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Proposed Redevelopment at:
Greenmoorside Farm
Seascale
Cumbria
CA20 1DS

Preliminary Ecological Appraisal

AVISON YOUNG

FINAL

VERSION 2

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Contents

Executive Summary	1
1. Introduction	3
1.1. Background	3
1.2. Site Description	3
1.3. Proposed Development	4
2. Relevant Legislation	5
3. Methodologies	10
3.1. Suitably Qualified Ecologist	10
3.2. Desk Study	10
3.3. Preliminary Ecological Appraisal Survey	11
3.4. Badger Survey	12
3.5. Bats - Preliminary Roost Assessment (Buildings/Structures)	12
3.6. Limitations	14
4. Results	15
4.1. Desk Study	15
4.1.1. Designated Sites	15
4.1.2. Flora and Fauna	15
4.2. PEA Site Survey	16
4.2.1. Habitats	16
4.3. Protected and Notable Species	16
4.3.1. Badger	16
4.3.2. Bats	17
4.3.3. Other Section 41 Mammals	18
4.3.4. Amphibians	19
4.3.5. Reptiles	20
4.3.6. Birds	21
4.3.7. Invertebrates	21
4.3.8. Invasive Plants	22
5. Conclusions and Recommendations	23
5.1. General Mitigation	23
5.2. Designated Sites	23
5.3. Habitats	23

5.4.	Badger and other ground dwelling fauna	24
5.5.	Roosting Bats	24
5.6.	Amphibians	24
5.7.	Reptiles	24
5.8.	Nesting Birds	25
5.9.	Opportunities for Enhancement	25
5.10.	Report Validity	25

Executive Summary

BiOME Consulting Ltd was commissioned (by Avison Young in May 2026) to undertake a Preliminary Ecological Appraisal (PEA) in relation to the proposed demolition of a cluster of agricultural buildings (the 'site') located within the landholding of Greenmoorside Farm, near Seascale, Cumbria.

The ecology surveys detailed within this report were completed in order to determine the baseline ecological conditions of the site, with particular attention given to the possible presence of protected, controlled or otherwise notable species and/or habitats. The potential ecological issues/considerations identified during the PEA were:

Designated Sites: There was one statutorily designated site and six non-statutorily designated sites within the 2km search area, the closest being 0.86km distant. Assuming environmental best practice during site works, no impacts to designated sites are anticipated given their locations, the results of the PEA and the reasons for designation.

Habitats: The site was comprised of a complex of agricultural buildings and associated hardstanding, at the margins of which were small areas of rough grassland. The habitats present within the site are common across England, and locally, and were assessed to be of little intrinsic ecological value.

Ground Dwelling Fauna: The occasional presence of foraging/commuting Badger and Hedgehog within the site is considered possible. Mitigation is recommended to ensure that such species come to no harm during construction.

Bats: Following Preliminary Roost Assessment all buildings on site were assessed to be of negligible bat roost potential and of no/very limited hibernation potential. No further survey work is considered necessary prior to works commencing. In the apparently unlikely event that bats are encountered during the works, all works must cease, and the advice of a Suitably Qualified Ecologist (SQE) obtained immediately.

Herptiles: The site is unsuitable for any reptile species and assessment has indicated likely absence of Great Crested Newt (GCN) and Natterjack Toad. As

such, no further works are considered necessary. However, in the highly unlikely event that any reptiles, GCN, Natterjack Toad or significant populations of other amphibians are encountered during works, then works must cease immediately and the advice of a SQE should be sought.

Nesting Birds: Active House Sparrow nest/s were present within the buildings on site. The active nests of wild bird species (with certain exceptions) are legally protected from deliberate disturbance or destruction. If clearance works are proposed for the bird nesting season (March-August inclusive), it would be recommended to appoint SQE to complete a check for active birds' nests. Should any active nests be found then it would be necessary to delay works until the nesting attempt has reached a natural conclusion. If works are planned for outside of the bird nesting period, then no such check is necessary.

Report Validity: The findings of this report are considered valid until August 2027. If works are delayed beyond this date, then an updated assessment of potential impacts will be required.

1. Introduction

1.1. Background

BiOME Consulting Ltd was commissioned by Avison Young in May 2026 to undertake a Preliminary Ecological Appraisal (PEA) in relation to the proposed demolition of a cluster of agricultural buildings (the 'site') located within the landholding of Greenmoorside Farm, near Seascale, Cumbria, centred on National Grid Reference NY0226305339 (**Figure 1**).

Figure 1. Site Location Plan



1.2. Site Description

The site (**Figure 1**) comprised a complex of agricultural buildings surrounded by hardstanding and small areas of rough grassland.

The site was located to the northwest of the Sellafield Nuclear Power Station, in west Cumbria, and was surrounded by a mosaic of agricultural fields and rough pasture, with the sea to the west.

1.3. Proposed Development

Proposals comprise the demolition of a complex of agricultural buildings located at Greenmoorside Farm, Seascale, Cumbria. All buildings to be removed are included within the red line boundary shown on **Figure 1**.

2. Relevant Legislation

Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019

The Habitats Regulations convey special protection to a number of species, which are listed in Schedule 2 of the Regulations and are referred to as European Protected Species (EPS). Those potentially relevant to the Project include:

- All UK resident bat species
- Great Crested Newt (GCN) *Triturus cristatus*;

Regulation 43 makes it an offence to:

- Deliberately capture, injure or kill any wild animal of a EPS;
- Deliberately disturb wild animals of such a species;
- Deliberately take or destroy the eggs of such a species;
- Damage or destroy a breeding site or resting place of such an animal.

Disturbance in the context of the offences above is disturbance which is likely to impair the ability of the animals to survive, to breed or reproduce, to nurture their young, to hibernate, to migrate; or to affect significantly the local distribution of the species.

Licences can be granted by the relevant Statutory Nature Conservation Organisation (SNCO) for developments (sometime referred to as EPS Licences or Derogation Licences) providing the purposes of the licence is for "preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment".

Wildlife and Countryside Act 1981 (as amended)

The Wildlife and Countryside Act 1981 (as amended) provides protection to both EPSs and other species including wild birds, Water Voles *Arvicola amphibius* and reptiles.

All wild birds, their nests and eggs are protected, with some rare species afforded extra protection from disturbance during the breeding season (these species are listed in Schedule 1 of the Act). It is illegal to take any wild bird or damage or destroy the nests and eggs of breeding birds. There are certain exceptions to this in respect of wildfowl, game birds and certain species that may cause damage.

In England some species are listed on Schedule 5 of the Act, receiving full protection since 2008. The Wildlife and Countryside Act 1981 together with amending legislation, lists the following offences:

- Intentionally killing, injuring, or taking these species by any method.
- Intentionally or recklessly damaging or destroying these species' place of shelter or protection.
- Intentionally or recklessly damaging disturbing these species whilst they are occupying such a structure or place it uses for shelter or protection.
- Intentionally or recklessly obstructing access to these species' place of shelter or protection.
- Selling, offering for sale, or possessing or transporting for the purposes of sale, any live or dead Schedule 5 species, or any part or derivative, or advertising any of these for buying or selling.

All native reptile species in the UK are subject to partial protection from intentional or reckless killing or injury only.

The Act also includes provisions for the control of invasive non-native species (INNS). Under these provisions it is an offence to:

- Release or allow to escape into the wild any animal which is not ordinarily resident or a regular visitor to Great Britain or is included in Schedule 9 of the Act.
- Plant or otherwise cause to grow in the wild any plant which is included in Schedule 9 of the Act.

People undertaking works in proximity to invasive non-native plant species should take all reasonable steps and exercise all due diligence to avoid committing an offence.

The Invasive Alien Species (Enforcement and Permitting) Order 2019

The order came into effect on the 1 December 2019 to allow for enforcement of EU Regulations (Regulation (EU) No. 1143/2014 on the prevention and management of the introduction and spread of invasive alien species in England and Wales) also known as the IAS Regulations.

It lists 66 species which are of European Union concern. There are currently 19 species listed in the Order:

- Chinese Mitten Crab *Eriocheir sinensis*
- Red Swamp Crayfish *Procambarus clarkii*
- Crayfish Signal *Pacifastacus leniusculus*
- Spiny Cheek Crayfish *Orconectes limosus*
- Muntjac Deer *Muntiacus reevesi*
- Ruddy Duck *Oxyura jamaicensis*
- Egyptian Goose *Alopochen aegyptiacus*
- Grey Squirrel *Sciurus carolinensis*
- Himalayan Balsam *Impatiens glandulifera*
- Fanwort (otherwise known as Carolina Water Shield) *Cabomba caroliniana*
- Giant Hogweed *Heracleum mantegazzianum*
- Water Hyacinth *Eichhornia crassipes*
- Parrots Feather *Myriophyllum aquaticum*
- Floating Pennywort *Hydrocotyle ranunculoides*
- Floating Water Primrose *Ludwigia peploides*
- Water Primrose *Ludwigia grandiflora*
- Giant Rhubarb *Gunnera tinctoria*
- Curly Waterweed *Lagarosiphon major*
- Nuttall's Waterweed *Elodea nuttallii*

Natural Environment and Rural Communities (NERC) Act 2006

The UK Biodiversity Plan (BAP) was a programme designed to help conserve the UK's biodiversity. It led to the production of 436 action plans between 1995 and 1999 to help many of the UK's most threatened species and habitats to recover. A review of the UK BAP priority list in 2007 led to the identification of 1,150 species and 65 habitats that met the BAP criteria at UK level.

Currently 56 Habitats of Principal Importance and 943 Species of Principal Importance are included within Schedule 41 of the NERC Act 2006 and these include species and habitats which were identified in the UK BAP and which continue to be considered to represent the conservation priorities of England in the UK Post-2010 Biodiversity Framework.

National Planning Policy Framework (NPPF) 2024

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

Chapter 15 'Conserving and enhancing the natural environment' details what local planning policies should seek to consider with regard to planning applications:

"Planning policies and decisions should contribute to and enhance the natural and local environment by:

187 a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

187 b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

187 c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

187 d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

187 e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

187 f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."

3. Methodologies

3.1. Suitably Qualified Ecologist

The site survey was conducted and report approved by Martyn Owen MCIEEM (BiOME, Principal Ecologist). Martyn is a highly skilled and experienced ecologist having worked as a consultant ecologist for 20 years. He has completed many similar surveys/assessments previously and holds a variety of protected species licence issued by both NE and Natural Resources Wales (NRW) (bats, Great Crested Newt *Triturus cristatus* and various Schedule 1 birds).

Report compilation was completed by Ralf Butchers MRes, (BiOME, Graduate Ecologist). An initial technical review was completed by Myles Tomlinson BSc (Hons) (BiOME, Graduate Ecologist/Ornithologist) with a final review completed by Richard Moores MCIEEM (BiOME, Principal Ecologist).

3.2. Desk Study

Biological records data were obtained from Cumbria Biodiversity Data Centre (CBDC) on 8 May 2026. The provided data included:

- Protected and notable species records within 2km.
- Information in relation to non-statutorily designated sites within 2km.
- Information in relation to statutorily designated sites within 2km.

The below information was obtained from MAGIC¹:

- Granted European Protected Species (EPS) mitigation licences.
- GCN Pond Surveys to inform for District Licencing.
- GCN class licence returns.

¹ MAGIC (2024) [online] available at: www.magic.defra.gov.uk (accessed 4 June 2026)

Habitats and Species of Principal Importance² and the Local Biodiversity Action Plan (LBAP)³ priority habitats and species were also reviewed to compare to those habitats and species either recorded within the site during the survey or recorded as having potential to be present (due to habitat suitability).

3.3. Preliminary Ecological Appraisal Survey

A PEA site survey^{4,5} was undertaken on 3 June 2026 by Martyn Owen MCIEEM. The survey was completed during suitable weather conditions (overcast and dry). Prior to the completion aerial imagery was reviewed⁶ to provide an indication of habitat types present within the site and in the surrounding area.

During the survey all areas within the site and adjacent areas were walked and habitat types assessed. Signs of protected species, invasive plants (*i.e.* those included on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended)) and other notable species were also searched for, as well as noting habitats considered to have the potential to support protected species.

The ultimate purpose of this PEA was to identify potentially valuable habitats and plant species assemblages, and to identify the presence and/or potential for protected/controlled species. This report presents an assessment of the ecological significance of the features present and discusses the potential for the site to support legally protected species and/or species of conservation interest which may be impacted by the project.

2 Habitats and Species of Principal Importance are listed under Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act 2006.

3 Cumbria Local Nature Recovery Strategy [online]. Available at: <https://cumbrialnrs.org.uk/homepage-0> (accessed 10 June 2026)

4 Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edition). The Bat Conservation Trust, London

5 CIEEM (2017) *Guidelines for preliminary ecological appraisal* [online] available at: <https://www.cieem.net/guidance-on-preliminary-ecological-appraisal-gpea-> (accessed 19 May 2026)

6 Google Maps [online] available at: <https://www.google.co.uk/maps> (accessed 19 May 2026)

3.4. Badger Survey

A Badger *Meles meles* activity survey, following the method outlined within Harris *et al.* (1989)⁷, was completed of all areas within the site and a buffer of 30m (when accessible). The presence of Badgers is indicated through observations of latrines, hair, prints and setts.

3.5. Bats - Preliminary Roost Assessment (Buildings/Structures)

A Preliminary Roost Assessment (PRA) survey of any buildings/structures to be impacted within the site and in areas where disturbance impacts may occur was completed in line with appropriate survey guidance⁸ concurrently with the PEA.

The survey involved a systematic search of the buildings/structures within the site to identify potential or actual bat access points and roosting sites, and to locate any evidence of bats such as live or dead specimens, bat droppings, urine splashes, fur-oil staining and/or squeaking noises. It should be noted that sometimes bats leave no visible sign of their presence on the outside of a building (and even when they do wet weather can wash away evidence).

The inspection of buildings and built structures for evidence of bats, which can be conducted at all times of year, was facilitated by the use of ladders, a high-powered torch, endoscope and small dental mirrors to inspect accessible crevices considered likely to support bats.

The potential suitability of the structures for roosting bats was assessed in line with relevant guidelines and allocated to one of the categories detailed within **Table 1**.

Table 1. Guidelines for assessing the potential suitability of proposed development sites for bats

⁷ Harris, S., Cresswell, P. & Jefferies, D. (1989). *Surveying Badgers*. The Mammal Society

⁸ Collins, J. (ed.) (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edition). The Bat Conservation Trust, London

Suitability	Description of Roosting Habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels)
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats).
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the categorisation in this table are made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.
Confirmed Roost	Definitive evidence of roosting bats, i.e. live animals or accumulation of droppings associated with a Potential Roost Feature (PRF).

In addition, all areas where impacts were possible were inspected/assessed for hibernation potential as well as evidence of bats and categorised in line with the criteria detailed within **Table 2**.

Table 2. Guidelines for assessing the hibernation potential of proposed development sites for bats

Suitability	Description
None/ Very Limited	A structure unlikely to support hibernating bats.
Classic Site	Often underground (e.g. tunnels, caves, mines, cellars) but may also be above ground. (e.g. some ice houses and lie kilns) and they provide cool, stable and damp conditions favoured by some species for winter torpor and hibernations.
Non-Classic Site	Void dwelling species (notably Brown Long-eared bat and Serotine) can linger in buildings into the winter but may not be visible to surveyors during inspection. Pipistrelles are often found roosting individually in more exposed/thermally unstable conditions.

3.6. Limitations

The findings presented in this report represent those at the time of survey and reporting, and data collected from available sources. Ecological surveys can be limited by factors affecting the presence of plants and animals, such as the time of year, migration patterns and behaviour.

Whilst not a full protected species or botanical survey, a PEA allows an experienced ecologist to obtain a sufficient understanding of the ecology of a site in order to either evaluate the conservation importance of the site, and assess the potential for impacts on habitats and species likely to represent a material consideration in planning terms, or to ascertain that further surveys will be required before such an evaluation can be made.

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.

4. Results

The results of the desk study (**Section 4.1**) and the site survey (**Section 4.2**) are presented below.

4.1. Desk Study

4.1.1. Designated Sites

There was one statutorily designated and six non-statutorily designated sites within the 2km search area (**Table 3**).

Table 3. Statutorily and non-statutorily designated sites within 2km of the site

Site Name	Distance/direction from site	Reasons for Designation
Statutorily Designated Sites		
Low Church Moss Site of Special Scientific Interest (SSSI)	0.86km/NE	Contains habitats such as wet heath, acidic marshy grassland, tall fen and swamp, willow scrub.
Non-statutorily Designated Sites		
Sellafield Disused Railway Line Site of Invertebrate Significance (SolS)	0.75km/W	Details not available
Sellafield Tarn County Wildlife Site (CWS)	0.91km/S	Details not available
Braystones, R. Ehen SiOS	1.06km/SW	Details not available
Terrace Bank Wood CWS	1.37km/E	Details not available
Braystones Coast CWS	1.44km/W	Details not available
Starling Castle CWS	1.18km/SW	Details not available

4.1.2. Flora and Fauna

Biological records data provided by CBDC and obtained from Magic.gov.uk are summarised within **Section 4.2** when relevant.

4.2. PEA Site Survey

4.2.1. Habitats

The site was comprised of a complex of agricultural buildings (**Photograph 1**) and associated hardstanding, at the margins of which there were small areas of rough grassland.

Photograph 1. Typical agricultural buildings within the site (03/06/2026)



The habitats present within the site are heavily anthropogenically impacted, common across England, and locally, and were assessed to be of very limited intrinsic ecological value. It is understood that the project is exempt from statutory Biodiversity Net Gain.

4.3. Protected and Notable Species

4.3.1. Badger

The desk study returned 49 records of Badger, with the closest record 0.1km from the site.

A comprehensive Badger survey did not identify any indication of presence within the survey area, although it is considered possible that Badger may use the site and the surrounding habitats for foraging/commuting on occasion. Mitigation is recommended to ensure that no Badgers come to harm.

4.3.2. Bats

4.3.2.1. Desk Study Data

One granted EPS development licence in relation to bats within the search area was returned from Magic.gov.uk, detail is provided within **Table 4**.

Table 4. Granted EPS (bats) development licences (2km)

Species	Distance/Direction	Details
Bat: Soprano Pipistrelle, Common Pipistrelle <i>Pipistrellus pipistrellus</i> , Noctule <i>Nyctalus noctule</i> and Daubenton's <i>Myotis daubentonii</i> .	1.51km/SE	2012: Destruction of a resting place

Biological records from CBDC returned the following information:

- Unidentified *Chiroptera* – 49 records most recently in 2009.
- Daubenton's Bat – four records in 2015.
- Unidentified *Myotis* – 15 records most recently in 2015.
- Brandt's bat *Myotis brandtii* – one record in 2023.
- Noctule *Nyctalus noctula* – 21 records, most recently in 2022.
- Common Pipistrelle – 36 records, most recently in 2022.
- Soprano Pipistrelle – 46 records, most recently in 2023.
- Unidentified Pipistrelle – 34 records, most recently in 2022.
- Brown Long-eared Bat – three records, most recently in 2011.

4.3.2.2. Preliminary Roost Assessment

The complex of buildings within the site all consisted of single storey outbuildings/barns that were used for storage/farming operations and animal husbandry (**Photograph 1**). The roofs were all pitched or sloped and consisted of coverings variably of metal, cement-bound asbestos or slate. The walls of the buildings were brick, stone or breezeblock, all were internally wet and well illuminated (**Photograph 2**). No buildings supported any PRF's and were consequently assessed to be of **NEGLIGIBLE (Table 1)** bat roost potential and **NO/VERY LIMITED (Table 2)** hibernation potential.

Photograph 2. Typical interior of building within the site (03/06/2026)



4.3.3. Other Section 41 Mammals

It is considered likely that the site supports Hedgehog *Erinaceus europaeus* at times. This species is most abundant where grassland is in close proximity to woodland, scrub or hedgerows⁹. The desk study yielded 53 records of this species, the closest located 0.20km/NE of the site.

CBDC also returned:

- 12 records of Polecat *Mustela putorius*, the closest record being 0.2km from the site.

⁹ Harris, S. & Yalden, D.W. (eds.) (2008). *Mammals of the British Isles: Handbook*, 4th Edition. The Mammal Society

- 17 records of Otter, the closest located 0.9 km from the site.

Aside from Hedgehog, the site does not support habitat suitable for other Schedule 41 mammals. No further survey work in relation to Section 41 mammal species is considered necessary, although mitigation is recommended to ensure that no such species come to harm during site works (Section 5).

4.3.4. Amphibians

4.3.4.1. Desk Study Data

No granted EPS development licences in relation to GCN were returned from the desk study.

Details in relation to GCN class licence returns and pond surveys (to inform GCN district licencing) are provided within Table 5.

Table 5. GCN class licence survey returns and pond surveys (2017-2019), within 2km

Approx. Distance from Site Centre/Direction	Date	Present/Absent
1.86km/E	2016	Present
1.86km/E	2016	Present
1.86km/E	2016	Present

CBDC also returned:

- Nine records of GCN, the closest located 0.7km from the site;
- 55 records of Common Toad *Bufo bufo*, closest located 0.7km from the site;
- 51 records of Common Frog *Rana temporaria*, closest located 0.7km from the site.
- 227 records of Natterjack Toad *Epidalea calamita*, closest located 1.0km from the site.
- One record of Palmate Newt *Lissotriton helveticus*, located 1.5km from the site.
- Four records of Smooth Newt *Lissotriton vulgaris*, closest located 1.4km of the site.

4.3.4.2. Site Survey

GCN typically have a maximum routine migratory range of 0.25km from breeding waterbodies during terrestrial phases¹⁰ and further studies suggest that 95% of newt summer refuges are within 63m of breeding ponds¹¹.

No ponds were present within 0.25km of the site and no habitats were present within the site with the potential to support GCN, Natterjack Toad, or any other amphibians.

4.3.5. Reptiles

4.3.5.1. Desk Study Data

CBDC returned:

- 23 records of Slow Worm *Anguis fragilis*, the closest located 0.8km from the site;
- 9 records of Grass Snake, closest located 0.7km from the site;
- 29 records of Common Lizard *Zootoca vivipara*, closest located 0.7km from the site.
- 40 records of Adder *Vipera berus*, closest located 0.8km from the site.

4.3.5.2. Site Survey

Habitats favoured by reptiles tend to be sunny, well-drained and often south-facing. Typical habitats include grass and heather heathland, chalk downland, coppiced woodland, sand dunes, disused allotments, suburban wasteland, road/railway embankments, golf course roughs, rough grassland, open woodland and woodland edge, immature plantation forestry, sea cliffs, moorland, disused quarries, non-intensive farmland and wild gardens. In addition, Grass Snakes *Natrix helvetica* favour damp habitats¹².

10 Cresswell, W. & Warren, ER. (2004). An assessment of the efficiency of capture techniques and the value of different habitats for the Great Crested Newt *Triturus cristatus*. English Nature report

11 Jehle, R. (2000). The terrestrial summer habitat of radio-tracked Great Crested Newt *Triturus cristatus* and Marbled Newts *T. marmoratus*. Herpetological Journal 10: 137-142.

12 Froglife (1999). Froglife Advice Sheet 10; Reptile Survey. An introduction to planning, conducting and interpreting surveys for snake and lizard conservation

The site is heavily anthropogenically influenced and considered unsuitable habitat for any reptile species.

4.3.6. Birds

4.3.6.1. Desk Study Data

The desk study returned a wide variety of records of bird species within 2km of the site, including several Schedule 1 species. These comprised Goshawk *Astur gentilis*, Greylag Goose *Anser anser*, Whooper Swan *Cygnus cygnus*, Velvet Scoter *Melanitta fusca*, Common Scoter *Melanitta nigra*, Little Gull *Hydrocoloeus minutus*, Purple sandpiper *Calidris maritima*, Whimbrel *Numenius phaeopus*, Greenshank *Tringa nebularia*, Kingfisher *Alcedo atthis*, Quail *Coturnix coturnix*, Black-throated Diver *Gavia artica*, Great Northern Diver *Gavia immer*, Red-throated Diver *Gavia stellata*, Snow Bunting *Plectrophenax nivalis*, Firecrest *Regulus ignicapilla* and Redwing *Turdus iliacus*.

4.3.6.2. Site Survey

No evidence of/potential for Barn Owl *Tyto alba* was recorded and the site/adjacent areas where disturbance could occur is considered unsuitable for this and any other nesting Schedule 1 species. The site supported at least one active House Sparrow *Passer domesticus* nest. Mitigation is required to ensure that a breach of legislation does not occur (Section 5).

4.3.7. Invertebrates

4.3.7.1. Desk Study Data

The desk study returned 348 records of 64 species of invertebrate species.

4.3.7.1. Site Survey

Given the nature of habitats within the site, it is considered highly unlikely that the site supports any important species/populations. Invertebrates are not considered further.

4.3.8. Invasive Plants

The desk study returned no records of Schedule 9 Invasive Non-Native Species (INNS) of plant. No INNS of plant were observed within the site and the presence of such species at any time is considered highly unlikely. INNS of plant are not considered further.

5. Conclusions and Recommendations

A PEA site survey/complimentary desk study have been completed to inform the proposed demolition of a cluster of buildings within the landholding of Greenmoorside Farm, Seascale, Cumbria. These surveys identified the below detailed ecological considerations/requirements, along with recommendations to ensure that the works are carried out lawfully and in such a manner to minimise ecological impacts.

5.1. General Mitigation

Standard pollution control measures should be implemented during construction to protect habitats on/adjacent to the site.

All works should be undertaken in accordance with Guidance for Pollution Prevention (GPP5) and PPG1 Understanding your Environmental Responsibilities.

If any protected species are encountered during the works, all work in the vicinity should stop immediately and a Suitably Qualified Ecologist (SQE) should be contacted for advice on how to proceed.

5.2. Designated Sites

There was one statutorily designated and six non-statutorily designated sites within the search area, the closest being 0.86km from the site.

Assuming environmental best practice during site works and taking into account the nature of the proposals, the site and the location/qualifying features of the identified designated sites, no impacts in relation to designated sites are anticipated.

5.3. Habitats

The site was comprised of a complex of agricultural buildings and associated hardstanding, at the margins of which were small areas of rough grassland. The habitats present within the site are common across England, and locally, and were assessed to be of very limited ecological value.

It is understood that the site is exempt from statutory Biodiversity Net Gain.

5.4. Badger and other ground dwelling fauna

The occasional presence of foraging Badger, Hedgehog and other ground dwelling fauna in the site is considered possible. To ensure that such species come to no harm during site works the following measures (if applicable) are recommended:

- covering trenches at the conclusion of each working day, or include a means of escape for any animal falling into excavations, and
- any temporarily exposed open pipe system should be capped in such a way as to prevent mammals gaining access.

5.5. Roosting Bats

The PRA assessed all buildings on site to be of negligible bat roost potential and were all deemed to be of no/very limited hibernation potential. No further survey work is considered necessary prior to works commencing. In the apparently unlikely event that roosting bats are encountered during the works, all works must cease, and the advice of a SQE obtained immediately.

5.6. Amphibians

GCN are considered likely absent from the site based on desk study and absence of suitable water features within 0.25km of the site. No habitats are present within the site with the potential to support Natterjack Toad, or any other amphibians. No further survey work in relation to amphibians is considered necessary.

In the apparently unlikely event that any GCN, Natterjack Toad or significant numbers of common amphibian species are disturbed during works, works must cease and the advice of a SQE should be sought.

5.7. Reptiles

The site is considered unsuitable for any reptilian species. No further work in relation to reptiles is considered necessary, however, in the unlikely event that any reptiles are disturbed during works, works must cease and the advice of an SQE should be sought.

5.8. Nesting Birds

There is no potential for nesting Schedule 1 species of birds to occur within the site or in areas where disturbance impacts may occur. A House Sparrow nest was present within the site. The active nests of wild bird species (with certain exceptions) are legally protected from deliberate disturbance or destruction. If clearance works are proposed for the bird nesting season (March-August inclusive), it would be recommended to appoint SQE to complete a check for active birds' nests. Should any active nests be found then it would be necessary to delay works until the nesting attempt has reached a natural conclusion. If works are planned for outside of the bird nesting period, then no such check is necessary.

5.9. Opportunities for Enhancement

The National Planning Policy Framework (NPPF) sets out national planning policies for the protection of biodiversity (and geological) conservation through the planning system. A key principle of NPPF is that, '*Opportunities to incorporate biodiversity in and around developments should be encouraged*'. Taking the requirements of NPPF into account, opportunities should be sought where possible for nature conservation enhancement at this site. Opportunities may exist to create valuable habitats and to manage existing habitats to maximise ecological benefit/gain. The inclusion of at least one House Sparrow terrace on a retained building in the wider area is encouraged.

5.10. Report Validity

The findings of this report are considered valid until August 2027¹³. If works are delayed beyond this date, then an updated assessment of potential impacts will be required.

¹³ CIEEM (2019). *Advice Note on The Lifespan of Ecological Reports and Surveys* [online] available at: <https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf>