



Ecological Appraisal

Executive Summary

Ostara Ecological Services were commissioned by Greene King, to undertake an Ecological Appraisal at Two Chimneys, Stotfold Road, Letchworth, SG6 4JS. This comprised an online desk study, Phase 1 Habitat Survey and an ecological scoping survey which assessed the potential of the site to support species of conservation concern or other species which could present a constraint to the development of the site. The proposals include internal renovations of the public house.

The ecological assessment highlights several key considerations for the proposed development site:

- ★ The statutory designated sites and priority habitats within the zone of influence are a sufficient distance from the site and therefore no impacts are anticipated.
- ★ Habitats present on site are common and widespread and botanically of low value. The site comprised a disused public house with associated soft landscaping and car parking.
- ★ Suitable for hedgehogs *Erinaceus europaeus*, no further surveys are required. A Precautionary Method of Works will be required as detailed further in the report.
- ★ The building was concluded to have low potential, as per the guidance precautionary method of works are recommended for the works to proceed.
- ★ As part of the Biodiversity Gain Plan for conditions an update assessment and final Biodiversity Net Gain (BNG) assessment will be required and to be conditioned accordingly.
- ★ At present, the proposals could result in a net gain of 10.52% habitat units; providing the enhancements in this report are implemented.



Introduction

Site name

Two Chimneys, Letchworth

Purpose of report

To undertake an initial assessment of the potential ecological impact of the proposals, an online desk study, Phase 1 Habitat Survey and protected species assessment were carried out. This report is an Ecological Appraisal (EA) which has been prepared following current guidance (CIEEM, 2018). This report does not form part of a wider discipline Environmental Impact Assessment (EIA) or Environmental Statement (ES), nor does it confer the need for any such documentation.

The report will also provide an overview of the Biodiversity Net Gain (BNG) Good Practice Principles (Baker, Hoskin & Butterworth, 2019) and legislation and planning policy.

Aim(s)

- ★ Undertake a desk-based review of designated sites and records of protected species and other species that could present a constraint;
- ★ Assess the habitats present on site;
- ★ Assess the site for potential to support protected species or other species that could present a constraint, and make appropriate recommendations for further survey work if necessary;
- ★ Calculate BNG baseline and proposed enhancement/creation to achieve net gain on site, where feasible;
- ★ Provide outline options for mitigation measures as appropriate; and
- ★ Make recommendations for appropriate biodiversity enhancements in line with national and local planning policy.

Development proposals

Construction of rear extension, proposed elevational changes and associated landscaping.

Location

Two Chimneys, Stotfold Road, Letchworth, SG6 4JS. UK Grid reference: TL 20494 33573.



Introduction

Map



screenshot UK grid reference on 5th June 2025

Zone of Influence

The term Zone of Influence is used to describe the geographic extent of potential impacts of a proposed development. The Zone of Influence is determined by the nature of the development and also in relation to designated sites, habitats or species which might be affected by the proposals.

For this site, the Zone of Influence is considered to be the site boundary only due to the built up residential area and small scale proposals.



Methodology

Desk Study

The ecological records obtained as part of this assessment within a 2 km radius of the site were analysed, using online records. The analysis of data requests was limited to records for protected species recorded within the last ten years and sites of nature conservation interest within 2 km of the site. This included a review of existing statutory sites of nature conservation interest, such as Site of Special Scientific Interest (SSSIs), Special Protection Areas (SPAs), Special Area of Conservation (SACs) and National Nature Reserves (NNRs).

A 1:25,000 OS map was used to identify nearby features such as ponds or green corridors that could provide habitat or connectivity to other areas.

Natural England's bat and Great Crested Newt (GCN) *Triturus cristatus* Granted European Protected Species Licence (EPSL) return data was searched via MAGIC website.

Phase 1 Habitat Survey

A Phase 1 Habitat Survey based on standard JNCC Phase 1 Habitat Survey¹ and UK Habitat Classification² methodology whereby habitat types present were noted and mapped, together with an assessment of the general 'ecological value' of each habitat. This methodology provides an initial appraisal of the basic habitat types present and is translated into corresponding UK Habitat classifications detailed within the Statutory Biodiversity Metric.

Metric Principles

The statutory Biodiversity Metric User Guide (Defra, 2024) was used as guidance on how to use the statutory biodiversity metric calculator tool.

Biodiversity Units

The biodiversity metric tool was used to calculate the change in biodiversity units and the overall percentage of gain / loss and should be read in conjunction with this report.

Pre-development baseline habitats were calculated using measurements from the baseline habitat plan (as detailed within this document). Post-development habitats and areas were calculated and based on the proposed site layout plan provided by the client at the time of this assessment.

Condition Assessment

Each habitat was assigned a condition using the statutory biodiversity metric condition assessments Excel spreadsheet. Habitat parcels have been assessed individually; however where habitats have scored the same condition, the areas have been combined in the biodiversity metric tool i.e. all areas of hard standing and buildings.

Strategic Significance

The strategic significance of the habitats was assessed by determining if the habitats are identified within published plans, strategies or policies which are relevant to the habitats location.

¹ Joint Nature Conservation Committee (2010, as amended) 'Handbook for Phase 1 habitat survey: A technique for environmental audit.'

² Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2020). The UK Habitat Classification User Manual Version 2.0 & Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2020). UK Habitat Classification – Habitat Definitions V2



Methodology

Trading Rules

The biodiversity metric tool sets minimum habitat creation and enhancement requirements to compensate for specific habitat losses (up to the point of no net loss). These requirements are based on habitat type and distinctiveness.

Protected Species Assessment

A protected species scoping survey was carried out in conjunction with the Phase 1 Habitat survey. The site was assessed for its suitability to support protected species, in particular bats, birds, GCN, otters *Lutra lutra*, reptiles, badgers *Meles meles*, and other species of conservation importance that could pose a planning constraint.

Daytime Bat Assessment

The trees on the site which may be affected by the proposed works were visually inspected and potentially suitable entry / exit points for bats such as holes and crevices were noted together with any evidence of bat presence such as droppings or feeding remains.

Following standard best practice methodology Collins, 2023 (Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats), each tree which is to be affected by works, was classified either as confirmed roost, high, medium, low or negligible potential, which informs the need for and survey effort of any nocturnal surveys required.

Impact Assessment

The ecological impact assessment is based on the standard best practice methodology provided by the Guidelines for Ecological Impact Assessment (CIEEM, 2018). The assessment identifies important sites, habitats, species and other ecological features that are of conservation value based on factors such as legal protection, statutory or local site designations such as SSSI or Local Wildlife Sites (LWS) or inclusion on Red Data Book Lists or Local Biodiversity Action Plans. The importance of an ecological feature is considered within a defined geographical context. The following frame of reference is used, or adapted to suit local circumstances:

- ★ International and European
- ★ National (England)
- ★ Regional (East of England)
- ★ County (Hertfordshire)
- ★ District (North Hertfordshire)
- ★ Local (North Hertfordshire)
- ★ Below Local Level: Site Level Only.

Consideration of impacts at all scales is important, and essential if objectives for no net loss of biodiversity and maintenance of healthy ecosystems are to be achieved. In identifying impacts, the review considers the Client's Site proposals and any subsequent recommendations made are proportionate / appropriate to the site and has considered the Mitigation Hierarchy as identified below:



Methodology

- ★ Avoid: Provide advice on how the development may proceed by avoiding impacts to any species or sites by either consideration of site design or identification of an alternative option.
- ★ Mitigate: Where avoidance cannot be implemented mitigation proposals are put forward to minimise impacts to species or sites as a result of the proposals. Mitigation put forward is proportionate to the site.
- ★ Compensate: Where avoidance cannot be achieved any mitigation strategy will consider the requirements for site compensatory measures.
- ★ Enhance: The assessment refers to planning policy guidance (e.g. NPPF) to relate the ecological value of the site and identify appropriate and proportionate ecological enhancement in line with both national and local policy.

Effects are considered significant at the range of scales from international to local. A significant effect is an effect that is sufficiently important to require assessment and reporting so that the ecological consequences of the project are understood. In broad terms, significant effects encompass impacts on the structure and function of defined sites, habitats or ecosystems and the conservation status of habitats and species (including extent, abundance and distribution).

The surveys and assessments have been overseen, led and verified by full members of CIEEM who are bound by its code of professional conduct. All surveys and assessments have been undertaken with reference to the recommendations given in British Standard BS 42020, and as stated within specialist guidance, as appropriate, and are referenced separately. On-site survey has been undertaken by:

Ashley Powell MSc who has been an ornithologist and field ecologist for 20 years working on behalf of numerous organisations such as RSPB and Natural England.

Report written by:

Ceridwyn Adkins BSc (Hons), MCIEEM who has been an ecologist for 18 years, and who also holds Natural England Licences for bats and great crested newts (Level 2).

Report review by:

Hayley Farnell BSc MSc (Hons), MCIEEM, who has been an environmental consultant for over 20 years, and who also holds Natural England Licences for bats and great crested newts (Level 2).

Due to the sensitive nature of the licence numbers, these can be supplied separately and should not be available in the public domain.

26th June 2025. 0/8cc, 23°C, sunny

Surveyor

Survey Date
& Weather



Limitations

Desk Study Records

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

Phase 1 Survey

Ecological surveys are limited by factors that affect the presence of plants and animals such as time of year, weather, migration patterns and behaviour. The surveys were undertaken in June and therefore represent a valid sample of ecological evidence present during that season. The report is not designed, nor is it required to present a complete inventory of flora and fauna or NVC surveys. The survey team comprised suitably qualified ecologist(s) with good plant identification skills, these ecologists were not skilled in bryophyte or fungal identification; therefore, these elements were not included within the Phase 1 Habitat Survey. Consequently, a complete list of plants and animals resulting from the ecological surveys undertaken at the Site have not been produced, however, the absence of evidence of any particular species should not be taken as conclusive proof that the species is not present or that it will not be present in the future. Whilst the majority of the site was examined at the macro scale, many species will have been overlooked at the micro level because it is not the purpose of a phase 1 habitat survey to classify all taxa occurring in the site.

The list of invasive plant species included on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) is extensive and these plants are found in a range of different habitats, including aquatic habitats. The ecology surveys checked, in particular, for the presence of Japanese knotweed *Reynoutria japonica* syn. *Fallopia japonica*, giant hogweed *Heracleum mantegazzianum*, Himalayan balsam *Impatiens glandulifera* and *Cotoneaster* species. However, there may be other invasive plant species present within the Site which were not recorded, but it is considered that this survey is sufficient to identify any significant constraints posed by invasive plants.

Calculator

Defra are making ongoing updates to the Biodiversity Statutory calculator tool and intend to make improvements to the metric over time. Accordingly, the calculations made in this assessment may require updates to align with any future changes to the metric and best practice standards.

Where habitats to be created on site are not accounted for in the UKHab, assumptions have been made as to which categories in the tool best represent those habitats (UKHab Ltd., v2,2023).

Plans

While mapped areas may appear visually exaggerated for illustrative clarity, all area calculations have been carried out with precision. Existing habitat areas have been cross-referenced with recent aerial imagery and on-site ground-truthing to ensure accuracy. Proposed habitat areas have been carefully aligned with the submitted landscape plans and further verified against aerial imagery. As such, all habitat areas, both existing and proposed, are as accurate as reasonably possible based on the best available data at the time of assessment. This approach ensures consistency with the statutory Biodiversity Metric and provides a robust foundation for calculating net gain outcomes

Metric

The metric details 'ha' should be to two/three decimal places, which therefore could remove habitats from the calculation. The habitat mapping uses a MMU tailored to small sites to



Limitations

improve accuracy. This approach aligns with standard defaults (25m²) and is limited by the precision of baseline OS data and seasonal habitat variations.

Valid

The results and recommendations within this report are valid for up to two years from the date of survey, assuming there are no significant changes to the Site or its immediate surroundings.

Desk Study Results (2 km)

Statutory Protected Sites

★ NORTON COMMON LNR

- You do not need to consult Natural England on the proposed development at this location³.

Priority Habitats

★ Priority habitats:

- Deciduous woodland - 650m east
- Wood-pasture and Parkland - 1km east (part of LNR)
- Traditional orchard - 1.6km south east
- Lowland fens - 1.8km south west
- Lowland calcareous grassland - 1.8km south west
- Good quality semi improved grassland - 1.8km south west
- Coastal and floodplain grazing marsh - 1.8km south west
- Open Mosaic Habitats on Previously Developed Land - 1.9km north west

★ These habitats were not present on site, or with connecting habitat / green linkages.

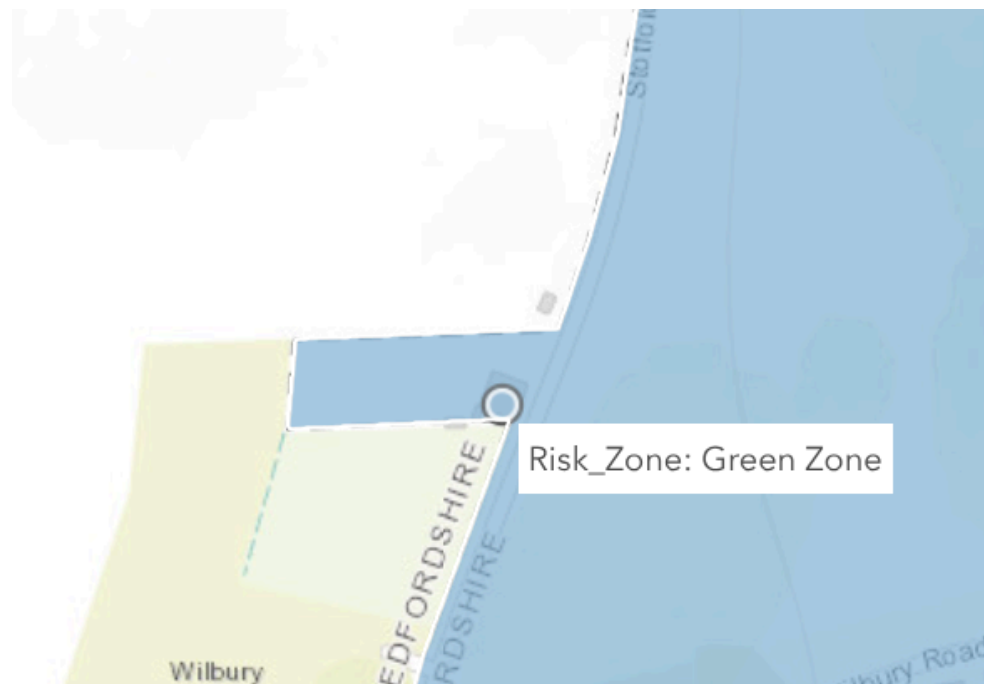
Granted Licence(s)

★ 2016-22268-EPS-MIT BLE 2016-2021 1.8km north



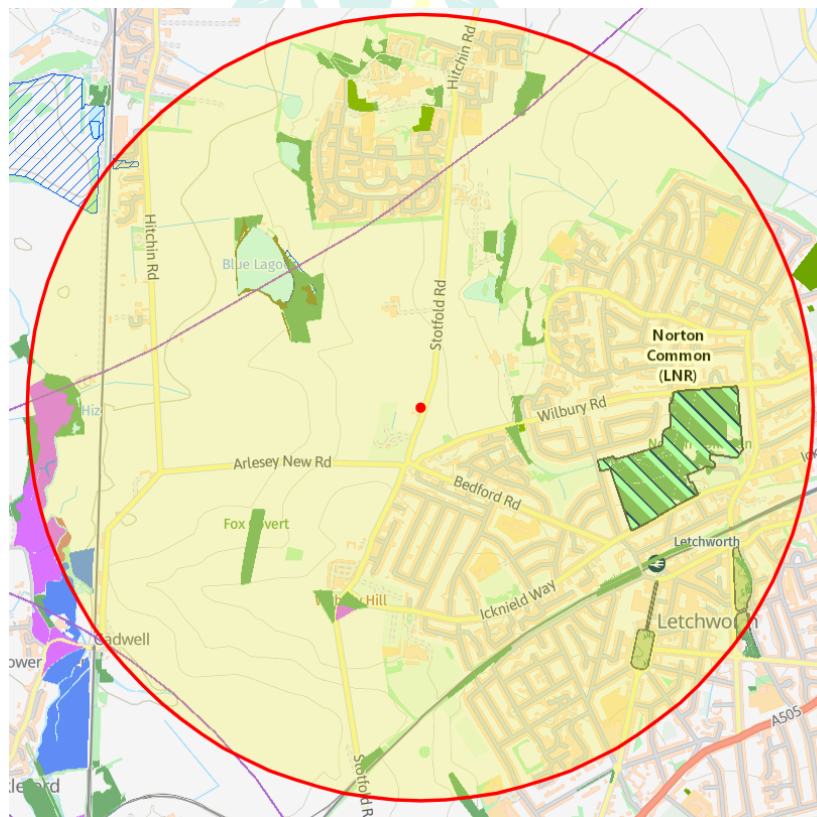
Desk Study Results (2 km)

District Level
Licence



https://naturalengland-defra.opendata.arcgis.com/datasets/de604cc005404eca9b59b992c7419a9f_0/explore?location=51.987552%2C-0.246703%2C16.39 accessed on 5th June 2025

Magic Map



<https://magic.defra.gov.uk/MagicMap.aspx> accessed on 20th March 2025



Baseline Field Survey Results

Confirmed Presence CP Potentially Present PP Unlikely Presence UP No Possibility NP	Code	Consider Further	Risk to Project (H/M/L/N) ⁴	Reason/Notes (e.g. field signs present or desk study revealed presence in area and/or suitable habitat present)
Phase 1 habitats	CP	N	L	★ g4 modified grassland ★ u1b5 buildings ★ u1b developed land: sealed surfaces (car park) ★ u1c artificial unvegetated unsealed surface ★ urban trees
Biological Important Hedgerow	NP	N	N	Mature hawthorn <i>Crataegus monogyna</i> hedgerows form the boundaries along the car park, while a laurel <i>Laurus nobilis</i> hedgerow combined with sections of boarded fencing defines the remaining perimeter.
S41 (only) Habitats ⁵	NP	N	N	None present.
Trees on, or within 15m of site	CP	N	L	Two large stand alone silver birch <i>Betula pendula</i> trees within the car park area and a conifer in the beer garden,
Protected Plants (WCA Sch.8 ⁶ , CHSR Sch.5 ⁷)	NP	N	N	None present.
Invasive Plants ⁸	NP	N	N	None present.
Great Crested Newts	NP	N	N	No ponds with connecting habitat were present on site or within 250m of the site. The site is within the green risk zone. Therefore GCN is not considered further in this report.
Bats	UP	N	L	The building was considered to have low bat roost potential and the overall site was considered to have moderate foraging and commuting habitat for bats.
Badgers	NP	N	N	None present.
Reptiles	NP	N	N	None present.
Riparian species	NP	N	N	None present.

⁴: **High**: Further surveys required prior to the commencement of works / **Medium**: Precautionary measures and/or further surveys may be required, particularly if the recommended avoidance or mitigation measures cannot be implemented / **Low**: A low risk to the project. No further surveys are deemed to be required unless the scope of works differ to those anticipated and described above / **Negligible**: Negligible foreseeable risk to the project.

⁵ Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act 2006 published lists of habitats and species of principal importance for biodiversity conservation in England (succeeded the UK Biodiversity Action Plan (BAP).

⁶ Wildlife & Countryside Act 1981 (as amended)

⁷ Conservation of Habitats and Species (Amendment) Regulations 2019

⁸ Wildlife & Countryside Act 1981 (as amended) Schedule .9, Injurious weeds (Weeds Act 1959)



Baseline Field Survey Results

Confirmed Presence Potentially Present Unlikely Presence No Possibility	CP PP UP NP	Code	Consider Further	Risk to Project (H/M/L/N) ⁴	Reason/Notes (e.g. field signs present or desk study revealed presence in area and/or suitable habitat present)
Nesting Birds	UP	N	L		House sparrow <i>Passer domesticus</i> , dunnock <i>Prunella modularis</i> , chiffchaff <i>Phylloscopus collybita</i> , goldfinch <i>Carduelis carduelis</i> , greenfinch <i>Chloris chloris</i> and bullfinch <i>Pyrrhula pyrrhula</i> were all recorded within the mature hawthorn <i>Crataegus monogyna</i> hedgerow, while skylark <i>Alauda arvensis</i> and reed bunting <i>Emberiza schoeniclus</i> were recorded singing from the adjacent arable field.
Other Species	PP	N	L		The habitats on site and in the wider landscape could be suitable for foraging hedgehogs which is UK BAP Priority Biodiversity Species.

BNG Baseline Results

Summary	At present, the proposals could result in a net gain of 10.527% habitat units.
Habitat Strategic Significance	The site is not allocated for nature conservation under local planning policy, nor is the site subject to any statutory or non-statutory nature conservation designations. Therefore, all habitats were assessed as having a Low Strategic Significance.
Modified grassland	The majority of the site comprised a modified grassland in poor condition. The grassland was used for recreational purposes for when the public house was operational with children's play equipment present throughout. The grassland was heavily managed at the time of the survey. A m2 quadrat was undertaken and only three species were present including Yorkshire Fog <i>Holcus lanatus</i> which dominated the sward, with abundant Perennial Ryegrass <i>Lolium perenne</i> , and occasional Dandelion <i>Taraxacum officinale</i> agg. The grassland has been classified as modified grassland as it contains less than nine species per m2 with very few forbs.
Introduced shrubs	Introduced shrub species are below the threshold to be included within the net gain assessment; the area is 24m2. <i>Pyracantha</i> <i>Euonymus</i> spp. were present on site.
Artificial unsealed surface	A children's play area was present.
Buildings	The exterior of The Two Chimneys was a large two-storey public house with a dual chimney stacks. The pitched tiled roof showed numerous raised and lifted tiles, with some cracked or collapsed, creating potential crevice features suitable for roosting bats. The brick façades exhibited a number



BNG Baseline Results

of weathered mortar joints and small gaps at eaves level, while the two prominent chimney stacks contained missing or displaced mortar and lead flashing, offering additional entry points. The building is set within a well-lit but partially sheltered plot.

The loft spaces, accessed via two locations on the second floor, were found to be in poor condition, with extensive evidence of rat activity including tracks, droppings, and individuals observed and heard throughout the survey. The unboarded floor was heavily littered with debris and personal items, restricting access and necessitating most of the inspection to be conducted from the loft hatches or from just inside the loft using a torch and binoculars. Rat *Rattus* sp. and mouse *Mus* sp. droppings were widespread, indicating a well-established resident population.

A feral pigeon *Columba livia* was found nesting, with an old nest also present. In many areas, the waterproof membrane had been pierced, torn, or entirely removed, leaving large sections of exposed brick and roof tiles. Gaps were visible in several locations, providing potential access points from the exterior.

Developed
land; sealed
surfaces

A tarmac drive and car park was present.

Trees

Three trees were present on site. Two silver birch trees within the introduced shrubs centrally within the site and one conifer on the eastern boundary.

Site Habitat
Before
Development

Habitat	ha	Comments
Buildings	0.058	Footprint extended
Developed land sealed surfaces	0.22	Tarmac car park to be retained
Artificial unsealed unvegetated surface	0.0188	To be relocated
Modified grassland	0.0986	Partially retained
Introduced shrub	0.0024	Retained
Trees - silver birch	0.0326	All to be retained and incorporated within the proposals
Trees - conifer	0.0163	To be removed to facilitate the proposals



BNG Baseline Results

Total ha (excluding trees)	0.3934	
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Condition assessment

- ★ Modified grassland - essential criterion was not passed but passed four criteria resulting in a poor score.
- ★ The two silver birch trees passed three criteria and therefore scored moderate condition. The conifer tree passed two criteria and scored poor condition.

Refer to the condition assessment document for further details

Site Habitat Proposed Development

Habitat	ha	Comments
Building	0.0634	extension to the rear
Developed land, sealed surface	0.2039	car park retained and reduced for extension
Artificial unvegetated unsealed surface	0.0035	relocation of children's play area
Introduced shrub	0.0406	New planting areas
Modified grassland	0.082	Partially retained
Trees	0.0287	7 new trees (to be included within landscape plans)
Trees - silver birch	0.0326	All to be retained and incorporated within the proposals.

Proposed development

The proposals currently involve the loss of a conifer tree and partial loss of modified grassland to facilitate the development. Existing planting includes ornamental/introduced shrubs along the building frontage and around the car park. As currently designed, the scheme would result in a net loss of 0.02 habitat units, equating to a 4.70% loss. However, the layout can readily accommodate the planting of seven new trees along the modified grassland on the car park boundary. This enhancement would deliver a net gain of 0.06 habitat units, representing a 10.52% increase



Discussion and Recommendations

Desk study

The statutory designated sites and priority habitats within the zone of influence are a sufficient distance from the site and therefore no impacts are anticipated.

Phase 1 Habitat Survey / BNG

The majority of habitats on site were generally of limited botanical interest and poor species diversity. No protected or priority plant species were observed and all plant species encountered were common, widespread and characteristic of the common habitat types they represent, typically found within an urban setting. The site is subject to regular disturbance and is in the most part floristically very poor.

The development does not currently support any sensitive or notable ecological receptors, and as the site and its surroundings are already subject to high levels of anthropogenic disturbance, it is not considered that the proposed development would elevate these to levels where impacts upon sensitive ecological receptors would arise.

The proposals could equate to a gain of 10.52% habitat units and currently meets trading rules (refer to the metric calculator for full details) providing a minimum of seven trees are incorporated into the proposed development.

A 30 year management plan for onsite habitats will be required to secure onsite net gain. Due to the low value habitats present on site, it is recommended a Landscape and Environment Management Plan (LEMP) is conditioned rather than the Habitat Management and Monitoring Plan (HMMP). A LEMP is more proportionate to the site's ecological baseline and would still ensure delivery and ongoing management of the BNG outcomes. It aligns with current best practice and guidance, particularly for sites where habitat creation and enhancement are straightforward and do not require the intensive monitoring that an HMMP entails.

Bat Assessment

Due to extensive evidence of rats and mice activity throughout the building, including widespread droppings, visible tracks, and frequent sightings, the structure is considered unsuitable for roosting bats. Although suitable access points were noted, the building is assessed as having low potential to support bat roosts. The proposed development is therefore considered highly unlikely to harm bats or their roosts. Works may proceed under appropriate precautionary measures, in line with BS 42020:2013, which supports proportionate mitigation based on risk.

Bats remain legally protected. If evidence of bats is encountered during works, all activity must cease immediately and a qualified ecologist is consulted. Should a bat roost be discovered, further survey and a licence from Natural England will be required.

Nesting Birds

The trees within the site boundary are considered likely to support a range of common garden bird species. Although no trees are to be affected by the proposals, it is considered highly unlikely for ground nesting birds to be present within the heavily used pub garden.. Therefore it is recommended that the vegetation is checked for nesting birds prior to removal. If birds and their nests are found, works will cease and a suitable buffer will be implemented and maintained until the young have fledged.

No further surveys are considered necessary to demonstrate the current baseline in respect of birds.

Protected Species

The habitats within the site suggest that hedgehogs are likely to be present in the local area and may utilise the site for foraging only (as the woodland remains unaffected). Whilst hedgehogs remain widespread in England, they are listed on Section 41 (S41) of the NERC Act 2006, such



Discussion and Recommendations

that precautionary safeguarding measures are set out below to ensure the species is protected throughout development works and beyond. These precautions are:

- ★ Mammal ladders (such as a plank) or earth ramps to be placed in any open excavations at the end of each day;
- ★ Cap off any open pipes at the end of each day;
- ★ Cover any open holes, or install mammal ladders or earth ramps in any open excavations at the end of each day to prevent animals from becoming trapped;
- ★ Keep all fuel and other harmful substances in a locked area;
- ★ Ensure any spillages are treated with spill kits; and
- ★ Night work should be avoided where possible, and any flood lighting should face away from the Site boundaries.

Precautionary Method Statement

A copy of this statement must be kept on site at all times and communicated to all workers before works commence. The method statement must be followed at all times by all workers.

A copy must be kept available at all times during the development.

- ★ Workers must work carefully when lifting tiles, flashing, timbers, or other roof coverings or removing soffits or fascias or other materials and look carefully for roosting bats.
- ★ Workers must check the underside of each roof sheet/tile or piece of flashing for roosting bats.
- ★ If a bat is found, the bat must be carefully covered back up if it is safe to do so without crushing or injuring the bat. If the bat cannot be covered back up safely then it must be captured using thick gloves and placed in a secure box with small air holes, which is then placed in a cool area.
- ★ If bats are found unexpectedly at any point during the works, all works must cease and the ecologist must be contacted immediately via 07591109773. If the ecologist cannot be contacted, then the National Bat Helpline must be contacted on 0345 1300 228 before proceeding.

Bats

If works commence between March and August (inclusive) then a nesting bird check must be carried out before works begin. If nesting birds are found, then work must be delayed until the chicks have fledged, which may be a period of several weeks.

Nesting birds

Some species of birds can nest at all times of year, and their nests are protected at all times when in use. In the unlikely event that nesting birds are found outside of the usual nesting season, works that may cause damage or disturbance to the nest must still pause until chicks have fledged.



Ecological Enhancements

The National Planning Policy Framework and local development plan requires ecological enhancement of sites subject to development proposals to the extent that they provide a net biodiversity gain.

Provided the mitigation and enhancement recommendations included in the report are implemented appropriately, the proposed development will not have a negative impact on the biodiversity of the site.

Good horticultural practice should be utilised, including the use of peat-free composts, mulches and soil conditioners, native plants and avoidance of the use of invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended).

Examples of wildlife-friendly native shrubs suitable for planting include:

- ★ English lavender *Lavandula angustifolia*
- ★ Common broom *Cytisus scoparius*
- ★ Dog rose *Rosa canina*
- ★ Guelder rose *Viburnum opulus*
- ★ Wild privet *Ligustrum vulgare*
- ★ Gorse *Ulex europaeus*
- ★ Red currant *Ribes rubrum*
- ★ Honeysuckle *Lonicera periclymenum*
- ★ Witch hazel *Hamamelis virginiana*
- ★ Box *Buxus sempervirens*

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- ★ JNCC Report no. 259. Joint Nature Conservation Committee, Peterborough.



References

- ★ Joint Nature Conservation Committee (2010) Handbook for Phase 1 Habitat Survey: A technique for Environmental Audit. JNCC, Peterborough.
- ★ Stace, C. (2019) New Flora of the British Isles. [4th Edition] C&M Floristics.
- ★ <https://magic.defra.gov.uk/MagicMap.aspx> accessed on 5th June 2025

Legislation

Relevant legislation, policy guidance and both Local and National Biodiversity Action Plans (BAPs) are referred to throughout this report where appropriate. Their context and application is explained in the relevant sections of this report. The relevant articles of legislation are:

- ★ The National Planning Policy Framework (NPPF, 2024);
- ★ ODPM Circular 06/2005 (retained as Technical Guidance on NPPF 2024);
- ★ Local planning policies;
- ★ The Conservation of Habitats and Species (amendment) (EU Exit) Regulations 2019;
- ★ The Wildlife and Countryside Act 1981 (as amended);
- ★ Local Biodiversity Action Plan for North Hertfordshire.



Existing Site Plan

OES334 Two Chimneys Existing Plan



6/28/2025

OES334 Two Chimneys existing

g4 - modified grassland

u1b - developed land, sealed surface

u1b5 - buildings

u1c - artificial unvegetated unsealed surface



1:999
0 0.01 0.01 0.02 mi
0 0.01 0.01 0.03 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Proposed Site Plan

OES334 Proposed Plan



8/13/2025

OES334 Two Chimneys existing

g4 - modified grassland

u1 - built-up areas and gardens

u1b - developed land, sealed surface

u1b5 - buildings

u1c - artificial unvegetated unsealed surface

World_Hillshade



1:999
0 0.01 0.01 0.02 mi
0 0.01 0.01 0.03 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Maxar, Airbus DS,

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Site Photos

