# Cranbrook Plan

## Matter 7 : The Grange Expansion Area

Statement from Richard Ayre on behalf of Baker Estates Limited

January 2020

Q106: there are 3 landowners involved all of whom are making their land available for this purpose. Baker Estates controls a large part of the Grange area and is in discussion with the landowner in the middle of our land control. They are keen to bring their land forward.

Each owner has London Road frontage with the road being straight so there is no reason to believe that an integrated, safe and appropriate access for all means can not be provided.

I have raised concerns in relation to the comprehensive development scheme requirement and phasing in relation to infrastructure in an earlier statement so will not repeat those here. However with some flexibility we do not believe that there are any insurmountable infrastructure or service requirements. The undergrounding of the pylons will need consideration and potentially an alternative solution permitted including retaining in situ. Similarly the expectation of connecting into the CHP district heating may not be achievable so alternatives need to be acceptable.

On environmental matters, we have already submitted a landscape report showing acceptability in landscape terms. I attach a report from EAD on biodiversity and SANGs matters. In summary this confirms that following a full year of surveys there are no major issues on the land from an ecology point of view and that the allocation for The Grange area is well capable as proposed of providing its SANGs requirement. In that sense the allocation is positively prepared, justified and effective.

Q107: all those matters have been considered and the work we have done to date confirms that there are certainly no showstoppers in those respects. The only thing we would raise as we have done elsewhere is that no one owner whether within the Grange allocation or elsewhere should be able to ransom or time ransom another. This might include, for example, connection of storm water into a watercourse running in a particular ownership where the water company does not have requisition powers to discharge.

Q109: the eastern boundary follows an historic hedgerow.

Q115: the owner of the woods is a body set up to promote woodlands and access to the public to enjoy the benefits of the woodland. Presently the woods has footpaths available for the public. As explained by EAD in the attached report, the woods can be an effective part of the SANG joining up footpaths within the SANG area to allow for an effective alternative to driving to the more environmentally sensitive areas. The woods are already accessible to the public and can be enhanced.

Q117: as indicated elsewhere, we can see the benefit of a CDS in some instances but it should not be a requirement if planning applications are able to deal with everything without prejudicing each other and fairly distributing the infrastructure burden.

# Ecology Statement

## Land at The Grange Expansion Area, Cranbrook

Baker Estates

January 2020

| Report reference | Report Status | Date | Prepared by | Authorised |
|---|---|---|---|---|
| 200104_P909_EcolStat | Final | 04.01.2020 | Matt Jones BSc, MSc, CEnv, MCIEEM | Matt Jones BSc, MSc, CEnv, MCIEEM |


EAD Ecology
3 Colleton Crescent
Exeter
EX2 4DG
Tel: 01392 260420

Email: info@eadecology.co.uk
www.eadecology.co.uk

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Appendices

# 1 Introduction and background

## *1.1 Introduction*

1.1.1 EAD Ecology was commissioned by Baker Estates to produce an Ecology Statement as part of their representations to the Planning Inspectorate (PINS) for The Cranbrook Local Plan Examination. The Ecology Statement relates specifically to land within 'The Grange Expansion Area' in the south-eastern part of the Cranbrook Masterplan, as identified on Figure 1 of the Cranbrook Plan[1]. The Ecology Statement accords with format guidance set out by PINS[2] and focuses on questions set out under 'Matter 7 – The Grange Expansion Area', Issue 10 of the Inspector's Draft Matters, Issues and Questions for Examination[3], as follows:

1. *Q107. Has full consideration been given to the impact of this allocation on:*
   *d) Ecology and the impact on natural habitats?*

2. *Q115. Is the allocation of Percy Wakely Woods as part of the SANG justified and effective?*

## *1.2 Background*

1.2.1 The Ecology Statement has been produced by Matt Jones, Director of EAD Ecology, a specialist ecological-consultancy company based in Exeter, Devon. Matt has over 20 years' professional experience of the ecological assessment of residential and mixed-use development, including where Suitable Alternative Natural Green Spaces (SANGS) are proposed; Matt regularly appears as Expert Witness in relation to such matters. Matt holds a First Class Degree in Zoology and a Masters Degree in Ecology. He is a Full Member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and a Chartered Environmentalist of the Society for the Environment.

1.2.2 EAD Ecology was commissioned by Baker Estates in June 2018 to undertake an ecological assessment of part of The Grange Expansion Area; refer to Appendix 1 (hereafter referenced as 'the Site'). An ecological desk study and a full suite of ecological surveys were undertaken of this area throughout 2018 and 2019; refer to Appendix 2. This information has been summarised in this Ecology Statement in relation to the two questions set out in Section 1.1 above.

[1] The Cranbrook Plan 2013-2031. Submission Draft. February 2019.
[2] Independent Examination of the Cranbrook Local Plan. Guidance Note from the Inspector. PINS, 29 November 2019.
[3] Independent Examination of the Cranbrook Local Plan. Inspector's Draft Matters, Issues and Questions for Examination. PINS, 29 November 2019.

# 2 Q107: Consideration of impacts on ecology

## *2.1 Designated sites of conservation importance*

*European-designated sites*

2.1.1 The Site does not lie within or adjacent to any statutory designated sites of nature conservation value. Four European designated sites are present within 10km of the Site boundary; these are the Exe Estuary Special Protection Area (SPA) and Ramsar Site, East Devon Heaths SPA and East Devon Pebblebed Heaths Special Area of Conservation (SAC). Further details of these sites are presented in Table 2.1; refer also to Appendix 3.

*Nationally-designated sites*

2.1.2 One nationally-designated site lies within 5km of the Site boundary. This is the East Devon Pebblebed Heaths Site of Special Scientific Interest (SSSI); refer to Table 2.1 and Appendix 3.

Table 2.1: Statutory designated sites within the study area

| Site name | Reason for designation | Distance and direction from site |
|---|---|---|
| European designated sites within 10km | | |
| Exe Estuary Ramsar and SPA | Qualifies by supporting over winter / on passage:<br>• Avocet.<br>• Black-tailed godwit.<br>• Dark-bellied Brent goose.<br>• Dunlin.<br>• Grey plover.<br>• Oystercatcher.<br>• Slavonian grebe.<br>• At least 20,00 over-wintering waterfowl.<br>Assemblage qualification: A wetland of international importance. | 8.9km southwest |
| East Devon Heaths SPA | Qualifies by supporting during the breeding season:<br>• Dartford warbler (Annex I species).<br>• Nightjar (Annex I species). | 2.9km southeast |
| East Devon Pebblebed Heaths SAC | Annex I habitats that are a primary reason for selection of this site;<br>• Northern Atlantic wet heaths with *Erica tetralix*.<br>• European dry heaths.<br>Annex II species that are a primary reason for selection of this site<br>• Southern damselfly. | 2.9km southeast |
| Nationally designated sites within 5km | | |
| East Devon Pebblebed Heaths Site of Special Scientific Interest (SSSI) | A nationally important representative of the inland Atlantic-climate, lowland heathlands of Britain and north-west Europe. It also supports a wide range of birds and invertebrates. | 2.9km southeast |

*Non-statutory designated sites*

2.1.3 One Proposed County Wildlife Sites (pCWS) occurs within 2km of the site; refer to Appendix 4. This is The Grange pCWS, proposed for designation for its parkland with veteran trees, which occurs to the immediate south and west of the Site (and partially within the wider Grange Expansion Area); refer to Appendix 3.

*Unconfirmed Wildlife Sites*

2.1.4 Thirteen Unconfirmed Wildlife Sites (UWS) occur within 2km of the site; refer to Appendix 5. The closest is Carradale Farm UWS, identified for potential importance for its hedges and semi-improved neutral grassland, which occurs immediately to the south of the Site; refer to Appendix 4.

## *2.2 Habitats*

2.2.1 The Site comprised predominantly of arable fields bounded by species-rich hedgerows; a Phase 1 Habitat Plan and habitat descriptions are provided in Appendix 4. Many of the hedgerows contained mature broadleaved trees, mainly pedunculate oak and ash. All hedgerows were classified as 'important' under the Hedgerow Regulations 1997 (as amended) due to the presence of protected species (hazel dormouse; refer to Section 2.3). Small areas of dense scrub were also present and other habitats included dry ditches and species-poor hedgerow.

2.2.2 Arable, improved grassland, parkland and semi-natural broadleaved woodland were the dominant surrounding habitats, with occasional ponds and ditches. Percy Wakley Wood, an area of semi-natural broadleaved woodland, occurred between the two areas of the Site (and within The Grange Expansion Area). This area of woodland is not designated as Ancient Woodland. However, 'Lowland mixed deciduous woodland' is a Priority Habitat; 'Pond' is also a Priority Habitat. London Road, Gribble Lane and Rewe Lane formed the immediate northern, western and southern boundaries of the Site respectively. Habitats associated with The Grange pCWS and Carradale Farm UWS occurred to the further west and south. Farmland comprising arable and improved/poor semi-improved grassland, occurred to the further north and east.

## *2.3 Protected/Notable Species*

2.3.1 Table 2.2 summarises the protected/notable species information gained through desk study and site surveys. Survey summary plans are provided in Appendix 5, where relevant.

Table 2.2: Phase 2 survey summary

| Species | Summary (refer also to Appendix 5) |
|---|---|
| Plants | No notable or invasive plant species were recorded within the Site. |
| Amphibians | Great crested newt (legally protected; Priority Species) was not recorded in ponds immediately adjacent to the Site. Ponds are likely to provide habitat for notable species e.g. common toad (Priority Species). |
| Reptiles | Grass snake was recorded along field margins within the Site. No other species recorded. Grass snake is legally protected and a Priority Species. |
| Birds | Typical breeding-bird assemblage recorded, including song thrush, house sparrow, linnet (Priority Species and Red-list Species of Conservation Concern); dunnock (Priority Species and Amber-list Species of Conservation Concern); and mistle thrush (Red-list Species of Conservation Concern). With respect to Question 236 under Issue 35, no evidence of skylark was recorded |

| Species | Summary (refer also to Appendix 5) |
|---|---|
| | within the breeding-bird survey. All breeding birds, their eggs, nests and young are legally protected. |
| Badgers | No main setts present. Two outlier setts in eastern part of Site. Evidence of badger foraging and movement throughout Site. Badgers and their setts are legally protected. |
| Bats | Up to 10 bat species recorded foraging/navigating across the site. Activity highest along boundaries adjacent to Percy Wakley Wood and Gribble Lane. Three bat roosts (low conservation status) identified in trees within Site. All bats and their roosts are legally protected; a number of species are also Priority Species. |
| Hazel dormouse | Hazel dormouse recorded in hedgerows within the Site. Hazel dormouse is legally protected and a Priority Species. |
| Otter and water vole | No evidence of otter or water vole (both legally protected and Priority Species) was recorded within the Site. |
| Brown hare and hedgehog | Habitats within Site likely to be suitable for both of these Priority Species. Presence has been assumed. |

## *2.4 Summary*

2.4.1 There are no over-riding ecological constraints to the allocation and development of the Site. The majority of the Site is arable habitat and is of low ecological importance. Hedgerows and adjacent semi-natural broadleaved woodland (Percy Wakley Wood), parkland and ponds are of moderate ecological importance. The majority of hedgerows could be retained through site development. Where loss was unavoidable, mitigation could be provided through new hedgerow creation and/or compensation through native shrub and/or broadleaved woodland planting. Importantly, development buffers adjacent to retained hedgerows and the adjacent Percy Wakley Wood, ponds and parkland would ensure that these habitats would not be negatively impacted.

2.4.2 In addition to habitat avoidance, mitigation and compensation measures, new habitats could be created to enhance the ecological importance of the site and deliver biodiversity net gain. The proposed SANGS offers a significant opportunity for habitat creation e.g. wildflower grassland, semi-natural broadleaved woodland and wetland. Furthermore, enhancements within the development platform could include wetland creation (e.g. through SUDS), wildflower meadow (e.g. within Public Open Space) and species-specific measures such as bird, bat and bee boxes on new buildings and retained trees; and dormouse boxes in retained hedgerows.

2.4.3 The importance of the Site to protected/notable species is low to moderate. Compliance with the legal protection of hazel dormice, bats and badgers could be achieved during development. Mitigation/compensation habitat could be provided for dormice in the form of new hedgerow, native shrub and/or semi-natural broadleaved woodland planting. Trees with bats roosts could either be retained or, if removal was unavoidable, new roosts could be created through new bat boxes on retained trees and buildings; although legally protected, the conservation status of the roosts identified is low. Badger setts could be avoided or closed prior to the start of construction; no artificial-sett creation would be required, based on the low conservation status of the setts currently present. There are no over-riding reasons for Natural England to refuse to issue

Mitigation Licences for these species to permit the lawful removal of associated habitats during the development of the Site.

2.4.4 In addition to legal compliance and Licencing matters, the identified habitat avoidance, mitigation, compensation and enhancement measures could increase the value of the site for other protected and notable species. The proposed net gain in habitat value could increase the botanical diversity and importance of the Site, which in turn would support a more diverse assemblage of invertebrates. Nesting and foraging habitat could be created for birds; foraging, hibernation and basking habitat could be created for grass snake and other reptile species; movement and foraging corridors for bats could be maintained through proposed avoidance/buffer measures and through new habitat creation.

# 3 Q115: Percy Wakley Wood and SANGS

## *3.1 SANGS area calculations*

3.1.1 The SANGS Delivery Strategy[4] for the Cranbrook Plan identifies a safeguarded SANGS area within the Grange Expansion Area of 18.75ha and a total SANGS availability area across the Cranbrook Plan area of 100.35ha. Appendix 1 of the SANGS Delivery Strategy shows only the southern half of Percy Wakley Wood being included as SANGS. This conflicts with Figure 7.1 of The Cranbrook Masterplan[5] and Figure 8 of The Cranbrook Plan, which both show all of Percy Wakley Wood as part of the safeguarded SANGS area. Furthermore, the Cranbrook Masterplan also identifies a total SANGS area across the Plan area of 116ha (Land Budget Table; Section 5.0), some 16ha greater than that identified in the SANGS Delivery Strategy and Cranbrook Plan Policy CB15. If not already addressed through the Council's representations, it is recommended that the correct area for inclusion is confirmed by East Devon District Council at Examination.

## *3.2 Justification and effectiveness of Percy Wakley Wood within SANGS*

*3.2.1* The Woodland Trust, owner of Percy Wakley Wood, submitted a holding objection[6] during consultation on the Cranbrook Plan in April 2019, specifically in relation to Policies CB5 and CB15. The Woodland Trust considered that it was '*not in a position to comment on acceptability, and deliverability, of the Cranbrook Plan*' until it could '*fully understand the management and financial implications for the Woodland Trust and the mitigation funding that will be required for the proposed SANG'.* Importantly, this was not an objection to the principle of inclusion of Percy Wakley Wood within the SANGS area. It is understood from consultation with the Woodland Trust[7] that discussions with the Council have taken place to address these management, delivery and financial concerns.

*3.2.2* Planning applications for all SANGS, including those within or including existing habitats of ecological importance such as Percy Wakley Wood, need to address five key aspects:

1. SANGS capacity.
2. Location and design, including avoiding impacts on retained habitats.
3. Management actions and management responsibilities, including for enhancing the value of retained habitats.
4. Phasing and delivery.
5. Funding.

3.2.3 Policy CB15 sets out these requirements adequately and provides the necessary safeguards for SANGS delivery. Accordingly, inclusion of Percy Wakley Wood within the safeguarded SANGS in The Grange Expansion Area can be justified and the relevant design, management, delivery and funding measures could be secured. The existing ecological value of Percy Wakley Wood does not preclude its inclusion within the safeguarded SANGS area. Numerous SANGS across southern England have been created successfully within habitats of much greater ecological importance than Percy Wakley Wood e.g. East Court and Ashplatts Woods SANG (the majority of which is Ancient Woodland) at East Grinstead, Mid-Sussex; Rooks Nest Wood SANG (designated in part as a Local Wildlife Site) in Wokingham; Riverside Nature Reserve SANG (designated as a Local Nature Reserve) in Guildford. It is considered that inclusion of Percy Wakley Wood within the SANGS

[4] The Cranbrook Plan 2013-2031. Habitat Mitigation Delivery Strategy – SANGS.
[5] The Cranbrook Masterplan. February 2019.
[6] The Cranbrook Plan Consultation Response. Mrs Catherine Brabner-Evans, Woodland Trust. 24/4/2019.
[7] EAD Ecology and The Woodland Trust, pers comm, 3 January, 2020.

represents an opportunity to increase the ecological importance of the woodland through improved future management.

3.2.4 In addition to being justified, inclusion of Percy Wakley Wood would also be effective. One of SANGS design criteria (Criterion K) in Policy CB15 states correctly that SANGS should have '*A variety of habitats for visitors to experience (e.g. woodland, scrub, grassland, heathland, wetland, open water)*'. The main objective of a SANGS is to divert recreational users from visiting the habitats of the European-designated sites. Therefore, the inclusion of mature, established semi-natural broadleaved woodland, Percy Wakley Wood, within the SANGS would form part of the habitat mosaic that would be attractive to future recreational users.

# 4 Conclusion

## *4.1 Q107: Consideration of impacts on ecology*

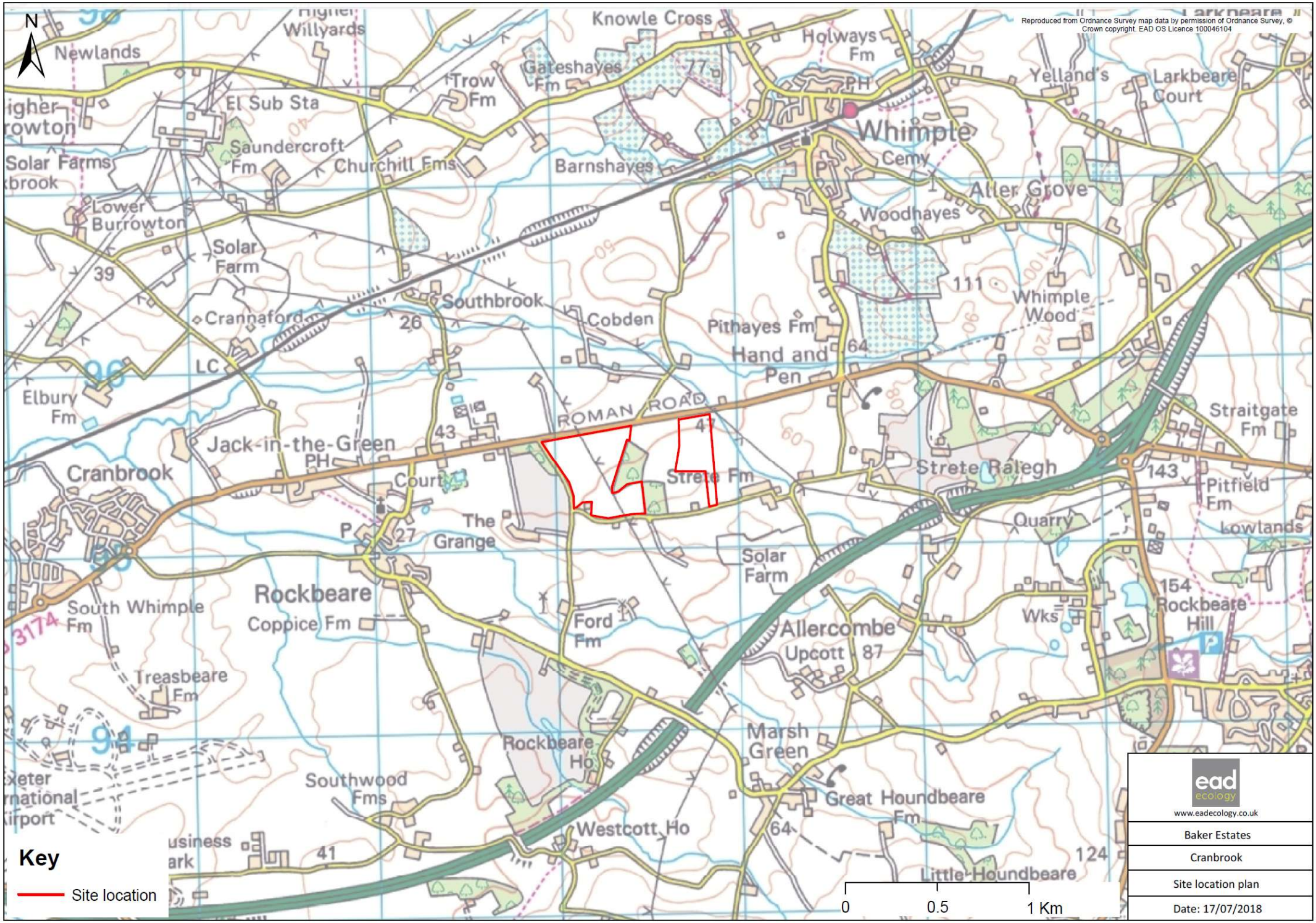
4.1.1 The ecological implications of the development of the Grange Expansion Area have been considered. There are no over-riding ecological constraints to the allocation and development of this Area. Compliance with legislation that protects statutory designated sites and protected species could be achieved. Application of the ecological hierarchy of avoidance, mitigation, compensation and enhancement would ensure that biodiversity net gain could be achieved. Policy CB27 Landscape Biodiversity and Drainage in the Cranbrook Plan would ensure the coordinated delivery of these measures across The Grange Expansion Area through the required Landscape Biodiversity and Drainage Strategy (LBDS). Development could subsequently demonstrate compliance with the LDBS, and Strategy 47 and Polices EN4 and EN5 of the wider East Devon Local Plan[8]. It could also demonstrate compliance with future mandatory biodiversity net gain requirements, currently proposed under the Environment Bill.

## *4.2 Q115: Percy Wakley Wood and SANGS*

4.2.1 There are no over-riding ecological constraints to the inclusion of Percy Wakley Wood within the safeguarded SANGS area of The Grange Expansion Area. Inclusion can be justified and the woodland would be an effective part of the diverse semi-natural habitats that could be secured and enhanced through future management. Notwithstanding clarification of the final overall SANGS area by East Devon District Council, it is considered that Policies CB5 and CB15 are appropriate to ensure SANGS delivery in The Grange Expansion Area, which should include Percy Wakley Wood.

[8] East Devon Local Plan 2013-2031. Adopted 28 January, 2016

# Appendix 1: Site location plan


N
Reproduced from Ordnance Survey map data by permission of Ordnance Survey, © Crown copyright. EAD OS Licence 100046104
Knowle Cross
Holways Fm
Yelland's
Larkbeare Court
Whimple
Cemy
Aller Grove
Woodhayes
Whimple Wood
Willyards
Newlands
Gateshayes Fm
Trow Fm
El Sub Sta
Saundercroft Fm
Churchill Fms
Barnshayes
Solar Farms
Lower Burrowton
Solar Farm
Crannaford
Southbrook
Cobden
Pithayes Fm
Hand and Pen
ROMAN ROAD
Elbury Fm
Jack-in-the-Green PH
Cranbrook
Court
The Grange
Strete Fm
Strete Raleigh
Straitgate Fm
Pitfield Fm
Lowlands
Quarry
Solar Farm
Rockbeare
Coppice Fm
South Whimple Fm
Ford Fm
Allercombe
Upcott
Wks
154
Rockbeare Hill
Treasbeare Fm
Rockbeare Ho
Marsh Green
Great Houndbeare Fm
Southwood Fms
Westcott Ho
Little Houndbeare
Exeter International Airport
Key
Site location
0
0.5
1 Km
ead ecology
www.eadecology.co.uk
Baker Estates
Cranbrook
Site location plan
Date: 17/07/2018

# Appendix 2: Summary of approach to desk study and Phase 2 surveys

*Approach to understanding ecological baseline*
The ecological baseline of the Site was determined through desk study and site survey.

*Desk Study*
Biodiversity information was requested from a study area of 2km radius around the site boundary (extended to 4km for bats) from Devon Biodiversity Records Centre (DBRC) in July 2018. Information requested included the location and details of the following:

- Designated sites of nature conservation importance (statutory and non-statutory; extended to 10km for European statutory designated sites and 5km for other statutory sites using the Defra MAGIC website); and
- Previous records of protected and/or notable species, including Priority Species (Species of Principal Importance for Conservation in England listed on Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006) and Devon Biodiversity Action Plan (BAP) Priority Species.

Information was also obtained from the following websites (July 2018):

- https://magic.defra.gov.uk/MagicMap.aspx – Information on protected sites;
- http://jncc.defra.gov.uk – information on protected sites, Priority Habitats and Species; and
- https://www.gov.uk/government/organisations/natural-england – information on protected sites and standing advice.

*Site Survey*
An Extended Phase 1 Habitat survey of the site was undertaken on 3 July 2018. The survey followed guidelines published by JNCC (2010) and Institute of Environmental Assessment (1995), and identified the main habitat types on the site and the presence/potential presence of protected and notable species.

The Extended Phase 1 Habitat survey identified the potential for protected and notable species within the survey area. Further (Phase 2) surveys were subsequently undertaken to determine if such species were present. A summary of these surveys is provided below; all surveys were carried out following standard published methods.

Summary of Phase 2 ecological surveys

| Survey | Date | Details |
|---|---|---|
| Hedgerow survey | June 2019 | Survey of hedgerows to determine whether they were 'important' under ecological criteria of the Hedgerows Regulations 1997. Defra (2007) Hedgerow Survey Handbook - a standard procedure for local surveys in the UK. Defra, London |
| Great crested newt survey | April 2019 | eDNA analysis and Habitat Suitability Assessment of one pond onsite and seven offsite ponds identified within 250m of the site. Biggs J, Ewald N, Valentini A, Gaboriaud C, Griffiths RA, Foster J, Wilkinson J, Arnett A, Williams P and Dunn F. (2014). Analytical and methodological development for improved surveillance of the Great Crested Newt. Defra Project WC1067. Freshwater Habitats Trust: Oxford<br>English Nature, 2001. Great crested newt mitigation guidelines. English Nature. |

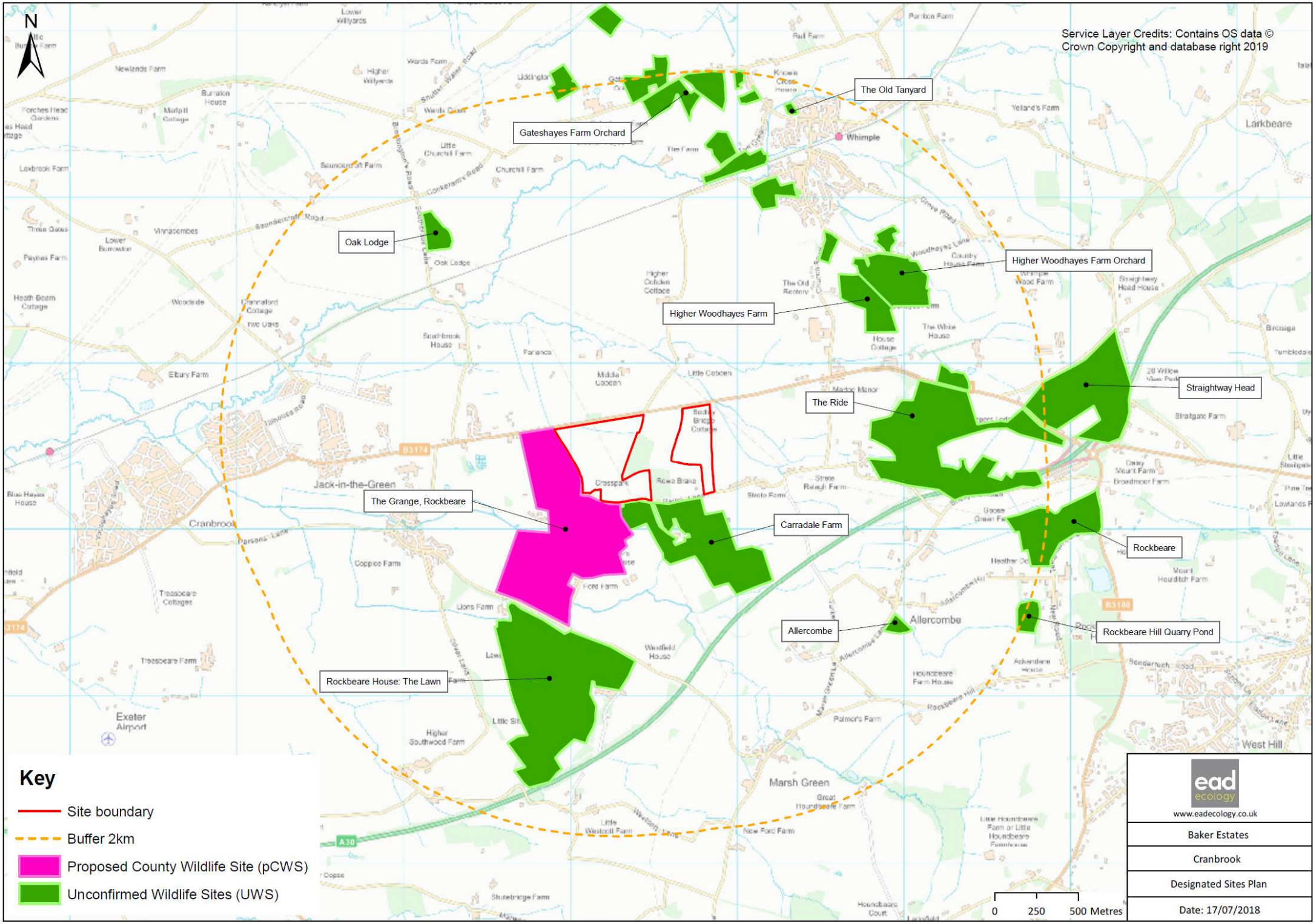
Summary of Phase 2 ecological surveys

| Survey | Date | Details |
|---|---|---|
| Reptile survey | April – June 2019 | Deployment and seven checks of artificial refugia. English Nature (1997) Species Conservation Handbook. English Nature, Peterborough. Froglife (2015) Surveying for reptiles. |
| Breeding bird survey | April – June 2019 | Three visits to record breeding bird species assemblage and estimate number of pairs/territories. Gilbert G, Gibbons DW, Evans J (1998) Bird Monitoring Methods. RSPB, Sandy, Bedfordshire. |
| Hazel dormouse | April – October 2019 | Deployment of nest tubes and monthly checks. Bright, P., Morris, P and Mitchell-Jones, T. 2006. The Dormouse Conservation Handbook 2nd edition. English Nature, Peterborough |
| Badger survey | April 2019 | Search for signs of activity e.g. setts, latrines. Harris S, Cresswell P and Jefferies D (1989) Surveying Badgers. The Mammal Society, Bristol |
| Bat roost presence/absence survey | August – September 2019 | Emergence surveys of trees identified as having potential for roosting bats. Collins J (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust, London. |
| Bat activity survey | April – October 2019 | Monthly transect and static detector surveys. Collins J (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust, London. |

*Survey limitations*

All surveys were undertaken in accordance with best practice and no survey limitations were identified.

# Appendix 3: Designated sites


N
Service Layer Credits: Contains OS data © Crown Copyright and database right 2019
The Old Tanyard
Gateshayes Farm Orchard
Oak Lodge
Higher Woodhayes Farm Orchard
Higher Woodhayes Farm
Straightway Head
The Ride
The Grange, Rockbeare
Carradale Farm
Rockbeare
Allercombe
Rockbeare Hill Quarry Pond
Rockbeare House: The Lawn
Whimple
Larkbeare
Jack-in-the-Green
Cranbrook
Allercombe
Marsh Green
West Hill
Exeter Airport
Key
Site boundary
Buffer 2km
Proposed County Wildlife Site (pCWS)
Unconfirmed Wildlife Sites (UWS)
0
250
500 Metres
ead ecology
www.eadecology.co.uk
Baker Estates
Cranbrook
Designated Sites Plan
Date: 17/07/2018

MAGiC

# European Designated Sites within 10km of Cranbrook


## Legend

- Ramsar Sites (England)
- Proposed Ramsar Sites (England)
- Special Areas of Conservation (England)
- Possible Special Areas of Conservation (England)
- Special Protection Areas (England)
- Possible Special Protection Areas (England)

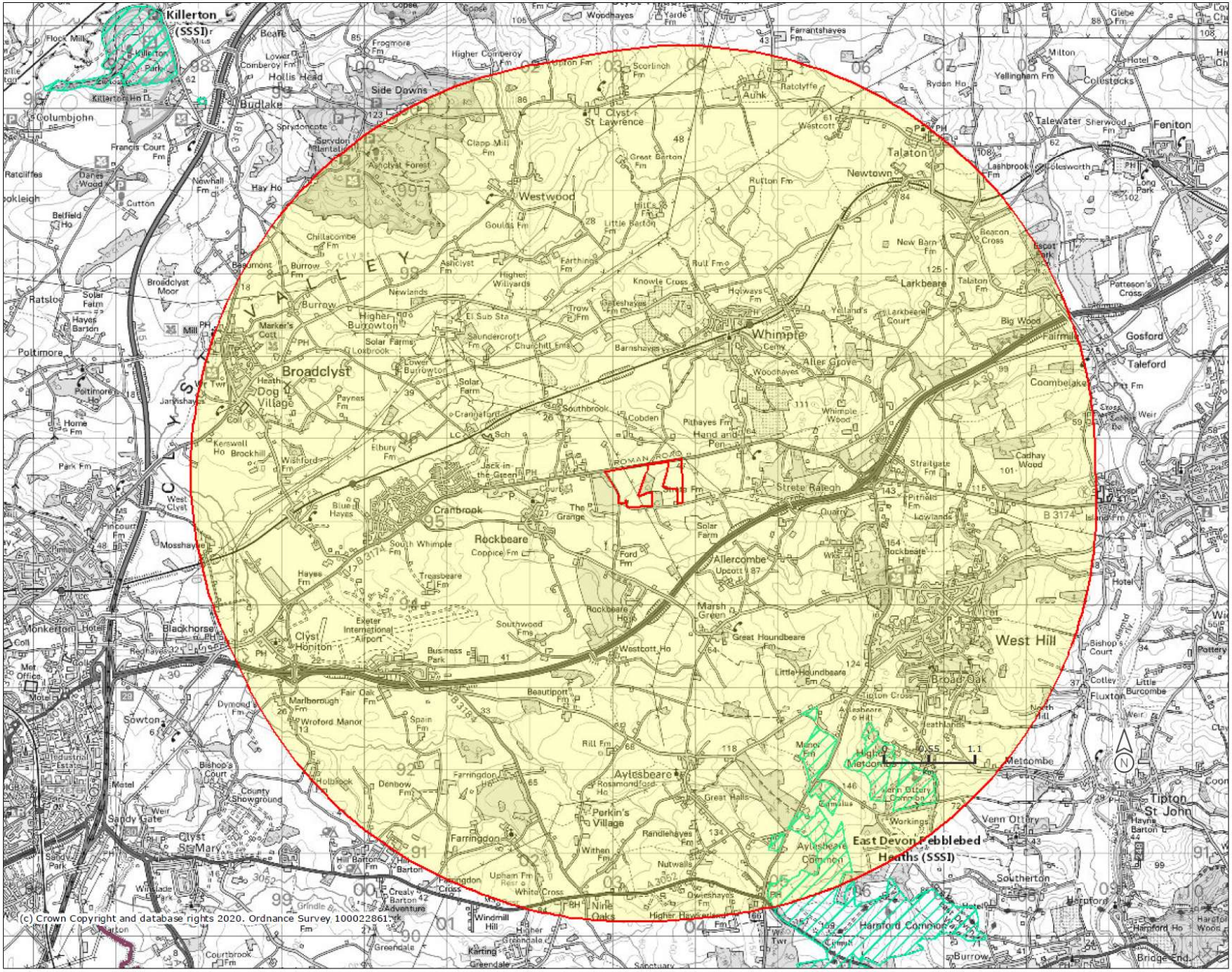
Projection = OSGB36
xmin = 280000
ymin = 84370
xmax = 325300
ymax = 106900

0 1.5 3
km

Map produced by MAGIC on 9 July, 2018.

MAGiC

# Nationally Designated Sites within 5km of Cranbrook





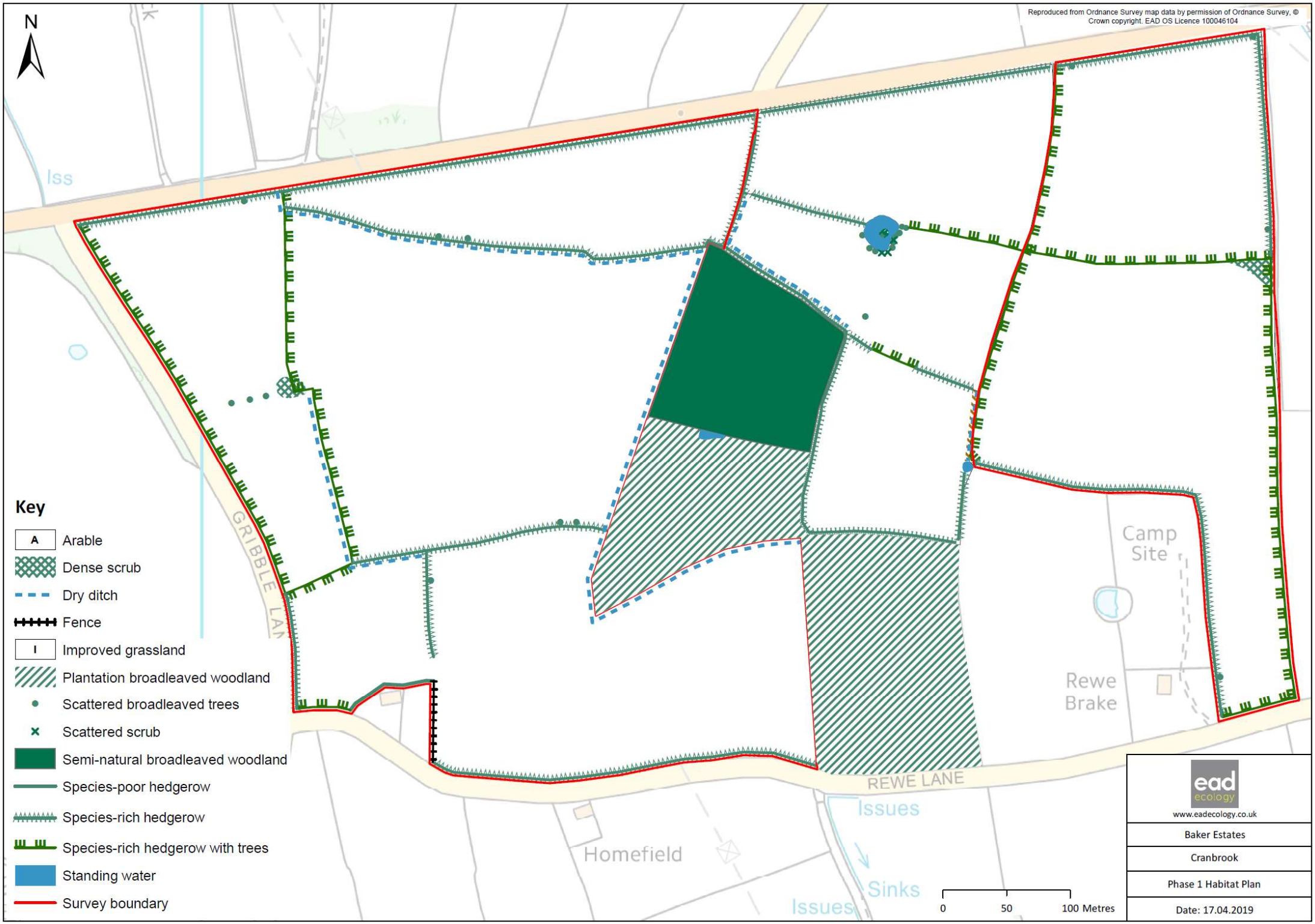

## Legend

- Local Nature Reserves (England)
- National Nature Reserves (England)
- Sites of Special Scientific Interest (England)

Projection = OSGB36
xmin = 291300
ymin = 89480
xmax = 314700
ymax = 101400

0 0.9 1.8
km

# Appendix 4: Phase 1 Habitat Survey Plan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Iss
GRIBBLE LAN
REWE LANE
Camp Site
Rewe Brake
Homefield
Issues
Sinks
Issues
Key
A Arable
Dense scrub
Dry ditch
Fence
I Improved grassland
Plantation broadleaved woodland
Scattered broadleaved trees
Scattered scrub
Semi-natural broadleaved woodland
Species-poor hedgerow
Species-rich hedgerow
Species-rich hedgerow with trees
Standing water
Survey boundary
0
50
100 Metres
ead ecology
www.eadecology.co.uk
Baker Estates
Cranbrook
Phase 1 Habitat Plan
Date: 17.04.2019

# Appendix 5: Phase 2 summary survey plans


N
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Middle Cobden
Bodley Bridge Cottage
B3174
Pond dry at time of survey; no GCN eDNA or HSI survey undertaken.
CG
Grange Lodge
Pond 2
Pond 1
Gribble Lane
Pond 6
Pond 5
Pond 7
GCN eDNA and HSI survey undertaken; no GCN eDNA detected.
Camp Site
Pond 8
Rewe Lane
Rewe Brake
No access available at time of survey.
Crosspark
Rewe Lane Rewe Lane
Strete Solar Farm
ESS
Grange Cottages
Pond 10
Pond 3
Pond 9
Carradale Farm
Pond 4
Key
Pond
Buffer 250m
Survey boundary
ead ecology
www.eadecology.co.uk
Baker Estates
Cranbrook
GCN Survey Plan
Date: 25/04/2019


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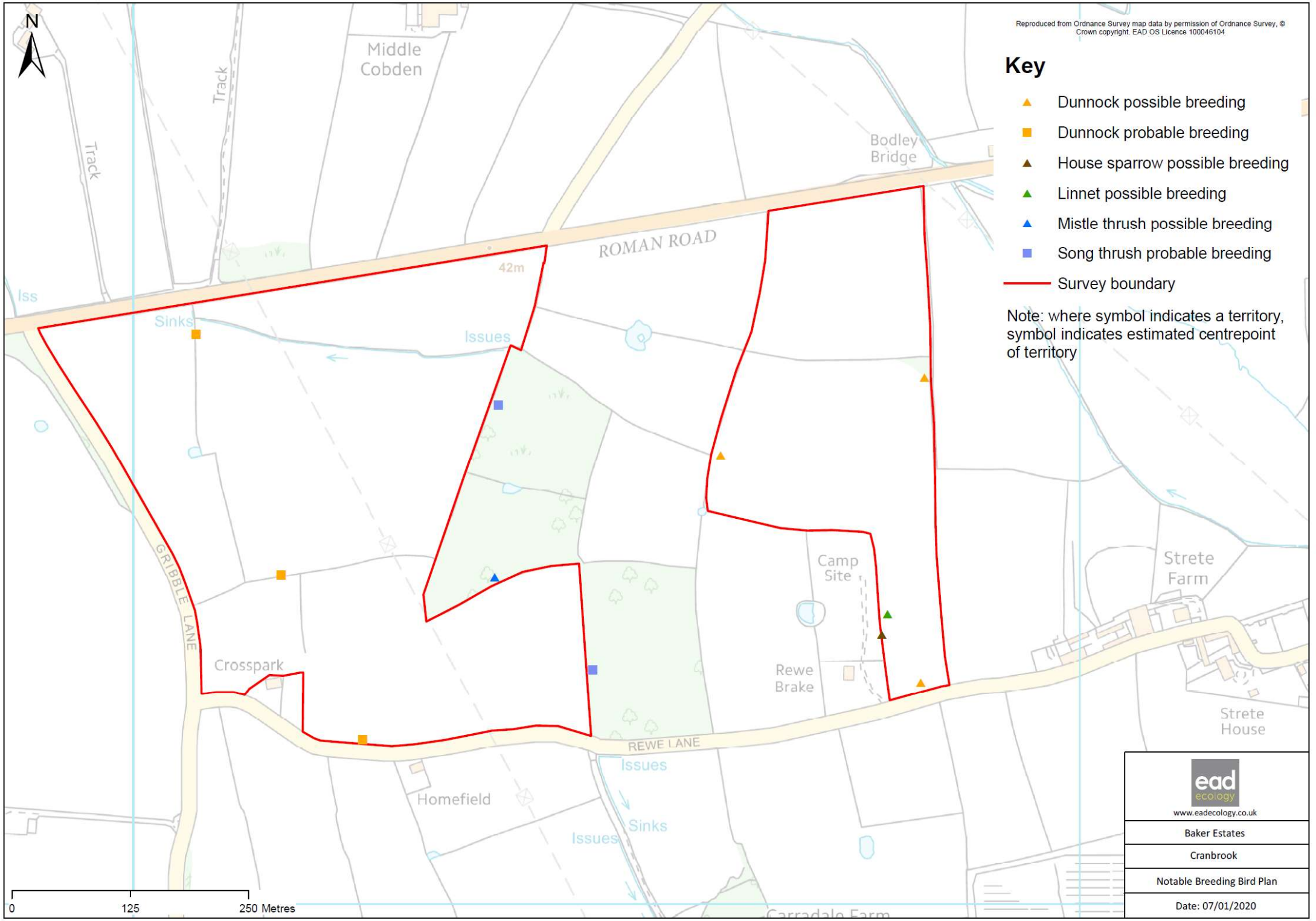
Iss
GRIBBLE LANE
Camp Site
Rewe Brake
REWE LANE
Issues
Homefield
Sinks
Issues
Key
Grass snake location
Survey boundary
0
50
100 Metres
ead ecology
www.eadecology.co.uk
Baker Estates
Cranbrook
Reptile Survey Plan
Date: 27.08.2019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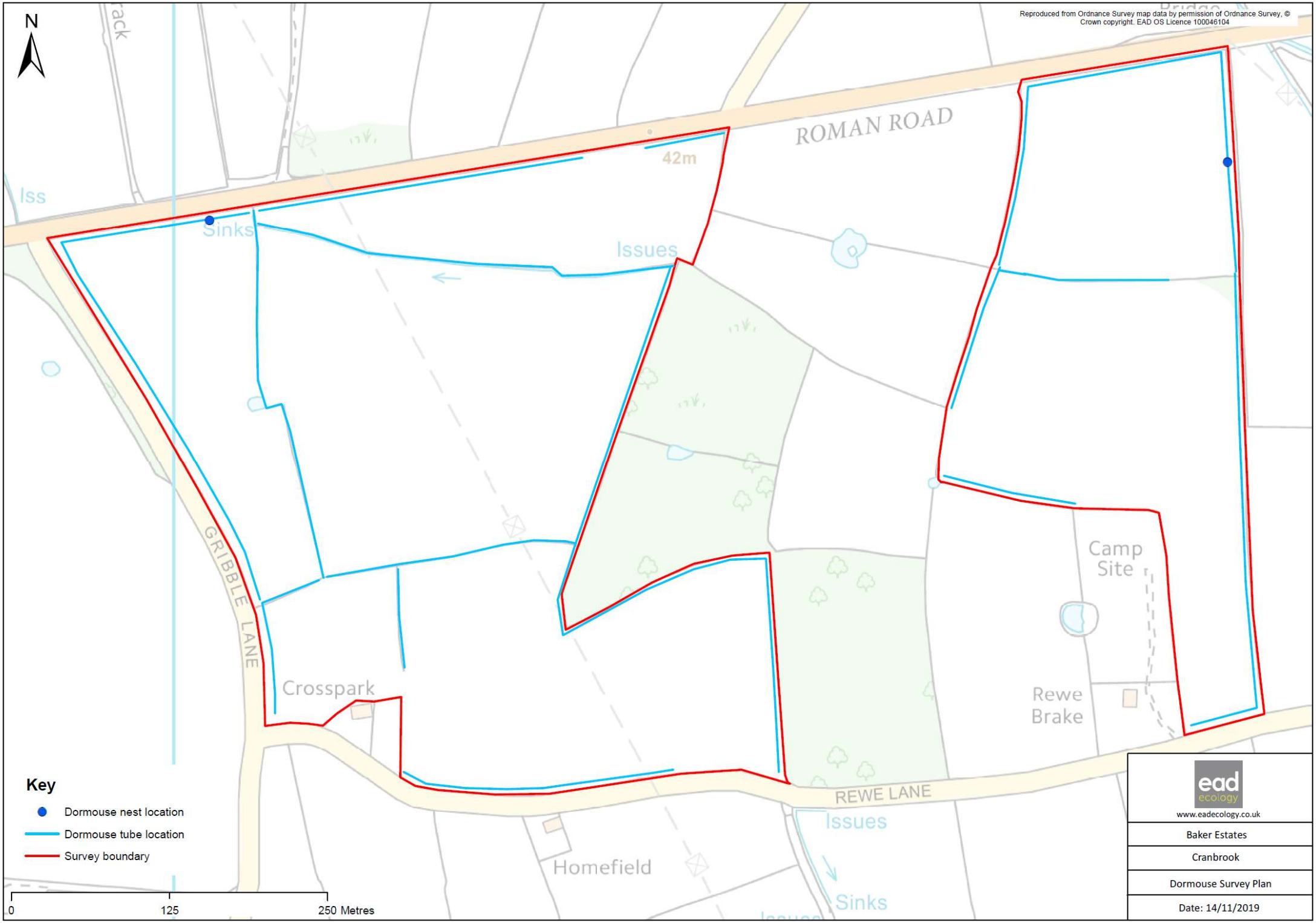
Key
Dunnock possible breeding
Dunnock probable breeding
House sparrow possible breeding
Linnet possible breeding
Mistle thrush possible breeding
Song thrush probable breeding
Survey boundary
Note: where symbol indicates a territory, symbol indicates estimated centrepoint of territory
Middle Cobden
Track
Track
Bodley Bridge
ROMAN ROAD
42m
Iss
Sinks
Issues
GRIBBLE LANE
Crosspark
Camp Site
Rewe Brake
Strete Farm
Strete House
REWE LANE
Issues
Homefield
Sinks
Issues
Carradale Farm
0
125
250 Metres
ead ecology
www.eadecology.co.uk
Baker Estates
Cranbrook
Notable Breeding Bird Plan
Date: 07/01/2020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ROMAN ROAD
42m
Sinks
Issues
GRIBBLE LANE
Crosspark
Camp Site
Rewe Brake
REWE LANE
Homefield
Issues
Sinks
Key
Dormouse nest location
Dormouse tube location
Survey boundary
0
125
250 Metres
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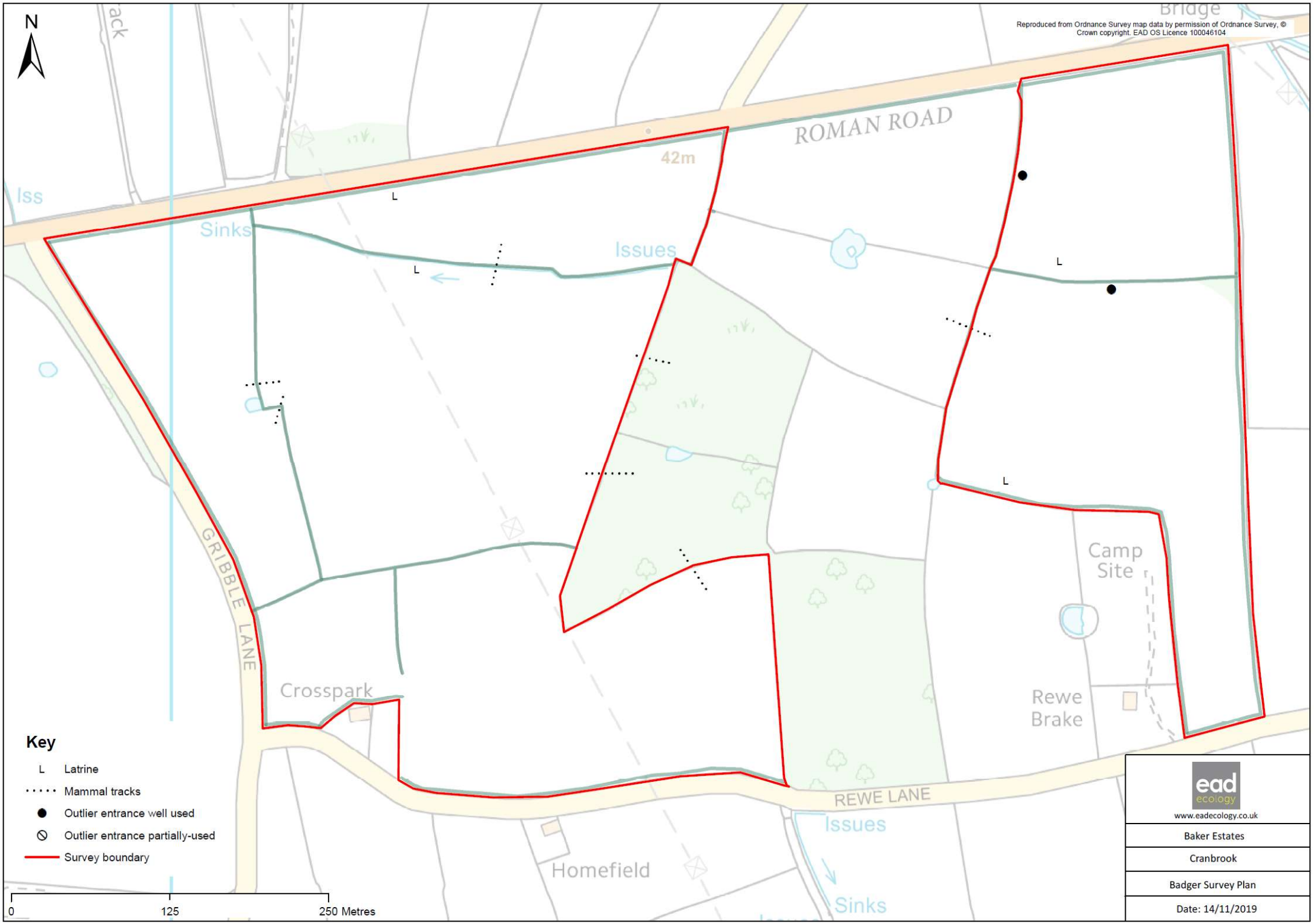
Baker Estates
Cranbrook
Dormouse Survey Plan
Date: 14/11/2019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ROMAN ROAD
42m
Sinks
Issues
GRIBBLE LANE
Crosspark
Camp Site
Rewe Brake
REWE LANE
Homefield
Issues
Sinks
Key
L Latrine
Mammal tracks
Outlier entrance well used
Outlier entrance partially-used
Survey boundary
0
125
250 Metres
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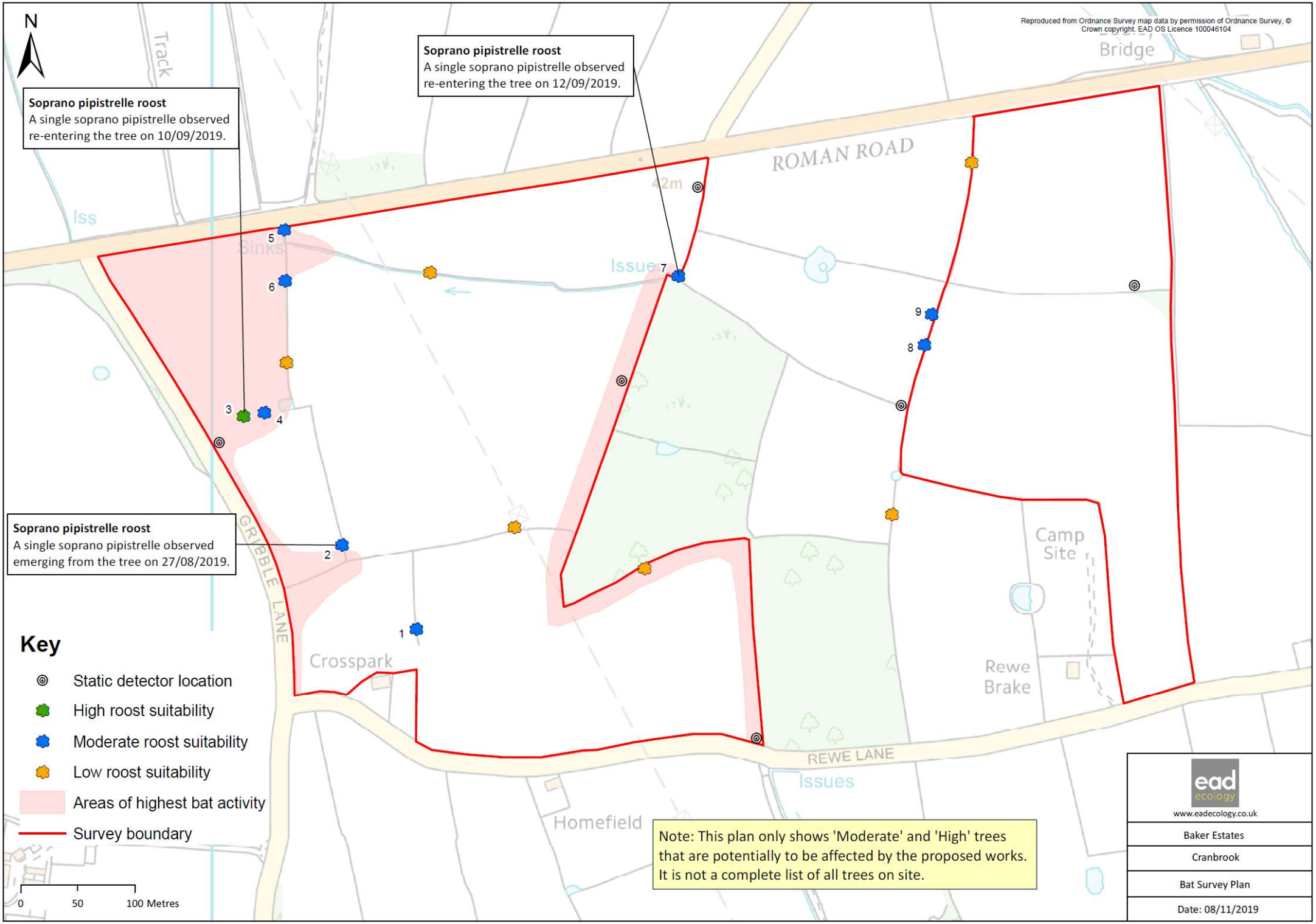
Baker Estates
Cranbrook
Badger Survey Plan
Date: 14/11/2019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Soprano pipistrelle roost
A single soprano pipistrelle observed re-entering the tree on 10/09/2019.
Soprano pipistrelle roost
A single soprano pipistrelle observed re-entering the tree on 12/09/2019.
Soprano pipistrelle roost
A single soprano pipistrelle observed emerging from the tree on 27/08/2019.
ROMAN ROAD
GRIEBLE LANE
REWE LANE
Crosspark
Homefield
Camp Site
Rewe Brake
Issues
Sinks
Bridge
Track
42m
1
2
3
4
5
6
7
8
9
Key
Static detector location
High roost suitability
Moderate roost suitability
Low roost suitability
Areas of highest bat activity
Survey boundary
0
50
100 Metres
Note: This plan only shows 'Moderate' and 'High' trees that are potentially to be affected by the proposed works. It is not a complete list of all trees on site.
ead ecology
www.eadecology.co.uk
Baker Estates
Cranbrook
Bat Survey Plan
Date: 08/11/2019

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ecology

3 Colleton Crescent  Exeter  EX2 4DG
t: 01392 260420  e: info@eadecology.co.uk
www.eadecology.co.uk