consider the principles for ecological mitigation set out in the original lighting assessment in order to avoid any new impacts from the re-plan and considering best practice guidance (BCT & ILP, 2018). Given that the re-plan is within the built zone of the development, it is considered unlikely that additional impacts from any changes in lighting column position within this zone will be significant.

4.0 ADDITIONAL MITIGATION STRATEGY ASSESSMENT

4.1 Introduction

- 4.1.1 This section considers the existing detailed mitigation strategies for the approved scheme, and whether there is a need to provide additional mitigation to address any impacts arising from the re-plan which includes an additional 17 units.

4.2 Mitigation for Habitats & Vegetation

- 4.2.1 No additional loss of habitat is predicted from the new Application, which is providing an increase in density on the already approved built footprint of the site.

4.3 Mitigation for Protected Species & Species of Conservation Concern

- 4.3.1 The mitigation method statements for protected species and the mitigation proposals on retained and created habitats has been re-assessed in light of the re-plan for an additional 17 units and

no additional mitigation measures are considered to be required on account of the fact that the re-plan is to provide an increase in density of units and will not impact directly on any additional habitats on site additional to those already covered by the existing mitigation strategy.

- 4.3.2 Five bat and five bird box locations are provide in the proposed re-plan area (see Terra Firma, 2021). These locations have been set out in similar positions on the new layout.

5.0 CONCLUSIONS

- 5.1 A re-plan of the approved development scheme at Bonhams, Yapton has been proposed. This involves increasing the development density from 56 to 73 units within a part of the site. These changes have been considered in light of the existing ecology impact assessment and mitigation proposals for the Outline and Reserved Matters Approved Scheme. No additional significant impacts are predicted on the features identified in the original ecological impact assessment and mitigation (Aluco Ecology, 2016, 2020 & 2021). No additional mitigation measures are proposed and the existing ecological mitigation strategy and proposed habitat retention and creation as well as mitigation method statements for protected species is still considered valid for this re-plan.

6.0 REFERENCES

Aluco Ecology (2016) Land at Bonhams, Yapton, Ecological Assessment

Aluco Ecology (2020) Land at Bonhams, Yapton, Ecological Mitigation Strategy

Aluco Ecology (2021) Land at Bonhams, Yapton, Ecology Update Survey & Mitigation Strategy

BCT & ILP (2018) Guidance Note 08/18 Bats and Artificial Lighting in the UK, Bats and the Built Environment Series

Terra Firma (2020) Detailed Landscape Proposals 2076-TF-00-00-DR-L-1001

Terra Firma (2021) Detailed Landscape Proposals Update Plan Drawings: 2076-TF-00-00-DR-L-1002 & 2076-TF-00-00-DR-L-3002