# ECOLOGICAL APPRAISAL

**Site:**

**The Icon, Lytton Way,**
**Stevenage,**
**Hertfordshire,**
**SG1 1AG**

**Presented to:**
**Hill Residential**

**16/07/2019**
**Ref: 67135**

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# APPENDICES

# 1.0 DISCLAIMER AND LIMITATIONS

**Field Surveys**

1.1 Field surveys are undertaken or supervised by a Company Senior Ecologist. In certain circumstances, full survey coverage may not be possible due to land permission requirements or health and safety restrictions. Where possible, visual assessment is undertaken and photographic evidence documented. If appropriate, full details of any constraint to survey or special circumstances are given in the report.

**Limitations and Seasonal Constraints**

1.2 Owing to seasonal variances and prevailing weather, conditions may sometimes be sub-optimal for surveying and this may delay or disrupt planned survey programmes. If applicable, full details are given in the report.

**Quality Assurance**

1.3 The Ecologist delivering or supervising this report is bound by company policy and their own institute's Code of Professional Conduct when undertaking surveys on behalf of Landscape Planning.

**Preliminary Report Only**

1.4 This report is an assessment of the potential for the presence of European and other protected species; it is not designed to deliver specific species surveys but assesses the likely presence or absence of a particular species with recommendations for further action as necessary.

## 2.0 REPORT CHECKING PROCEDURES

2.1 This report has been prepared in accordance with Landscape Planning quality assurance procedures.

**Survey**

2.2 The survey has been completed and/or supervised by a practice consultant.

**Drawings**

2.3 Drawings have been delivered by the project manager and have been cross checked against field data and annotated field plans.

**Report and Findings**

2.4 The report and findings have been prepared and/or quality checked by a practice consultant prior to issue to the client.

| **Report prepared by:** | **Report checked by:** |
|---|---|
| Phillip May BSc | Sarah MacKinnon BSc MSc |
| **Consultant Ecologist** | **Consultant Ecologist** |
| | *For and on behalf of Landscape Planning* |

## 3.0 SUMMARY

3.1 Landscape Planning was commissioned by Hill Residential to produce an ecological appraisal for 'The ICON' on Lytton Way in Stevenage, Hertfordshire.

3.2 This site is the subject of a planning application for a new residential development with associated access, car parking and landscaping.

3.3 The survey was carried out in order to highlight the potential presence of protected species and habitats, and those of notable ecological value. This is necessary in the proposed development of a site to comply with existing legislation and also to allow any work that may otherwise be detrimental to ecology to be appropriately scheduled.

3.4 The application site contains a mix of habitats but is dominated by scattered trees and introduced ornamental shrubs, which are judged to be of limited ecological value. The other main habitats present are amenity lawns, hardstanding and a modern office building, which are judged to be of low ecological value.

3.5 The habitats on site show potential to support nesting birds as well as foraging and commuting bats. There are no other habitats on or immediately adjacent to the site that show potential to support any other protected flora or fauna.

3.6 The following recommendations are made in order to comply with relevant legislation and planning policy:

3.6.1 The site would particularly benefit from enhancement and strengthening of the boundary hedgerows and treelines with additional planting of native tree and hedgerow species. This would increase their ecological value as connecting habitat for commuting bats, terrestrial amphibians and reptiles, and provide further suitable nesting sites for birds.

3.6.2 Where clearance or cutting back of trees or hedgerows is necessary, this should be carried out outside of the bird breeding season (generally considered to run from March to August). If clearance works must be undertaken during the breeding season, an ecologist must undertake a nest search immediately prior to works commencing and any active nests found must be protected and avoided until all chicks have fledged.

3.6.3 Any trees, limbs or hedgerow sections that are cut down during vegetation clearance should ideally be piled and left in areas where they can rot down naturally. This would provide shelter for any small mammals (hedgehogs) or reptile and amphibian species traversing across the site, and also deliver insect interest by providing a home for beetles and their larvae.

3.6.4 Bird boxes, bat boxes and bat tubes should be included within all new developments as part of a mitigation scheme. Integrated bird and bat boxes are available which fit visually with most design schemes.

3.6.5 Landscaping areas should incorporate plants that provide nectar for pollinating insects and resources for seed-feeding songbird species. Some landscaping areas should be sown with a grass and wild flower mixture such as EG10 and EM10[1] which will encourage a greater insect prey population and diversity. Once established the grassland should be maintained with a rotational mowing regime and cut to a range of sward lengths, rather than being closely mown throughout.

3.6.6 Within the new landscaping for the site, a wildlife pond should also be created. This should include natural sloping banks and shallow margins to promote greater invertebrate biodiversity. Trees and shrubs should be planted around some of the borders to provide shelter and shade.

[1] Emorsgate seeds.2017. Tussock mixture (accessed 29/09/2017) available: https://wildseed.co.uk/mixtures/view/10/tussock-mixture

# 4.0 INTRODUCTION

### Instruction

4.1 This report has been prepared by Phillip May (BSc), following instruction by Mr O'Mealey of Hill Residential on 27/03/2018.

### Site Context

4.2 The site is known as 'The ICON' on Lytton Way in Stevenage, Hertfordshire, and is situated at grid reference TL233245. It is approximately 2.4 hectares in extent. The site is predominantly occupied by a modern office building with under-building car parking, and the remainder comprised of surface car parking, ornamental shrub beds, scattered trees and amenity lawn habitats. The boundaries are currently delineated by a series of hedgerows, treelines and fences. Adjacent to the southern site boundary lies an underpass with cycle route around a major roundabout (A115), as well as other residential developments to the north and east. To the west is a main line railway line with office and residential developments beyond. The wider landscape is predominantly urban. See Figure 1, below.

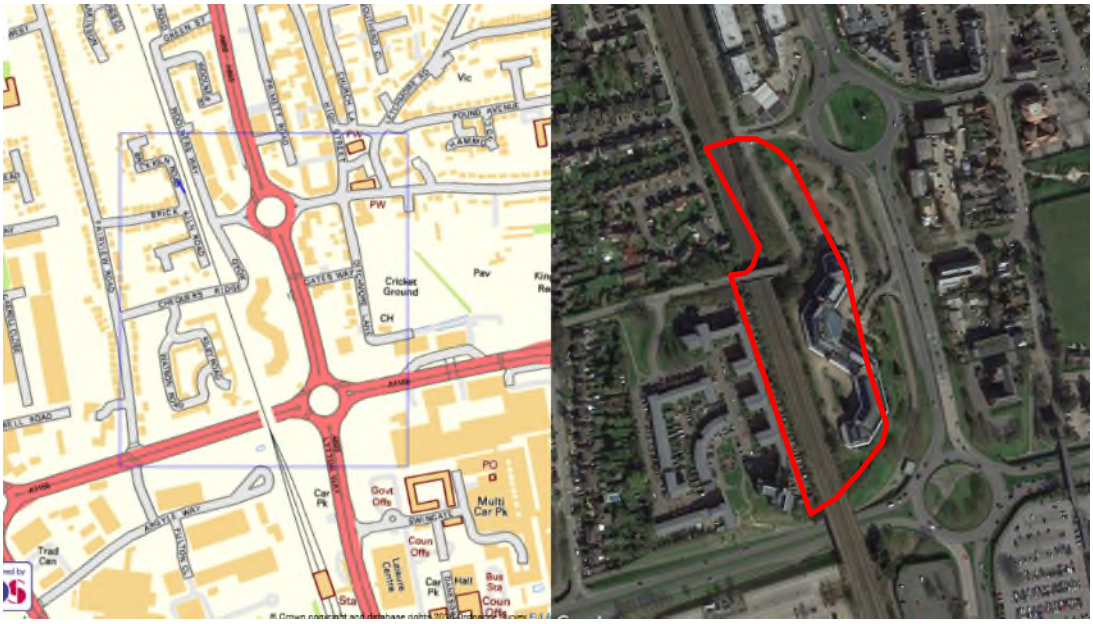


**Figure 1. Aerial image of site and surroundings (Source Google Maps ©).**

4.3 It is understood that the site is the subject of a planning proposal for a new residential development. The proposals for the site involve the construction of several blocks of apartments, as well as associated car parking and landscaped open spaces.

**Brief**

4.4 The survey brief was as follows:

4.4.1 To undertake an assessment of the habitats and the potential likelihood of protected species that might materially impact on proposals.

4.4.2 To carry out relevant desk based surveys in order to ascertain whether the site or nearby land has any conservation designation, and to highlight records of protected species locally.

4.4.3 To identify and make recommendations for any further surveys required to satisfactorily inform a planning decision.

4.4.4 To identify opportunities for ecological enhancement which would be of benefit to protected and notable species.

**Planning and Legislation**

4.5 The site has potential to support nesting birds, in addition to foraging and commuting bats.

4.6 These species are afforded protection under the:

4.6.1 Wildlife and Countryside Act 1981 (as amended)

4.6.2 Conservation of Habitats and Species Regulations 2017 (as amended)

4.6.3 Protection of Badgers Act 1992

4.7 For further details on the legislation and planning policies that may affect this site, please see Appendix 1.

# 5.0 METHODOLOGY

**Desktop Study**

5.1 A desktop study was carried out for any statutory or non-statutory wildlife sites within 2km of the proposal area. The following readily available online resources were accessed to conduct this search:

5.1.1 Multi-Agency Geographic Information for the Countryside (MAGIC) www.magic.gov.uk

5.1.2 Joint Nature Conservation Committee www.jncc.defra.gov.uk

5.2 The following designated sites were included in the data search:

5.2.1 RAMSAR

5.2.2 Special Marine Conservation Areas

5.2.3 Special Areas of Conservation concern (SACs)

5.2.4 Special Protected Areas (SPAs)

5.2.5 Sites of Special Scientific Interest (SSSIs)

5.2.6 National Nature Reserves (NNR)

5.2.7 Local Nature Reserves (LNR)

5.2.8 Local or County Wildlife Sites

5.3 A search was also conducted for local protected species records by contacting HERC for records of all protected species and Species of Principle Importance in England (SPIE) within a 2km radius of the site boundary.

**Field Survey**

5.4 The habitat survey and mapping exercise was carried out by Phillip May (BSc) on 18th April 2018 using standard Phase 1 Habitat Survey methodology (JNCC, 2010).

5.5 The weather conditions at the time of survey were sunny with temperature of 22°C, 10% cloud cover, a light breeze (2 Beaufort Scale) and 0% precipitation.

5.6 The survey area was limited to the site boundary shown in Figure 1, plus land immediately adjacent to the site where accessible or visible.

**Limitations**

5.7 Habitats and the wildlife they may support are subject to change over time. A single site visit will record only the site as it is at the time of survey.

# 6.0 DESKTOP STUDY

### Designated Sites

6.1 The data search identified one statutory designated site and eighteen non-statutory designated sites within 2km of the application area. Details for the most relevant to the development site and context are provided below.

***Statutory***

| Site | Distance (km) | Size (h/a) | Details |
|---|---|---|---|
| **Knebworth Woods**<br>Site of Special Scientific Interest (SSSI)<br>OS GREF TL227 222 | 1.3 | 66.9 | Knebworth Woods SSSI is an area of mainly ancient woodland, with a diverse collection of habitats such as rides, ponds and small areas of both acidic and neutral grassland. Oak (*Quercus robur*) and Hornbeam (*Carpinus betulus*) are the dominant woodland trees. |

***Non-statutory***

| Site | Distance (km) | Size (h/a) | Details |
|---|---|---|---|
| **Six Hills Common LWS**<br>OS GREF TL247 235 | 880m south of the site | 30 | Comprises of burial mounds supporting close mown neutral or acid grassland of considerable age. The plant species include indicators of unimproved grassland and some county scarce plants. Plants recorded include Bird's-foot Trefoil (*Lotus corniculatus*), Mouse-ear Hawkweed (*Pilosella officinarum*), Harebell (*Campanula rotundifolia*), Common Whitlowgrass (*Eropohila verna*) and Slender Clover (*Trifolium micranthum*); plus Early Hair-grass (*Aira praecox*) in abundance, on top of two of the southernmost hills. |

**The search for protected species records with a 2km radius of the site boundary returned:**

6.2 Twelve records for great crested newts (*Triturus cristatus*). Exact locations were not provided.

6.3 Sixty six records for bats. Species included common pipistrelle (*Pipistrellus pipistrellus*), noctule bat (*Nyctalus noctula*) and Daubenton's (*Myotis daubentonii)*, with a number of unknown species of bat. Exact locations of the records were not provided

6.4 A number of Schedule 1 Wildlife and Countryside Act 1981 listed birds and birds identified as Species of Principal Importance in England (SPIE), including song thrush (*Turdus philomelos*), tree sparrow (*Passer montanus*), house martin (*Delichon urbica*), swift (*Apus apus*), bullfinch (*Pyrrhula pyrrhula*) and starling (*Sturnus vulgaris*).

6.5 One record for grass snake (*Natrix natrix*) and slowworm (*Anguis fragilis*), recorded in 1996, and one record of common lizard (*Zootoca vivipara*), recorded in 1995. Exact locations were not provided.

6.6 Thirty one records of badgers (*Meles meles*). Exact locations of the majority of records were not provided; however, one record of a single sett was identified approximately 145m south east of the site from 2016.

6.7 Twenty four records of hedgehogs (*Erinaceus europaeus*).

# 7.0 HABITAT DESCRIPTIONS

**Buildings**

7.1 The main building on site was a large modern multi-storey office building, constructed of brick and steel with many large glass façades (see Photographs 1 and 2 in Appendix 3). The building in part has an under-building car parking area with the main structure above. Along the rear of the building and to the north are large areas of car parking and landscaped areas typical of a multi-office business site. The building is considered to offer no ecological value due to the style and materials used in its construction.

**Trees**

7.2 Planted ornamental specimens and small groups of trees were found mainly along the boundaries of the site, within car parking and raised planted areas. Species were dominated by horse chestnut (*Aesculus hippocastanum*), rowan (*Sorbus aucuparia*), whitebeam (*Sorbus aria*), cotoneaster (C*otoneaster sp.*), oak (*Quercus robur)*, ash (*Fraxinus excelsior),* ornamental maples (*Acer platanoides*, *A. japonica, A. palmatum*) and sycamore (*Acer pseudoplatanus)*. The majority of the trees on site were early mature in age. Further information can be found within the associated Arboricultural Impact Assessment (AIA Report Lytton Way - Ref: 67135). This habitat is considered of limited ecological value due to its small extent and the number of introduced species present.

**Introduced Shrubs**

7.3 Surrounding the main building and car park area were multiple planted shrub and seasonal beds; the dominant species being laurel (*Prunus laurocerasus*), hebe (*Hebe sp.*), skimmia (*Skimmia japonica*) and box (*Buxus sempervirens).* Within these planted areas native species have established, comprising mainly of elder (*Sambucus nigra*), elm (*Ulmus sp.*) and thick ivy (*Hedera helix*), although some of the ivy is an ornamental variegated variety. Several of the planted beds at the frontage of the building contained ornamental species of heathers (*Erica* sp.), small Japanese maples (*Acer sp.)* and palms (*Trachycarpus fortunei*). This habitat is considered of limited ecological value due to its small extent and the number of introduced species present.

**Amenity Grassland**

7.4 Surrounding the scattered trees and along the banks around the southern part of the site are areas of short mown grass, comprising common rye grass (*Lolium perenne)*. These areas are well maintained and therefore contain only herb species that can withstand the high frequency mowing. Those present at the time of survey were daisy (*Bellis perennis*), spotted medick (*Medicago lupulina*), clover (*Trifolium sp*.), plantains (*Plantago sp.*) and creeping buttercup (*Ranunculus repens*). This habitat has limited ecological value due to the frequent maintenance of the lawns.

## 8.0 PROTECTED SPECIES

8.1 An assessment has been made as to the protected species that may be using the site based on the habitats present, the connectivity to the wider landscape, the site context, and the results of the desk study. Where appropriate, the likely absence of a species is justified.

**Birds**

8.2 Shrubs and trees on and adjacent to the site showed limited potential to support nesting birds.

8.3 All birds are afforded protection under the Wildlife and Countryside Act 1981 (as amended), with their nests and eggs protected by law. It is thus an offence, with certain exceptions of pest species, to: intentionally kill, injure, or take any wild bird; take, damage or destroy the nest of any wild bird while it is in use or being built; or take or destroy the egg of any wild bird.

8.4 In addition, further provision and protection is given to any wild bird listed on Schedule 1 of the Wildlife and Countryside Act while it is nest building; at a nest containing eggs or young; or whilst the young birds remain dependent upon the adults.

**Bats**

8.5 The main building on site was considered unsuitable for roosting bats, being mainly of glass and brick construction, with no features such as cracks or roof voids that could be used by roosting bats.

8.6 None of the trees on or bordering the site showed potential for roosting bats.

8.7 The site showed limited potential for foraging and commuting activity, with few hedgerows or avenues of trees and little connectivity to the wider environment. It is unlikely that the development will impact on foraging / commuting routes to such a degree as to affect the local distribution of bats.

8.8 All bats are European Protected Species, afforded strict protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). This protection also extends to their roosts.

**Reptiles**

8.9 There was little habitat on site that was considered suitable for reptiles, with shortly mown grass surrounding much of the site and a lack of potential shelter features. The area to the north west of the site (TN 2) was densely vegetated with ivy and scrub and was considered unlikely to support reptiles.

8.10 Due to the lack of suitable habitat on site, no further action is considered necessary regarding reptiles.

8.11 Common lizard (*Zootoca vivipara*), slow worm (*Anguis fragilis*), adder (*Vipera berus*) and grass snake (*Natrix natrix)* are protected against killing and injury under the Wildlife and Countryside Act 1981 (as amended).

**Great Crested Newts**

8.12 As with reptiles, there was little habitat suitable for great crested newts. Furthermore, from Google Maps and OS maps there are no ponds nearby or with connectivity to the site. It is therefore considered unlikely that great crested newts would be present on site and no further action regarding great crested newts is necessary.

8.13 Great crested newts and their habitats are protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended).

**Badgers**

8.14 No badger field signs, such as latrines, prints or hairs, were identified within the survey. A mammal hole was identified towards the north west of the site beneath a concrete slab, but it did not appear to be in use and was considered more likely to have belonged at one time to a fox. It is considered unlikely that badgers are present or use the site and no further action regarding badgers is therefore required.

8.15 Badgers and their setts (whilst in use) are afforded protection against injury, death, destruction and obstruction under the Protection of Badgers Act 1992.

**Other Protected Species**

8.16 The site was assessed as being unsuitable for, or had no evidence of, any other protected species.

# 9.0 CONCLUSIONS AND RECOMMENDATIONS

9.1 This ecological appraisal recorded all habitats present and made an assessment for the potential presence of protected species. In addition, a desktop study was undertaken to identify any designated sites that may be adversely impacted by any future development of the site and highlight any known records for protected species.

**Designated Sites**

***Statutory***

9.2 One designated site was identified within a 2km radius of the application site. This site is considered unlikely to be affected by any works within the proposal footprint, due to its distance from the development and the lack of connecting habitat.

***Non-statutory***

9.3 Although eighteen non-statutory sites were identified within a 2km radius of the application site, again none of these are considered likely to be affected by any works within the proposal footprint, due to their distance from the development and the lack of connecting habitat.

**Protected Species**

9.4 The site has potential to support nesting birds and foraging and commuting bats. There is no other habitat on or immediately adjacent to the site that shows potential to support any other protected flora or fauna.

9.5 The following recommendations are made in order to comply with relevant legislation and planning policy:

***Birds***

9.5.1 The trees, hedgerows and shrubs present should be retained and enhanced with additional planting of native species where possible, to ensure the continued provision of bird nesting habitat on site.

9.5.2 Where clearance or cutting back of these features is necessary, this should be carried out outside of the bird breeding season (generally considered to run from March to August). If clearance works must be undertaken during the breeding season, an ecologist must undertake a nest search immediately prior to works

commencing, and any active nests found must be protected and avoided until all chicks have fledged.

9.5.3 Please note that care should be taken when cutting back vegetation at all times of year, as birds do occasionally breed outside of the main season. Should distressed, agitated or mobbing activity by any bird species be encountered at any point during the course of clearance works, an ecologist should be contacted as a matter of urgency for further advice.

***Bats***

9.5.4 During the development works, care should be taken at all times when cutting back or felling trees and/ or demolishing or renovating existing buildings. In the unlikely event that any bats are discovered during these works, or are seen flying in the vicinity of the works during daylight hours, then an ecologist should be contacted as a matter of urgency for further advice.

9.5.5 Wherever possible, mature trees should be retained. In particular the treelines along the western boundary, with the main railway line, should ideally be retained and strengthened with additional planting of native species to enhance their ecological value for foraging and commuting bats.

# 10 ECOLOGICAL ENHANCEMENT OPPORTUNITIES

10.1 To conform to the current legislation guidance and British standards, the development will need to show a net gain in biodiversity. It is therefore recommended that a comprehensive landscaping scheme is designed into the development proposal, in order to meet this aim. This could include the following ecological enhancements:

10.1.1 The site would particularly benefit from enhancement and strengthening of the boundary hedgerows and treelines with additional planting of native tree and hedgerow species. This would increase their ecological value as connecting habitat for commuting bats, terrestrial amphibians and reptiles, and provide further suitable nesting sites for birds.

10.1.2 Bird boxes, bat boxes and bat tubes should be included within all new developments as part of a mitigation scheme. Integrated bird and bat boxes are available which fit visually with most design schemes.

10.1.3 Any trees, limbs or hedgerow sections that are cut down during vegetation clearance should ideally be piled and left in areas where they can rot down naturally. This would provide shelter for any small mammals (hedgehogs) reptile and amphibian species traversing across the site, and also deliver insect interest by providing a home for beetles and their larvae.

10.1.4 Landscaping areas should incorporate plants that provide nectar for pollinating insects and resources for seed-feeding songbird species. Some landscaping areas should be sown with a grass and wild flower mixture such as EG10 and EM10[2] which will encourage a greater insect prey population and diversity. Once established the grassland should be maintained with a rotational mowing regime and cut to a range of sward lengths, rather than being closely mown throughout.

10.1.5 Within the new landscaping for the site a wildlife pond should also be created. This should include natural sloping banks and shallow margins to promote greater invertebrate biodiversity. Trees and shrubs should be planted around some of the borders to provide shelter and shade.

[2] Emorsgate seeds.2017. Tussock mixture (accessed 29/09/2017) available: https://wildseed.co.uk/mixtures/view/10/tussock-mixture

# REFERENCES


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- HERC (2018). A biodiversity records data search (05/04/2018).
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- JNCC (2010). Handbook for phase 1 habitat survey: a technique for environmental audit.
- MAGIC (2013) www.magic.defra.co.uk (Accessed: 05/04/2018).
- Natural England (2017). Standing advice for protected species. https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications.
- Williams, C. Gunnell, K. & Murphy, B. (2013). Designing for biodiversity: A technical guide for new and existing buildings 2nd edition.

# APPENDIX 1
## LEGISLATION AND POLICY

The European and national legislation of England and Wales relevant to nature conservation is as follows:

- The Conservation of Habitats and Species Regulations 2017 (as amended) (the Habitats Regulations);
- The Wildlife and Countryside Act 1981 (as amended);
- The Protection of Badgers Act 1992 (as amended);
- The Countryside and Rights of Way Act 2000 (CROW);
- The Natural Environment and Rural Communities Act 2006 (NERC) (as amended).

**European Protected Species – the Conservation of Habitats and Species Regulations 2017 (as amended)**

European Protected Species (EPS) – all UK species of bat, dormice, otter and great crested newt – are protected under both the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). In summary, this makes it an offence to:

- Deliberately capture, kill or injure an EPS (including their eggs)
- Damage or destroy a breeding site or resting place used by an EPS
- Deliberately disturb an EPS in a way that is likely to impair their ability to survive, breed or raise young, or affect their ability to migrate or hibernate, or in a way that is likely to significantly affect their local distribution or abundance
- Intentionally or recklessly disturb an EPS while they are occupying a place of shelter and / or protection
- Intentionally or recklessly obstruct access to any structure of place that an EPS uses for shelter or protection

Sand lizard, smooth snake and natterjack toad are also fully protected under the Conservation of Habitats and Species Regulation (2017) as amended. These species have a limited range and habitat type, and will be referred to in further detail where the need arises.

Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) are afforded protection under the Conservation of Habitats and Species Regulations (as amended). National Planning Policy provides Ramsar sites with the same level of protection.

**The Wildlife and Countryside Act 1981 (as amended)**

As well as all species listed above, this Act affords varying levels of protection to UK wildlife, including the following:

- Reptiles – it is an offence to intentionally kill or injure any reptile
- Water vole – it is an offence to intentionally kill, injure or take a water vole, to disturb a water vole whilst occupying a structure or place used for shelter and protection, to intentionally or recklessly damage or destroy a structure or place used for shelter or protection, and to obstruct access to a structure or place used for shelter or protection
- Birds – it is an offence to intentionally destroy an active bird's nest, and the eggs and / or young within. Schedule 1 listed species are also protected from intentional and reckless disturbance whilst breeding

Schedule 9 of the Wildlife and Countryside Act lists plant species for which it is an offence to plant or otherwise cause to grow, in the wild; and animals for which it is an offence to release into the wild.

Sites of Special Scientific Interest (SSSI) and National Nature Reserves are afforded protection by the Wildlife and Countryside Act 1981 (as amended).

**The Protection of Badgers Act 1992**

Under the Protection of Badgers Act, it is an offence to:

- Wilfully kill or injure a badger
- Intentionally or recklessly damage, destroy or obstruct access to a sett
- Intentionally or recklessly disturb a badger whilst occupying a sett

**Biodiversity**

Following the production of Publicly Available Specification (PAS 2010) by the British Standard Institute (BSI), local governments now have clear guidelines by which to take action to ensure that they help halt the loss of biodiversity and contribute to sustainable development.

Section 40 of the Natural Environment and Rural Communities (NERC) Act (2006) places a duty on public authorities to have regard for the purpose of conserving biodiversity. PAS 2010 aims to reduce the varied applications of this obligation, ensuring that all parties have a clearer understanding of information required at the planning stage.

Section 41 of the NERC Act (2006) identifies habitats and species which are of principal importance for the conservation of biodiversity in England. There are 56 habitats and 943

Species of Principal Importance in England (SPIE), and most of the UK's protected species are listed under Section 41.

Whilst the possible presence of a protected species is accompanied by legal obligations and will remain the first consideration of planning departments, the total biodiversity value of a site must now be considered.

Non-statutory sites such as Local Wildlife Sites, Sites of Importance for Nature Conservation and County Wildlife Sites are generally not subject to legal protection, but will be recognised in the planning system for their value to protected species and habitats, and / or habitats and SPIE.

**Planning Policy**

The policies in the National Planning Policy Framework (NPPF) apply from the day of publication 27 March 2012. It sets out the out the Government's planning policies for England and replaces all previous PPGs/PPSs, however the government circular 06/05 which accompanied PPS9: 'Biodiversity and Geological Conservation – Statutory Obligations and the Impact within the Planning System' remains valid.

**National Planning Policy Framework (NPPF)**

The policies in Local Plans (and the London Plan) should not be considered out of date simply because they were adopted prior to the publication of the NPPF. However, the NPPF policies are material considerations which local planning authorities should take into account from the day of its publication. The NPPF must also be taken into account in the preparation of plans.

*NPPF: Conserving and Enhancing the Natural Environment; section 11; paragraph 109:*

The planning system should contribute to and enhance the natural and local environment by:

- Protecting and enhancing valued landscapes, geological conservation interests, and soils;
- Recognising the wider benefits of ecosystem services;
- Minimising impacts on biodiversity and proving net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures;
- Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water, or noise pollution or land instability; and
- Remediating and mitigating despoiled, degraded, derelict, contaminated, and unstable land where appropriate.

# APPENDIX 2
## JNCC PHASE 1 HABITAT TYPES & TARGET NOTES

| Habitat | Code |
|---|---|
| Parkland/ Scattered Broadleaved Trees | A3.1 |
| Amenity Grassland | J1.2 |
| Buildings | J3.6 |
| Hardstanding | J4 |

| TN# | Target Note |
|---|---|
| TN1 | Large multi-storey office building constructed mainly of brick and glass. No features suitable for roosting bats. |
| TN2 | Large mammal burrow going under a concrete area. No signs indicating use by badgers or any other mammal. |
| TN3 | Railway line. Little vegetation adjacent. |
| TN4 | A mature horse chestnut (*Aesculus hippocastanum*) and ash (*Fraxinus excelsior*) tree. No features suitable for roosting bats. |

1

2

3

4

N

KEY

- Survey boundary
- Concrete / gravel hardstanding
- Building
- A — Amenity Grassland
- Broad-leaved tree
- Introduced shrub
- Artificial material
- 1 — Target note

REVISIONS

| No | Description | By | Date | Chkd |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

Landscape Planning LIMITED

ISSUE:
-

CLIENT:
Lytton Way

LOCATION:
The Icon, Lytton Way, Stevenage, Hertfordshire

DRAWING TITLE:
Extended Phase 1 Habitat Plan

| SCALE: | DATE: | |
|---|---|---|
| 1:500 @ A1 | April 2018 | |
| DRAWN BY: JS | CHKD BY: SW | DRAWING No: 67135-01 REV: - |

# APPENDIX 3
## SITE PHOTOGRAPHS

Photograph 1: Frontage of the main building

Photograph 2: Southern end of main building with under building car parking.

Photograph 3: Ornamental species at the frontage of the main building

Photograph 4: Lines of trees and shrub planting along the boundaries.

Photograph 5: Grass banks around the site.

Photograph 6: Retaining walls with shrub planting above.

| | |
|---|---|
|  |  |
| Photograph 7: Shrub planting around main entrance. | Photograph 8: Access road made of grasscrete with small tree planting and ornamental beds. |

# APPENDIX 4
## SPECIES LIST

| Common Name | Latin Name |
|---|---|
| apple | *Malus sp* |
| horse chestnut. | *Aesculus hippocastanum* |
| rowan | *Sorbus aucuparia* |
| whitebeam | *Sorbus aria* |
| cotoneaster | |
| oak | *Quercus robur* |
| ash | *Fraxinus excelsior* |
| sycamore | *Acer pseudoplatanus* |
| annual meadow grass | *Poa annua* |
| common rye grass | *Lolium perenne* |
| common sorrel | *Rumex acetosa* |
| cranesbill | *Geranium molle* |
| creeping buttercup | *Ranunculus repens* |
| cypress | *Cupressaceae sp.* |
| daisy | *Bellis perennis* |
| damson | *Prunus domestica* |
| elder | *Sambucus nigra* |
| elm | *Ulmus minor* |
| euonymus | *Euonymus japonicus* |
| evergreen clematis | *Clematis armandii* |
| false oat-grass | *Arrhenatherum elatius* |
| field maple | *Acer campestre* |
| field thistle | *Cirsium discolour* |
| forget-me-knot | *Myotis scorpioides* |
| forsythia | |
| greater plantain | *Plantago major* |
| ground ivy | *Glechoma hederacea* |
| hawthorn | *Crataegus monogyna* |
| hazel | *Corylus avellana* |
| magnolia | *Magnolia sp* |
| mahonia | *Mahonia japonica* |
| maple | *Acer sp.* |
| meadow buttercup | *Ranunculus acris* |
| laurel | *Prunus laurocerasus* |
| hebe | *Hebe spp* |
| skimmia | *Skimmia japonica* |
| box | *Buxus sempervirens* |
| elder | *Sambucus nigra* |

| | |
|---|---|
| ivy | *Hedera helix* |
| nettle | *Urtica dioica* |
| palms | *Trachycarpus fortunei* |
| phormium | |
| pine | *Pinus sp.* |
| pittosporum | |
| heather | *Erica sp.* |


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