



**ATW
ECOLOGY**

Turf Cottage, Garway Hill,
Herefordshire, HR2 8RS.

For Linda Parkes-Blott

PRELIMINARY ECOLOGICAL APPRAISAL



August 2022

5226

ATW Ecology

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Report control

Site address	Turf Cottage, Garway Hill, Herefordshire, HR2 8RS		
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Surveyor	Andrew Tillson-Willis MRSB MCIEEM MIFM Mem.RES		
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IMPORTANT

Please note, due to the dynamic nature of the natural environment, our reports can only provide a snap-shot of what was present at the time of survey and as such often have a limited period of validity. Many statutory authorities regard one year as the maximum time that should elapse before a report will need to be updated. Where a protected species licence is required, a walk-over of the site should be conducted within three months of an application being submitted to check that the habitats have not changed significantly since the survey was conducted. Any information relating to legal matters in this report is provided in good faith but does not purport in any way to give any advice on or interpretation of the law whatsoever. Professional legal advice should always be sought. Any designs, specifications, advice, suggestions, or comments written or verbal relating to construction or supervision of building-related work of any kind are provided for consideration only and under no circumstances are to be interpreted as provision of design, management or supervision *sensu* the Construction (Design and Management) Regulations 2007.

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Objectives, Methods, & Limitations

Introduction and objectives

ATW Ecology were commissioned by Linda Parkes-Blott to undertake a preliminary ecological appraisal of an approximate 2.2acre parcel of land with derelict building at Turf Cottage, Garway Hill, Herefordshire, HR2 8RS. OS Grid Reference SO 44697 25670 (approx. centre of area coverage).

The appraisal aims to provide baseline information of habitats present on site and identify the following (where relevant):

- Identify areas and features (both on- and off-site) including appropriate buffer areas that, by virtue of their importance, should be retained and avoided by both construction activities and the overall footprint of the project;
- areas and features where opportunities exist to undertake necessary mitigation and compensation;
- areas and features with potential for biodiversity enhancement;
- areas where ongoing biodiversity conservation management is required to prevent deterioration in condition during construction/implementation;
- areas needing protection on site and/or in adjacent areas (e.g. from physical damage on site or pollution downstream) during the construction process; and
- areas where biosecurity measures are necessary to manage the risk of spreading pathogens or non-native invasive species

Methods

The site was surveyed by Andrew Tillson-Willis MRSB MCIEEM MIFM Mem.RES an appropriately experienced and licenced ecologist on 11 August 2022. Natural England CL18 Bat Class Licence (Level 2) registration number 2020-48784-CLS-CLS.

The survey follows the Phase 1 Habitats Survey methodology developed by the former Nature Conservancy Council (1990) and was conducted in accordance with current Chartered Institute of Ecology and Environmental Management guidelines for preliminary ecological appraisal (Second edition, December 2017).

A thorough inspection was undertaken of barns or any bat field signs or evidence of, or potential for bat roosting. Methods followed those outlined in the Bat Conservation Trust's 2016 survey guidelines (Collins 2016).

Limitations

Whilst the month of August is within the optimal survey period for most habitats and taxa in this part of England, ecological survey based on a single site visit will typically under-represent the biodiversity of a site due to seasonal variations in plant growth and animal activity. A detailed species list was not possible within the scope of this survey, but general habitat types and dominant vegetation could still be assessed.

A biological records centre data search was not commissioned as part of this appraisal.

These limitations are not considered to have altered key recommendations detailed within this report.

Results

General description

The site surveyed comprises a parcel of land; mixed mainly coniferous plantation woodland with a small derelict stone building occupying the north-eastern corner of the plot.

Trees and woody shrubs present within the survey boundary include Wilson's honeysuckle, hazel, bramble agg., blackthorn, holly, Leyland cypress, beech, and copper beech.

Grasses and forbs present include broad-leaved willowherb, burdock, herb-Robert, hops, creeping thistle, creeping buttercup, curled dock, common nettle, rosebay willowherb, dandelion agg., bracken, hogweed, wall lettuce, greater plantain, black bryony, lords and ladies, ragwort, white clover, field bindweed, hard rush, bluebell, and ivy.

Designated sites

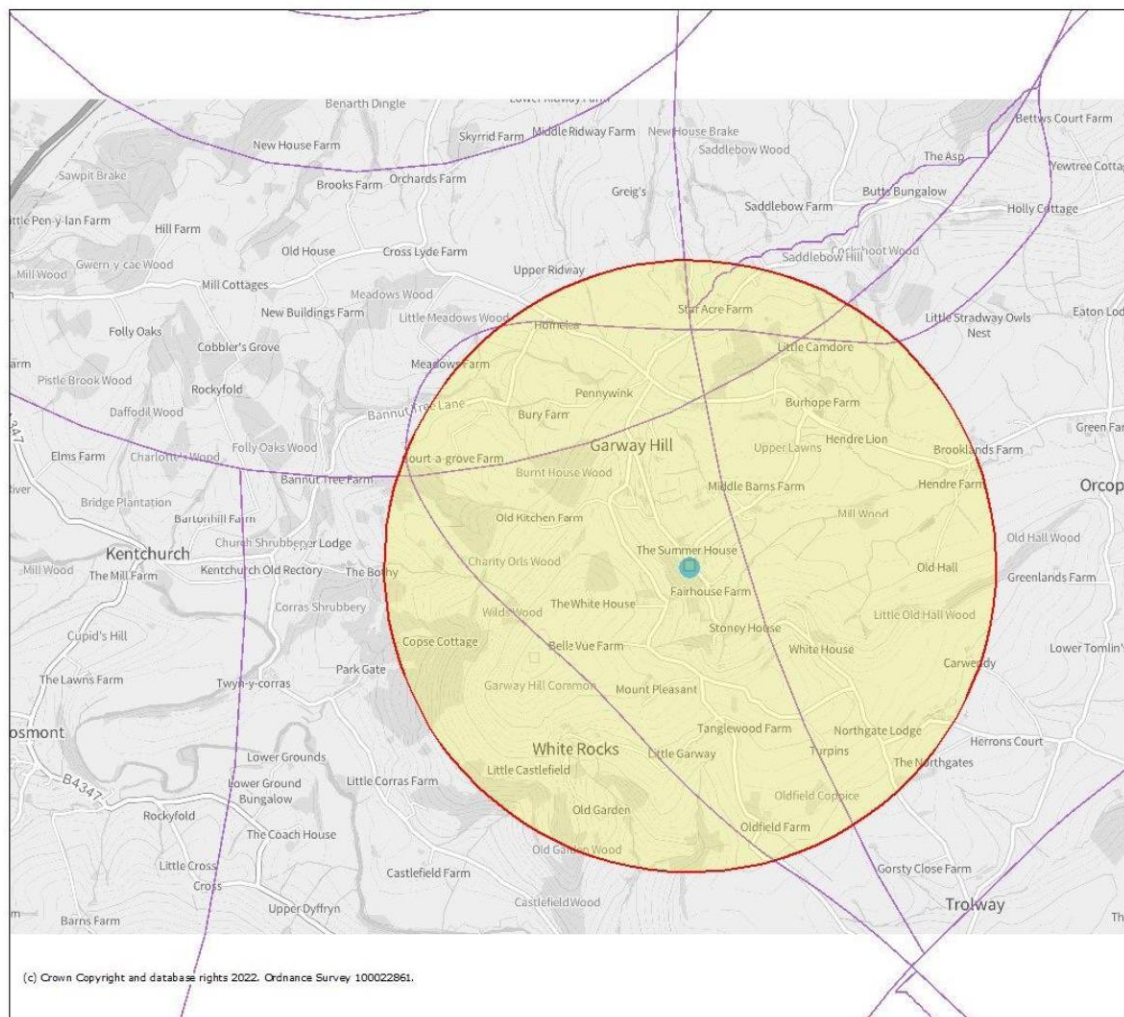
A search for Statutory Designated Sites within a 2km search radius was conducting using DEFRA's Magic Map Application.

- No designated sites were identified within a 2km search radius.

Designated sites records plan

MAGiC

Designated sites 2km

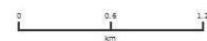


Legend

- Areas of Outstanding Natural Beauty (England)
- Local Nature Reserves (England)
- National Nature Reserves (England)
- Sites of Special Scientific Interest (England)
- SSSI Impact Risk Zones - to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites (England)
- Special Areas of Conservation (England)

Projection = OSGB36
 xmin = 339900
 ymin = 223300
 xmax = 347900
 ymax = 228700

Map produced by MAGiC on 30 August, 2022.
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Protected & notable habitats

Grassland

None of note.

Trees, hedgerows, woodland & scrub

The site contains mixed mainly coniferous plantation woodland.

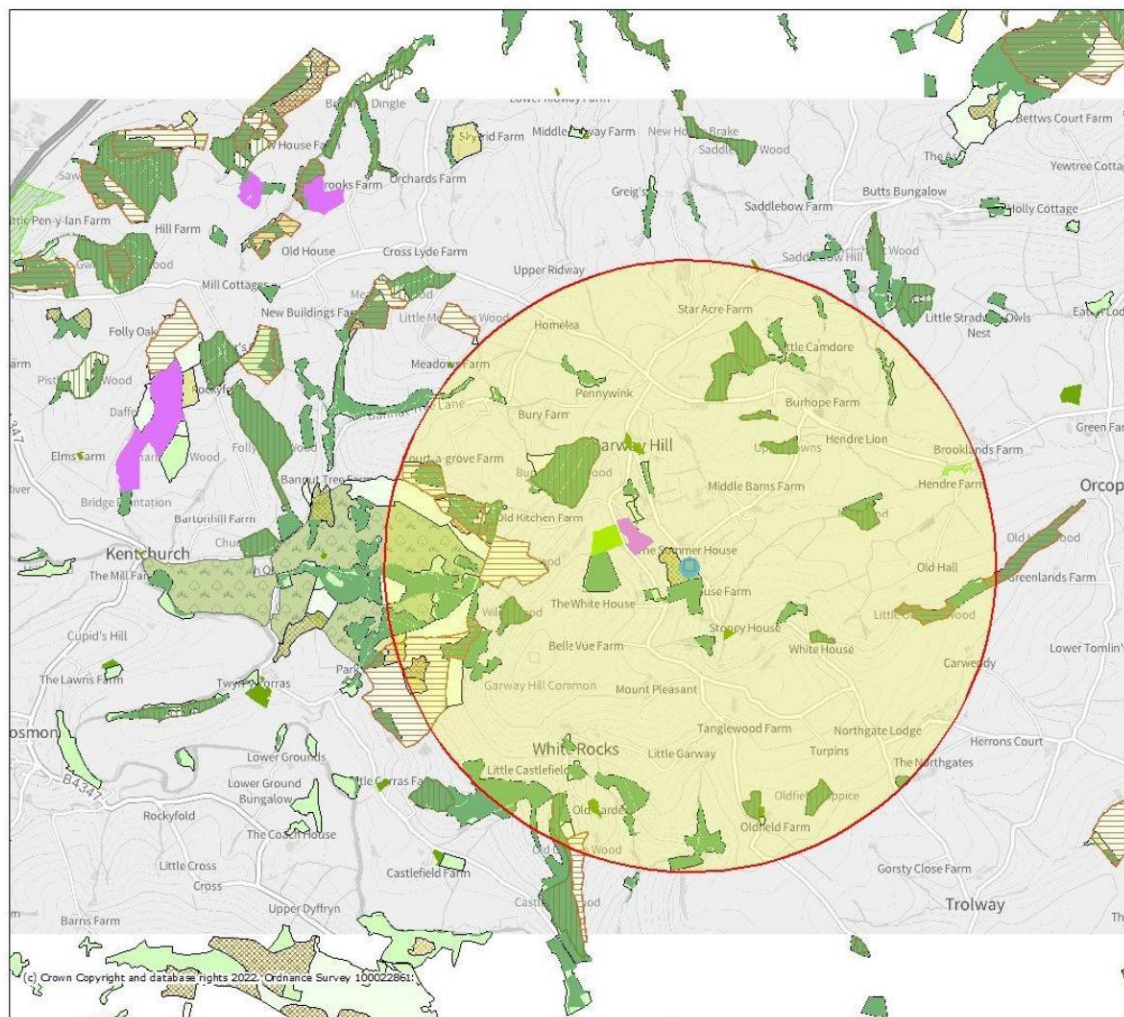
Ponds & water courses

No ponds or water courses within or immediately adjacent to the site.

Priority habitats records plan

MAGiC

Priority habitats 2km



Legend

- Priority Habitat Inventory - Calaminarian Grassland (England)
- Priority Habitat Inventory - Coastal and Floodplain Grazing Marsh (England)
- Priority Habitat Inventory - Good quality semi-improved grassland (Non Priority) (England)
- Priority Habitat Inventory - Lowland Calcareous Grassland (England)
- Priority Habitat Inventory - Lowland Dry Acid Grassland (England)
- Priority Habitat Inventory - Lowland Meadows (England)
- Priority Habitat Inventory - Purple Moor Grass and Rush Pasture (England)
- Priority Habitat Inventory - Upland Calcareous Grassland (England)
- Priority Habitat Inventory - Upland Hay Meadows (England)
- Priority Habitat Inventory - Blanket Bog (England)
- Priority Habitat Inventory - Lowland Fens (England)

- Priority Habitat Inventory - Lowland Raised Bog (England)
- Priority Habitat Inventory - Reedbeds (England)
- Priority Habitat Inventory - Upland Flushes, Fens and Swamps (England)

Ancient Woodland (England)

- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland
- Priority Habitat Inventory - Deciduous Woodland (England)
- Forestry Commission Legal Boundary (England)

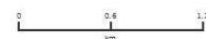
National Forest Inventory (GB)

- Assumed woodland
- Broadleaved
- Cloud \ shadow
- Conifer

- Coppice
- Coppice with standards
- Failed
- Felled
- Ground prep
- Low density
- Mixed mainly broadleaved
- Mixed mainly conifer
- Shrub
- Uncertain
- Windthrow
- Young trees
- Priority Habitat Inventory - Traditional Orchards (England)
- Woodpasture and Parkland BAP Priority Habitat (England)

Projection = OSGB36
 xmin = 339900
 ymin = 223300
 xmax = 347900
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Protected & notable species

Bats

A derelict cottage occupies the north-eastern corner of the plot, constructed of local stone rubble exterior stonework has been recently repointed. Window and door apertures are fully open with timber lintels. The cottage has no roof but has been recently fitted with new roofing truss raised to provide a first floor, timbers are machine-cut rough-sawn with butted joints secured with nail plates. Interior walls feature some render, crevices in northern gable and southern gable walls provide suitable opportunity for roosting bats however a thorough and systematic inspection with endoscopic camera revealed no evidence of bat roosting.

Woodland and shrub / scrub vegetation provide good foraging habitat, and mature trees may provide roosting opportunities.

External lighting of the cottage shall aim to minimise light spill onto woodland and boundary vegetation maintaining these features as dark corridors.

Badger

No evidence of badger noted.

Other mammals

Evidence of rabbit and fox activity was noted within the site.

Woodland and shrub / scrub vegetation is broadly suitable for hazel dormouse but of low quality and poorly connected to very suitable habitats. Clearance of vegetation is expected to be minimal as such further survey is not considered necessary however it is recommended that vegetation clearance follows guidance from the Peoples Trust for Endangered Species.

Great crested newt

No water bodies are present on or immediately adjacent to site. Scrub vegetation within the site offers suitable terrestrial habitat however Ordnance Survey online mapping shows no ponds within 1km.

Other amphibia

Scrub vegetation within the site offers suitable terrestrial habitat for common amphibians.

Rarer amphibians (natterjack toad and pool frog) are not found in this part of the country.

Reptile

Scrub vegetation within the site offers suitable terrestrial habitat for widespread reptiles.

Rarer reptiles (smooth snake and sand lizard) are not found in this part of the country.

Clearance of vegetation is expected to be minimal, under the Wildlife and Countryside Act 1981, as amended, it is an offence to kill or injure 'widespread' reptiles, it is therefore recommended that precautionary methods of working are implemented with phased vegetation clearance and manipulation of habitats used to drive reptiles toward surrounding suitable habitat.

Birds

Woodland, shrubs, and scrub within the site provide excellent bird nesting habitat.

Under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees, shrubs, hedgerows, scrub, and buildings are likely to contain nesting birds between 1st March and 31st August inclusive.

Trees, hedgerows, shrubs, scrub and buildings are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.

No removal of hedgerows, trees, shrubs, scrub, or buildings that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation and buildings for active birds' nests immediately before the area is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Invertebrates

None of note identified during survey.

Invasive non-native species & pathogens

INNS plants

None noted.

Weeds act natives

Curled dock and creeping thistle are present on site.

INNS animals

None observed. Grey squirrel and muntjac are likely to use the site.

Serious plant diseases & pathogens

None noted.

Serious animal diseases & pathogens

None noted.

Policy

No known conflicts with local, national & international planning biodiversity policy.

Phase 1 habitats survey results

Phase 1 habitats survey target notes

Five Target Notes were identified on-site during the survey because of their ecological interest and/or value, and how they may be impacted by the development.

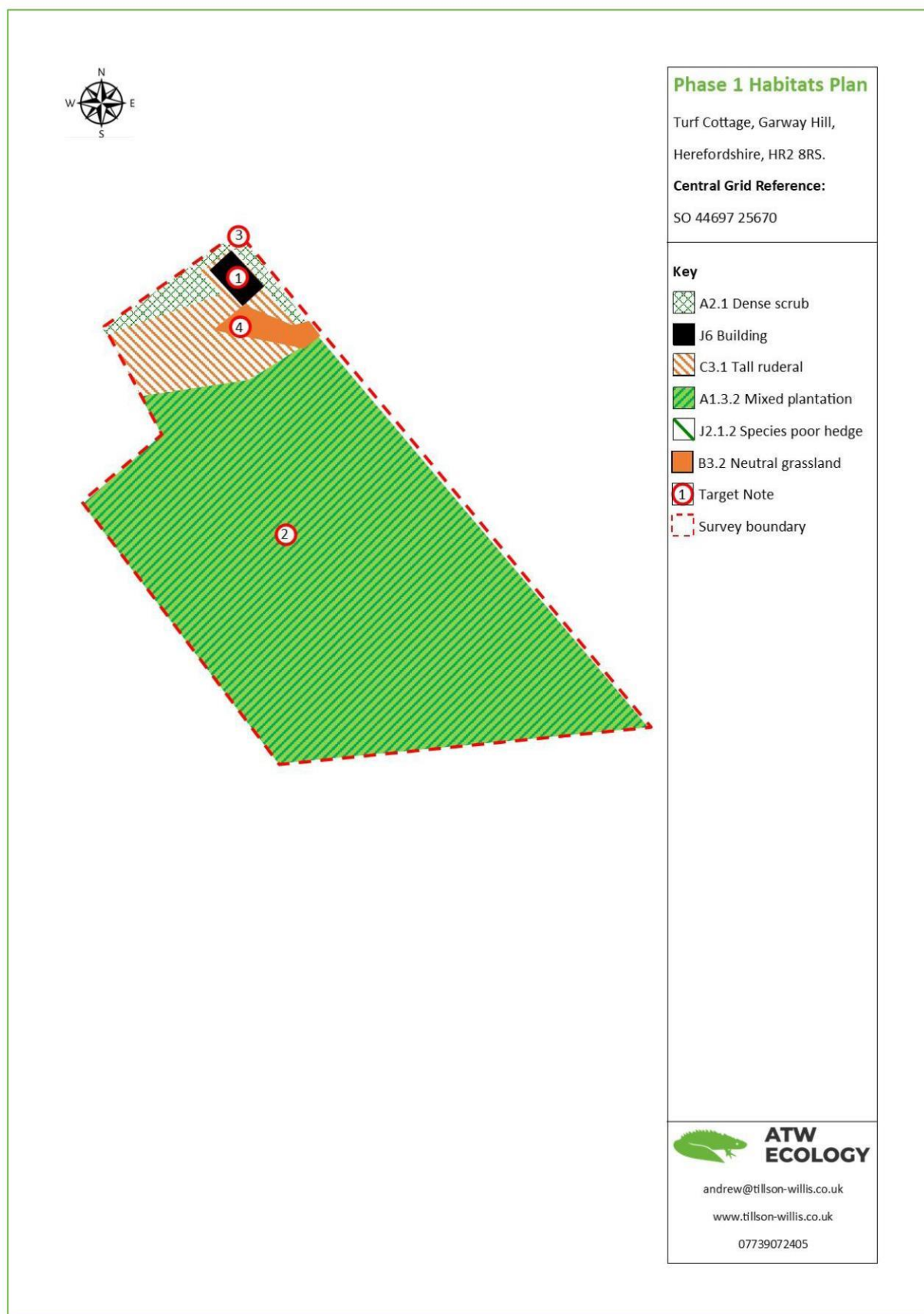
Target Note 1. Derelict stone cottage.

Target Note 2. Mixed, mostly coniferous, plantation woodland.

Target Note 3. Mix of native and ornamental shrub / scrub boundary vegetation.

Target Note 4. Neutral grassland and tall ruderal vegetation of the 'driveway'.

Phase 1 habitats survey plan



Concluding remarks

On 11 August 2022 a Preliminary Ecological Appraisal was conducted on an approximate 2.2acre parcel of land at Turf Cottage, Garway Hill, Herefordshire, HR2 8RS. OS Grid Reference SO 44697 25670 (approx. centre of area coverage).

A derelict, stone-built cottage in the north-eastern corner of the site was subject to a preliminary bat roost appraisal. Crevices in stonework were found to provide potential roosting opportunity, however, a thorough and systematic inspection of crevices using endoscopic camera identified no evidence of roosting bats. If bats are encountered during works, all work shall halt immediately, and a suitably licenced ecologist consulted on how to proceed.

Exterior lighting of the dwelling shall be minimised with woodland and boundary features retained as 'dark corridors' to maintain foraging and commuting habitats that may be used by bats and other wildlife. Details on wildlife friendly lighting can be found in Institute of Lighting Professionals and Bat Conservation Trust (2018). Guidance Note 08/18: Bats and artificial lighting in the UK, Bats and the Built Environment series. ILP, Warwickshire.

Woodland, shrubs / scrub, and ruderal vegetation within the site offers suitable terrestrial habitat for 'widespread' reptiles. A precautionary working method statement can be found in the appendix of this report and shall be implemented for all vegetation clearance.

Woodland and shrubs / scrub is broadly suitable for hazel dormouse but of low quality and poorly connected to suitable habitats in the wider countryside. It is understood that vegetation clearance shall be minimised, it is recommended that vegetation clearance follows guidance from the Peoples Trust for Endangered Species and Forestry Commission.

Woodland and shrubs / scrub provide excellent bird nesting habitat. No removal of hedgerows, trees, shrubs, scrub, or buildings that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation and buildings for active birds' nests immediately before the area is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Photographs

All photographs taken 11 August 2022.



Plate 1. The derelict stone cottage with new roofing timbers.



Plate 2. Stonework has been recently repointed.



Plate 3. General view of the cottage interior.



Plate 4. The cottage as viewed from the roadside.



Plate 5. Roadside vegetation of eastern boundary.



Plate 6. Neutral grassland of 'driveway'.



Plate 7. Mixed, mostly coniferous, plantation woodland.

Legislation and Planning Policy

Legislation birds

The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 afford certain habitats and species protection. The following are of relevance to this assessment:

Under the Wildlife and Countryside Act 1981 (as amended) it is an offence to:

- Intentionally kill, injure, or take any wild bird.
- Intentionally take, damage, or destroy the nest of any wild bird while it is in use or being built.
- Intentionally take or destroy the egg of any wild bird.

Legislation bats

Bats and their habitats are protected under The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulation 2010. Formal policies and recognised best practice include the UK Post-2010 Biodiversity Framework (former UK Biodiversity Action Plan), PAS2010 Planning to Halt the Loss of Biodiversity, Circular 06/2005 Biodiversity and Geological Conservation, BS 42020: 2013 and BS 8583: 2015 on Biodiversity, the National Planning Policy Framework.

All bat species are designated and protected as European protected species (EPS). EPS are protected under the Conservation of Habitats and Species Regulations 2017.

It is an offence to:

- deliberately kill, injure, disturb or capture them
- damage or destroy their breeding sites and resting places (even when bats are not present)
- possess, control or transport them (alive or dead)

It is also an offence under the Wildlife and Countryside Act 1981 to intentionally or recklessly:

- disturb bats while they occupy a structure or place used for shelter or protection
- obstruct access to a place of shelter or protection

Several species of bats are listed as rare and most threatened species under Section 41 of the Natural Environment and Rural Communities Act (2006). You must have regard for the conservation of Section 41 species as part of your planning decision.

Bats may use a variety of structures for roosting including but not limited to buildings (including modern and ancient structures), caves, mines, tree hollows, and purpose-built bat boxes. Bats change roosts seasonally with different roosts serving different purposes

(breeding, hibernating, maternity) and some roosts such as day roosts and transitional roosts may only be used briefly and infrequently, however unoccupied roosts are still protected by law. Due to multiple factors including loss of roost sites, loss or degradation of foraging habitat, predation by domestic pets, and persecution by humans, UK bat populations have suffered significant decline leading to them being considered of conservation concern.

Legislation reptiles

Smooth snakes, and sand lizards are designated and protected as European protected species (EPS). EPS are protected under The Conservation of Habitats and Species Regulations 2017.

It is an offence to:

- deliberately kill, injure, disturb or capture them
- deliberately take or destroy their eggs
- damage or destroy their breeding sites and resting places
- possess, control or transport them (alive or dead)

For smooth snakes and sand lizards, it is also an offence under the Wildlife and Countryside Act 1981 to intentionally or recklessly:

- disturb them while they occupy a structure or place used for shelter or protection
- obstruct access to a place of shelter or protection

Other native reptiles are protected under the Wildlife and Countryside Act 1981. It is an offence to kill or injure:

- adder
- grass snake
- common or viviparous lizard
- slow worm

All native reptiles are listed as rare and most threatened species under Section 41 of the Natural Environment and Rural Communities Act (2006).

Legislation hazel dormouse

Hazel dormice are designated and protected as European protected species (EPS). EPS are protected under the Conservation of Habitats and Species Regulations 2017.

It is an offence to:

- deliberately kill, injure, disturb or capture them
- damage or destroy their breeding sites and resting places
- possess, control, transport (alive or dead)

It is also an offence under the Wildlife and Countryside Act 1981 to intentionally or recklessly:

- disturb hazel dormice while they occupy a structure or place used for shelter or protection
- obstruct access to a place of shelter or protection

Hazel dormice are listed as rare and most threatened species under Section 41 of the Natural Environment and Rural Communities Act (2006).

National Planning Policy

In accordance with the National Planning Policy Framework 2012, the planning system should contribute to and enhance the natural environment by minimising impacts on biodiversity and providing biodiversity net gain where possible, promote the preservation, restoration and re-creation of priority habitats, and the protection and recovery of priority species populations and ecological networks.

Local planning authorities should aim to conserve and enhance biodiversity by applying the following principles when determining planning applications:

- Planning permission should be refused if harm resulting from a development cannot be avoided, adequately mitigated, or compensated.
- Opportunities to incorporate biodiversity in and around developments should be encouraged.
- Planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes, and nature conservation.

Additional advice set out in the National Planning Practice Guidance (2014) section 'Natural Environment' emphasizes the need for biodiversity to be taken into account when preparing a planning application, as detailed above, and sets out how biodiversity can be protected and enhanced by: seeking to include habitat restoration; re-creation and expansion; improved links between existing sites; buffering of existing important sites; new biodiversity features within a development; and securing management for long term enhancement.

Appendix.



Forest of Dean District Council

Precautionary Method of Working for Common Lizard, Slow Worm, Grass Snake and Adder

The purpose of this document is to set out a method of working for sites within the District where: suitable features for reptiles (such as rough grassland and previously developed sites) are present, but are very limited in extent, and are likely to be affected by development or; the risk of common reptiles being present and affected by development proposals is unlikely but cannot be ruled out. The Forest of Dean District Council's Sustainability Team can advise further about when it may be appropriate to condition this method of working in relation to a given planning consent.

In the Forest of Dean we are fortunate to have a network of sites that support common reptiles including slow worm, adder, grass snake and common lizard. These reptiles can be found in a range of habitats including rough grassland, previously developed land (known as brownfield sites), meadows, parkland and heathland. Common reptiles are protected against intentional killing and injury under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended).

Please note that this document is not intended for use where European Protected Species of reptile such as Sand Lizard or Smooth Snake may be present and affected by development.

Where the Local Planning Authority considers it appropriate developers must adhere to the following requirements:

In general:

- i) The site owner/site manager will ensure that anyone undertaking construction works on the site (including sub-contractors) is made aware of the potential for the site to support common reptiles, where to expect them, their protected status and the procedure (see ii below) to follow in the unlikely event that common reptiles are discovered during works. Where applicable this advice will be given through site inductions, tool box talks or similar. A copy of this Precautionary Method of Working will be kept on site and available for inspection at all times.
- ii) Should any common reptiles be discovered during construction, which are likely to be effected by the development, works will cease immediately. The owner/ site manager will then seek the advice of a suitably qualified and experienced ecologist and works will only proceed in accordance with the advice they provide.

Within the development's construction zone the following methods of working will be adopted:

- iii) All clearance works will be undertaken when common reptiles are likely to be fully active i.e. during the April to September period.
- iv) Clearance of dry stone walls, logs, brash, stones, rocks or piles of similar debris will be undertaken carefully and by hand.

- v) Clearance of tall vegetation should be undertaken using a strimmer or brush cutter with all cuttings raked and removed the same day. Cutting will only be undertaken in a phased way which may either include:
 - o Cutting vegetation to a height of no less than 30mm, clearing no more than one third of the site in anyone day or;
 - o Cutting vegetation over three consecutive days to a height of no less than 150mm at the first cut, 75mm at the second cut and 30mm at the third cut;
- vi) Following removal of tall vegetation using the methods outlined in v) remaining vegetation will be maintained at a height of 30mm through regular mowing or strimming to discourage common reptiles from returning.
- vii) Ground clearance of any remaining low vegetation (if required) and any ground works will only be undertaken following the works in v) above.
- viii) Any trenches left overnight will be covered or provided with ramps to prevent common reptiles from becoming trapped.
- ix) Any building materials such as bricks, stone etc. will be stored on pallets to discourage reptiles from using them as shelter. Any demolition materials will be stored in skips or similar containers rather than in piles on ground.

Further information about reptiles and development including their ecological requirements, protection and the planning development system can be found at www.naturalengland.org.uk

References

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- Birds of Conservation Concern 4: <https://www.bto.org/our-science/publications/psob>
- <https://magic.defra.gov.uk/magicmap.aspx>
- <https://osmaps.ordnancesurvey.co.uk/>
- Wild birds: protection and licences - GOV.UK (www.gov.uk)
- Bats: protection and licences - GOV.UK (www.gov.uk)
- Great crested newts: advice for making planning decisions - GOV.UK (www.gov.uk)
- Great crested newts: protection and licences - GOV.UK (www.gov.uk)
- Reptiles: advice for making planning decisions - GOV.UK (www.gov.uk)
- Hazel dormice: advice for making planning decisions - GOV.UK (www.gov.uk)

Quality assurance & capability

Andrew Tillson-Willis / ATW Ecology is a subsidiary of Pollywog.

Founded in 2003 Pollywog is a zoological consultancy dedicated to improving the captive husbandry and propagation of amphibians in zoological, educational, and private collections and has established itself as the UK's leading independent batrachoculture research facility with an international reputation for advancements in herpetology. In 2013 following customer demand Pollywog began offering herpetological fieldwork services including freelance ecological surveying and supervision, these services have expanded greatly over recent years working with a network of freelance partners to cover all aspects of ecological consultancy. Other subsidiary companies within the Pollywog group specialising in entomology, ichthyology, animal nutrition, and media, provide a unique and diverse base of in-house expertise.

Contracts undertaken by ATW Ecology cover a wide spectrum of projects at local and national levels in the construction, agricultural, leisure, and utilities sectors. All our scientific staff and freelance partners belong to appropriate professional institutes by whose codes of practice they abide. Due consideration of the British Standards on Biodiversity is included in relevant work and applied where appropriate.

Andrew Tillson-Willis MRSB MCIEEM MIFM Mem.RES — Principal consultant

Andrew is an experienced ecologist, herpetologist, and entomologist with nineteen years' experience as a zoological consultant and eight years as a freelance ecological surveyor before joining full time ecological consultancy four years ago. He holds Natural England survey licences for great crested newt (personal licence), bats (level 2 class licence), and white-clawed crayfish (class licence), a Natural Resources Wales survey licence for great crested newt, is registered under the Construction Skills Certification Scheme (CSCS), is a registered member of the Royal Society of Biology, and Institute of Fisheries Management, a full member of the Chartered Institute of Ecology and Environmental Management, and the Royal Entomological Society. In his spare time Andrew is co-ordinator and recorder for the Worcestershire Reptile & Amphibian Group, long-standing committee member of the Herefordshire Amphibian & Reptile Team, committee member of Worcestershire Mammal Group, steering member of the Malvern Hills Crayfish Group, and an active member of the Worcestershire Bat Group, Herefordshire Mammal & Bat Group.

NB. Whilst all due and reasonable care is taken in the preparation of reports we accept no responsibility whatsoever for any consequences of the release of this report to third parties. Clients are reminded that all work carried out is subject to our Terms of Trading which may be viewed at any time on our web site at www.tillson-willis.co.uk or can be provided on request. Please again be aware that site surveys inevitably miss species not apparent on the date of visit(s) by reason of seasonality, mobility, habits or chance. Results are indicative and given in good faith but they are not a guarantee of presence or absence of any particular taxa.

Please note that this report is a baseline ecological site audit of factors and features that may be significant for regulatory compliance and biodiversity policies relating to change of use or other disturbance. Such reports may not, on their own, contain sufficient information for a planning application and may require further more detailed study to assure compliance.



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