Warwick District Council
Local Plan Examination

Written Statement
AC Lloyd (Homes) Ltd.

Matter 7d: Proposed Housing Site Allocations, Growth Villages

Kingswood, Site H29/H30: Meadow House and Kingswood Farm

August 2016

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Contents

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1. Introduction

1.1. This Statement is submitted to the Warwick District Local Plan Examination on behalf of AC Lloyd (Homes) Ltd in respect of their land interest at Meadow House/Kingswood Farm in Kingwood, one of the proposed Local Plan allocations (H29/H30).

1.2. The proposed allocations in the Growth Villages will be considered at the examination under Matter 7d. This includes a specific session dealing with the proposed housing sites in Kingswood scheduled to take place on Friday 18 November 2016.

1.3. This statement addresses the questions raised by the Inspector in respect of the proposed housing allocation, which will form the basis for discussions at the hearing session.

2. Planning Status of the Site

The site

2.1. The site is the former Kingswood Nurseries and is located off the Old Warwick Road in Kingswood. It extends to 2.3 hectares and is accessed via a driveway to the side of a relatively new residential terrace known as Nursery Cottages. The site is generally flat and contains a single house (The Meadow House), together with a mix of hardstanding, poly tunnels and glasshouses used in association with the former nursery business.

2.2. There is a pond on a small part of the site and a paddock covers the south eastern area. The site has clearly defined boundaries on all sides with the Old Warwick Road to the north; the Grand Union Canal to the east; Kingswood Brook to the west; and the canal arm joining the Stratford and the Grand Union Canals to the south.

2.3. The front of the site is well located within the heart of Kingswood in close proximity to the post office, the village shop and The Navigation Pub. The village railway station is within 10 minutes walking distance.

2.4. A number of listed buildings adjoin the site or are located in close proximity to it including the Grade II Listed Kingswood Farm, 1-5 Old Warwick Road (also Grade II) and the listed waterways and locks adjacent to the site.

Planning History

2.5. The site has an extensive planning history. In 2005 planning permission was approved for 4 terraced cottages to the front of the site. This was an amended application from a previously approved design from 2004, which itself was approved on appeal. With regards to the land to the rear of these new cottages, the use of this area as a garden nursery dates back to 1983 when it was granted planning permission for change of use from a builder's yard/agricultural land to a retail nursery garden and car parking. This use has since been consolidated with various permissions for operational development.

Local Plan Promotion

2.6. The site was initially considered as two separate parcels of land in the 2014 SHLAA (Core Document HO12, Site Ref. R108 Meadow House and R109 Kingswood Farm). These parcels were subsequently allocated for residential development in the Submission Draft Local Plan for 10 dwellings on each parcel of land (Ref. H29 and H30), and the boundary of the village was amended to include these sites within the built up part of the village.

2.7. Since 2015, the site has been promoted by AC Lloyd on behalf of the two landowners as one comprehensive development site with a housing capacity of 30 dwellings. Following the initial hearings into the Local Plan and given the requirement to identify additional housing numbers in sustainable locations, the housing allocation on this site was increased from 20 to 30 dwellings in the Proposed Modifications document.

2.8. The emerging Local Plan now proposes to remove the whole of the site (both land parcels) from the Green Belt and allocate it for a housing development of 30 dwellings.

3. Inspector's Matters and Issues

3.1. The Inspector has set out his key questions with regard to each matter to be discussed at the examination. With regard to housing allocations in the Growth Villages (Matter 7d), he has raised a number of questions regarding the suitability, deliverability and availability of the identified housing allocations and the potential impact on the Green Belt (where relevant). The Inspector's key questions are addressed below.

How does the site fit within the overall spatial strategy?

3.2. Strategic Policy DS4: Spatial Strategy sets out the principles that will guide the distribution of housing and employment allocations in the District. As Sites H29/H30 are currently located in the Green Belt, Policy DS4(g) is relevant. This states that:

> *"taking the national Green Belt policy in to account, sites that are currently in the green belt will only be allocated where exceptional circumstances can be justified. The following will be taken into account in considering exceptional circumstances:*
>
> *i) the availability of alternative suitable sites outside the Green Belt;*
>
> *ii) the potential of the site to meet specific housing or employment needs that cannot be met elsewhere;*
>
> *iii) the potential of the site to support regeneration within deprived areas; and*
>
> *iv) the potential of the site to provide support to facilities and services in rural areas."*

3.3. Kingswood is one of the largest settlements in the District. The Village Profile and Housing Allocations document, which was updated in 2016, ranked Kingswood joint 3rd (together with Radford Semele) of all the villages in the District in terms of its sustainability as it offers a good range of services and facilities and public transport connections to nearby towns. Given that Kingswood is one of the most sustainable villages in the District, it should accommodate some growth in line with the Council's strategy which seeks to distribute development to sustainable locations.

3.4. Development in the village is, however, currently constrained by the fact that the whole of the settlement lies in the Green Belt. Suitable sites outside the Green Belt are not available and a decision therefore needs to be reached on which sites should be released from the Green Belt for housing development. This includes a consideration of the Green Belt role specific sites play and what impact the development of a specific site would have on the openness of the Green Belt and the five purposes of including land within Green Belts.

3.5. Warwick District Council has carried out a Green Belt and Green Field Review (November 2013) which includes an assessment of individual Green Belt parcels around the settlements of the District. Site H29/H30 forms part of Land Parcel KW9. The Green Belt and Green Field Review concludes that Land Parcel KW9 is a *"small Green Belt Parcel which has been eroded over years by primarily residential development"* and therefore considers that this land parcel is of low/medium value.

3.6. There are a further three land parcels (KW5, KW10 and KW14), which are considered to be of low or low/medium value and the Council has sought to maximise opportunities for housing development within these lower scoring land parcel by allocating a number of small sites (H29/H30 in KW9, H31 adjacent to KW5; H32 in KW14; H33 in KW10) with a total capacity of 56 dwellings.

3.7. In addition to the Council's Green Belt Review, a Joint Green Belt Study, which covers Coventry and a number of Warwickshire authorities, was published in June 2015. The site has been considered as part of land parcel KG3. This is one of the lowest scoring land parcels in the whole of the study area, which plays a limited role in terms of the Green Belt purposes given that this land parcel is retained by significant boundaries (railway line and canals), it already contains some existing buildings and ribbon development has already occurred along Old Warwick Road.

3.8. Given that Kingswood is one of the most sustainable village in the District, it is considered that Warwick District Council's strategy to remove the built-up area of the settlement from the Green Belt along with a number of allocated housing sites (including site H29/H30) to enable some growth to take place is entirely appropriate and complies with the Local Plan's overall strategy as outlined at Policy DS4.

In addition to housing provision, are there other benefits that the proposed development would bring?

3.9. It is considered that the development of this site would result in a sustainable development bringing economic, social and environmental benefits.

3.10. In terms of the economic dimension, the construction of the proposed development will support many jobs in the local construction industry and related services sector thereby assisting the local and national economy. New home formation also creates a boost in consumer spending and provides for the creation of new households with disposable income that will be spent in the local economy.

3.11. With regard to the social role, the new housing proposed would provide a range of unit sizes and will include both market and affordable housing catering for all sections of the community.

3.12. In terms of the environment, the development is located in close proximity to the village's facilities, which will help to minimise the need to travel by car to use local services. Kingswood itself is recognised as a sustainable location, being one of the larger and better serviced villages in the District that accommodates a range of facilities including a railway station, primary education, church, pubs and shops.

What are the potential adverse impacts of developing the site? How could they be mitigated?

3.13. As identified in the 2014 SHLAA and Appendix 5 to the Proposed Modifications document, the key potential impacts of developing this site is its Green Belt impact, potential flooding/drainage issues and its effect on ecology and heritage assets.

3.14. AC Lloyd has commissioned technical work to look in detail at these potential constraints. With regard to ecology, an Extended Phase 1 Habitat and Protected Species Survey was undertaken in 2015 and is enclosed with this statement at Appendix 1. This showed that the ecological value of the habitat of the site is generally poor being largely intensively managed ground. The manmade pond, watercourse, semi-improved grassland and hedgerows on the site were noted as being of value to local wildlife. With regard to protected species, the survey recorded the presence of grass snakes, a number of common birds and bats, which use the site for foraging and potentially nesting/roosting. An initial site layout plan has been developed for the site which seeks to retain and enhance feature of ecological value including the pond and boundary vegetation.

3.15. With regard to flood risk/drainage, discussions have been held with the Environment Agency and the Lead Local Flood Authority and a drainage strategy has been developed. The extent of the developable area (land outside Flood Zone 2 and 3) has now been confirmed and the site can easily accommodate a development of 30 dwellings as shown on the illustrative layout attached as Appendix 2.

3.16. In developing a site layout for the site close attention has been given to the heritage assets that adjoin the site. Given the location of the site to the rear of the Nursery Cottages, Meadow House and Kingswood Farm and the scope to include new landscaping within a sensitively designed residential scheme, it is considered that these heritage assets and their settings will not be adversely affected.

3.17. The potential impact of this site allocation on the Green Belt is dealt with further below.

Is the scale of development proposed compatible with the capacity of the village to accommodate further growth in terms of its character and appearance, the level of services and existing infrastructure?

3.18. As set out in the Council's latest Village Profile and Housing Allocations document (February 2016), Kingswood is one of the largest settlements in the district which offers a good range of services and facilities.

3.19. The proposed site could accommodate approximately 30 dwellings, a modest increase in numbers given the size of the village. It comprises partially developed land, lies immediately adjacent to the built-up area of Kingswood and is bounded by well-defined permanent boundaries. It is considered that a development of high quality design can be provided on Site H29/H30 with excellent linkages to the existing settlement providing a sustainable extension to the existing community.

3.20. With regard to the level of services and infrastructure capacity, the latest Village Options and Housing Allocation document does not highlight any particular constraints noting that the local primary school has capacity due to a previous expansion and that Kingswood offers good public transport accessibility via its railway station and bus services. There therefore appears to be scope to accommodate new housing development in the village and it should be noted that new housing can help to sustain these services in the future.

What are the infrastructure requirements/costs and are there physical or other constraints to development? How would these be addressed?

3.21. Initial technical work has been carried out with regard to flooding/drainage identified by the Council as a potential constraint to development, which has confirmed that a development of 30 houses can be accommodated on the site outside areas at risk of flooding. The advice on ecology and trees obtained by AC Lloyd in respect of Site H29/H30 has also not identified any specific constraints that cannot be addressed at the detailed design stage.

Is the site realistically viable and deliverable?

3.22. Site H29/H30 is a partially developed site at the edge of the built-up area of Kingswood. No constraints to development have been identified that cannot be addressed through a development scheme and it is therefore considered that a residential development on this site would be viable.

3.23. AC Lloyd has an option on the site and is working with the two landowners to bring the site forward for development as a single site. There are no tenancy restrictions and no ownership constraints. There are no site constraints which would restrict the delivery of this site and a local house builder is already on

board to bring the site forward for development. It is therefore considered that the site is deliverable within the next five years.

What is the expected timescale for development and is this realistic?

3.24. As outlined above, the site is a suitable site for development, it is available and deliverable. The site clearly presents a deliverable option which can make an important contribution to the District's housing land supply within 5 years. AC Lloyd intends to submit a planning application on the site as soon as the Local Plan is adopted.

What would be the effect of the proposal on the purposes of including land within the Green Belt?

3.25. With regard to Warwick District, the Joint Green Belt Review notes that the District contains high-performing and low-performing land parcels, with most parcels considered to be mid-performing against the five Green Belt purposes.

3.26. Site H29/H30 has been included in Land Parcel KG3, a triangular site which is defined by a railway line to the west, the built-up area of Kingswood to the north and the Grand Union Canal to the east.

3.27. Land Parcel KG3 is considered to be one of the low-performing Green Belt parcels, with the Joint Green Belt Review giving it a score of 9 out of 20, the lowest score of all the Green Belt parcels at Kingswood. The assessment considers that this land parcel makes no contribution towards preserving the setting and special character of historic towns. It makes, however, some limited contribution towards safeguarding the countryside from encroachment, checking the unrestricted sprawl of large built-up areas and preventing the neighbouring settlements merging into one another. All land parcels are given the maximum score with regard to the fifth purpose.

3.28. A summary of the Joint Green Belt Review assessment scores is provided below.

Green Belt Purpose	**Assessment Score**
Check the unrestricted sprawl of large built-up areas	1 / 4
Prevent neighbouring towns merging into one another	4 / 4
Assist in safeguarding the countryside from encroachment	0 / 4
Preserve the setting and special character of historic towns	0 / 4
Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	4 / 4
Total Score	**9 / 20**

3.29. Warwick District Council's earlier Green Belt and Green Field Review (November 2013) had similarly concluded that this land parcel is of low/medium value.

3.30. Given the site's partially developed character and the fact that it is well contained by clear and permanent boundaries, it is considered that developing Site H29/H30 for housing would not significantly conflict with the purposes of including land within Green Belts.

What would be the effect on the openness of the Green Belt?

3.31. In respect of land parcel KG3, the Joint Green Belt Review concludes that *"the parcel is largely free from development with the exception of two isolated residential dwellings. The openness of the Green Belt within the immediate vicinity of these buildings has been compromised and one side of the parcel is bordered by a raised railway line. However, portions of the parcel are not developed and are open to the wider countryside"*.

3.32. The development of Site H29/H30 would result in the loss of a largely undeveloped parcel of land. However, as noted in the Joint Green Belt Review the openness of the Green Belt in this location has already been comprised by existing housing at its northern edge.

3.33. The site is well contained by clear and permanent boundaries (built development, canal and brook) and there is significant landscaping along these margins, particularly the canal. Opportunities exist to strengthen the existing landscaping along these boundaries to ensure that any effects on the openness of the wider Green Belt are minimised.

Are there exceptional circumstances which justify altering the Green Belt? If so, what are they?

3.34. As set out in national policy, Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of a Local Plan. In reviewing Green Belt boundaries, local authorities are required to have regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period. It is also essential to take account of the need to promote sustainable patterns of development.

3.35. It has been established that Warwick District will have to accommodate significant housing growth to meet identified housing needs of the District as well as some of Coventry's needs. As development of much of the District is constrained by the West Midlands Green Belt, a review of the Green Belt has been carried out to guide decisions on whether and where to revise Green Belt boundaries.

3.36. As outlined above, Kingswood is one of the largest and most sustainable villages in the District. As the whole settlement is currently located in the Green Belt, no suitable non-Green Belt sites are available to meet identified

housing needs in Kingswood. Site H29/H30 is one of four small housing sites in the village proposed to be released from the Green Belt through this Local Plan, all of which are located immediately adjacent to the built-up area of Kingswood in close proximity to the village's facilities and services.

3.37. It is considered that the lack of more sustainable sites outside the Green Belt to meet housing needs in a way that is consistent with the Local Plan's strategy of distributing development to the most sustainable settlements in the District, provides the exceptional circumstances required to justify the release of this Green Belt site.

4. Conclusions

4.1. The site represents a sustainable growth option for Kingswood, which can deliver housing in the short term. The site's inclusion as an allocation in the Local Plan is therefore entirely appropriate and is fully supported by AC Lloyd (Homes) Ltd.

Appendix 1 – Extended Phase 1 Habitat and Protected Species Survey

FORMER PLANT NURSERY AND HORSE PADDOCK, KINGSWOOD, WARWICKSHIRE PROPOSED HOUSING DEVELOPMENT AND

ECOLOGICAL SURVEY REPORT (EXTENDED PHASE 1 SURVEY AND PROTECTED SPECIES SURVEYS)

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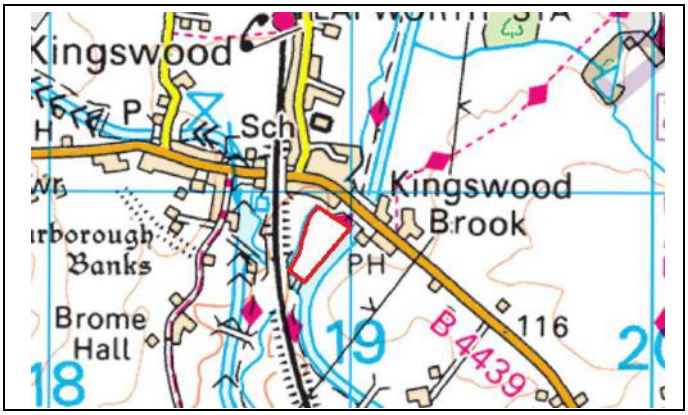
1. INTRODUCTION

Location

1.1 The site represents the area of land that is bounded by a minor watercourse, the Warwick to Dorridge railway line the Grand Union Canal and the link canal between the Grand Union Canal and the Stratford-upon-Avon Canal. The access to the site from Warwick is relatively straight forward. Follow the Birmingham Road (A4177) from Warwick, crossing the A46, and continue on this road past Hatton. After Hatton take the first left hand turning towards Shrewley and Rowington on the Old Warwick Road (B4439) and keep on this road past Rowington. On the approach to Lapworth the road meets a humpback bridge over the Grand Union Canal and immediately after the bridge is a drive into the former nursery.



1.2 The areas in red on the adjacent map give the locations of the site.

Grid Reference: SP188708

Brief site description

1.3 Much of the site is influenced by its use as a former nursery and as such still retains some poly tunnels and extensive areas of gravel, which has become increasingly subject to an encroachment of generally ephemeral vegetation. However, the area also includes a relatively narrow waterside corridor, a large fish pond as well as planted borders, amenity grassland and marginal woodland. An area of land unconnected with the nursery is also included in the project and this represents a horse paddock, which is partially semi-improved grassland. Native and non-native hedgerows occur within the site some of which is quite substantial in size.

1.4 The site is surrounded by water on three sides. To the south and east the Grand Union Canal occurs, which includes a link canal to the Stratford-upon-Avon Canal. The west a minor watercourse forms the site boundary. The surround farmland is predominantly pasture and includes area of species rich grassland. The hedgerows are typically dense with a high percentage of boundary trees, and in particular those of oak. Numerous ponds occur in the area, although these are generally not associated with the site as a result of road, canal and watercourses that act as barriers to movement between the ponds and the site.

Scope of this report

1.5 This report is based upon the detailed habitat and botanical mapping of the area and also covers the provision for protection of notable species as part of this development along with measures to provide habitat creation for the general benefit to wildlife following the redevelopment of the site. The report will also

detail provision to offer new opportunities for roosting and breeding birds and bats within the area.

1.6 In order to progress with the planning permission an ecological assessment that maps and describes the habitats upon the site, determines the presence or absence of protected species (especially bats and badgers) and recommends whether further ecological surveys are required to fully assess any other species of potential interest. Report also aims to provide a reasonably comprehensive mitigation strategy to offset any perceived impacts on wildlife.

Legislation

Badgers
1.17 Badgers are protected under the *Badger Protection Act 1992*. This piece of legislation not only protects badgers from persecution it also protects the places they use for shelter (setts) from disturbance and damage and makes it an offence to obstruct badgers from sources of food and water.

Breeding birds
1.18 All birds, their nests and eggs are protected under the *Wildlife and Countryside Act 1981* from intentional harm and killing, regardless of how common the species is. In addition some birds are afforded much higher protection, especially with respect to disturbance of breeding sites, and in some cases, this protects their nesting site throughout the year. Birds listed on *Schedule 1* of the Act, such as kingfisher, barn owl and many of the raptor species are provided with this additional protection.

Bats
1.19 In England, Scotland and Wales all bat species are fully protected under the Wildlife and Countryside Act 1981 (WCA) (as amended), through inclusion in Schedule 5. In England and Wales, this Act has been amended by the Countryside and Rights of Way Act 2000 (CRoW), which adds an extra offence, makes species offences arrestable and increases penalties.

1.20 The following account represents a simplified summary of the legislation. Taken together, the Act, Order and Regulations make it illegal to:

- intentionally or deliberately kill, injure or capture (or take) bats;
- deliberately disturb bats (whether in a roost or not);
- recklessly disturb roosting bats or obstruct access to their roosts;
- damage or destroy bat roosts;
- possess or transport a bat or any part of a bat;
- sell (or offer for sale) or exchange bats, or parts of bats.

1.21 The legislation states that ‘any structure or place which any wild animal uses for shelter or protection’ (WCA) or ‘breeding site or resting place’ (Habitats Regulations). Bats tend to re-use the same roost after periods of vacancy, and therefore the legal opinion is that the roost is protected whether or not the bats are present at the time.

1.22 All species of bat are protected under section 9(4) of the *Wildlife and Countryside Act, 1981 (as amended)* and all survey work likely to result in disturbance to bats or a place used for shelter needs to be conducted under licence from Natural England. Moreover, all bat species are protected with respect to development under international legislation as enacted in the *Conservation of*

Habitats and Species Regulations 2010. This means that any development that might impact upon a bat roost requires special licensing before any development can take place.

Great crested newt

1.23 Great crested newts are fully protected under the *Wildlife and Countryside Act 1981* (WCA) (as amended), through inclusion in Schedule 5. In England and Wales, this Act has been amended by the *Countryside and Rights of Way Act 2000* (CRoW), which adds an extra offence, makes species offences arrestable, increases the time limits for some prosecutions and increases penalties.

1.24 The following account represents a simplified summary of the legislation. Taken together, the Act, Order and Regulations make it illegal to:

- intentionally or deliberately kill, injure or capture (or take) animals;
- deliberately disturb animals;
- recklessly disturb animals or obstruct access to places of shelter;
- damage or destroy places of shelter;
- possess or transport animals or any part of animals;
- sell (or offer for sale) or exchange animals, or parts of animals.

1.25 Great crested newts are protected under section 9(4) of the *Wildlife and Countryside Act, 1981 (as amended)* and all survey work likely to result in disturbance to this species or a place used for shelter needs to be conducted under licence from Natural England. Moreover, this species is protected with respect to development under international legislation as enacted in the *Conservation of Habitats and Species Regulations 2010*. This means that any development that might impact upon great crested newts requires special licensing before any development can take place.

Common reptiles

1.26 All common reptile species, such as slowworm, common lizard, adder and grass snake, are protected under Schedule 5 of the *Wildlife and Countryside Act 1981* and amendments. This act protects the species against intentional killing and injury. It is also protected under Appendix III of the *Berne Convention* (Convention on the Conservation of European Wildlife and Natural Habitats).

1.27 English Nature (2004) state that “where it is predictable that reptiles are likely to be killed or injured by activities such as site clearance, this could legally constitute intentional killing or injuring” and as such is in breach of the law.

2. METHODOLOGY

2.1 A data search, via the Warwickshire Biological Records Centre was made of the site and this information was supported by an inspection of maps and aerial photographs of the area.

2.2 An initial daytime walkover survey was conducted on 22nd April 2015 and made up part of the extended Phase 1 survey. During a series of subsequent visits habitats were mapped and photographed and any evidence of protected species was noted.

2.3 Twenty corrugated felt sheet (0.5 x 1 metre) were laid out on the 13th April 2015 and these were left in place and only removed at the end of the survey period on the 18th June 2014. The sheets were initially allowed to bed in for almost two weeks and then checked roughly every four days, during suitable weather conditions, throughout this period.

2.4 A series of evening emergence bat surveys were conducted during suitable weather conditions on the 21st and 22nd April and then again on the 28th May 2015.

2.5 A series of four pond surveys were conducted between mid April and mid May involving the use of three survey techniques including evening torch searches, funnel trapping and egg searches.

2.6 An evening torch survey was carried out along the minor watercourse to check the area for crayfish. This was carried out on the 28th May 2015.

2.7 A check for badger and other mammal activity (including water vole) was made, which included the use of thermal imaging. A list of bird activity within the site was prepared.

2.8 Ian Tanner of EcoLine (bat class licence WML-CLS01484 level 3 and level 4 and great crested newt licence WML-09) undertook all the survey work.

2.9 A photographic record was made of the site some of which are included within the report.

2.10 The site was mapped and the information gathered transferred on to a GIS.

2.11 Weather conditions at the time of the survey were recorded.

3. SURVEY RESULTS

Data search

3.1 The data search of protected and notable species indicated that no notable species have been recorded from the site. Nevertheless, a considerable number of bat have been recorded from the local area and include common and soprano pipistrelle bats, Natterer's bats, noctule bats and Brown long-eared bats. All potential roosts have been determined through the presence of droppings alone but none of these occur within 500metres of the site. Recordings of foraging bats have been made closer to the site and include mainly common and soprano pipistrelle bats. Other species, such as European hedgehog, slowworm and otter have been recorded from the local area, although most of the hedgehog record is quite old.

3.2 A number of EcoSites, Wildlife Sites and potential Wildlife Sites occur in the local area, which includes the Grand Union Canal. However, apart from the canal no other notable site occurs directly adjacent to the proposed development site and the site itself hold no designation.

3.3 The site does not contain a Site of Special Scientific Interest (SSSI) and no SSSIs occur within 1km of the site.

Phase 1 habitat survey

3.4 The total area of the site surveyed is 3.227 hectares. The area of the development may vary from this figure due to the final layout of the development as well as the retention of an existing house and garden within the site.

3.5 The expanse of habitats present are based upon the Phase 1 habitat survey format but have been slightly extended to account for specific plant assemblages associated with an partially urban environment. All figures have an accuracy of two decimal places and these have been rounded up.

Phase 1 Habitat (variation shown in brackets)	Area (hectares)
Plantation broad-leaf woodland	0.122
Amenity grassland	0.824
Improved grassland	0.347
Semi-improved grassland	0.404
Bare ground (gravel)	0.369
Non-native shrub	0.243
Ephemeral short perennial	0.133
Vegetated gravel	0.347
Standing water (Eutrophic)	0.047
Running water (edge of site)	0.061
Linear scrub (native)	0.061
Linear scrub (non-native)	0.034
Non-ruderal vegetation	0.017
Cultivated ground	0.030
Paving	0.039
Temporary structures	0.050
Buildings	0.099
Hedgerow (within site)	0.630 kilometres
Watercourse	0.273 kilometres

3.6 Only linear features that occur within and bordering the site have been included within the calibrations. The watercourse makes up the north-west boundary of the site has been included in the survey but the canal and associated towpath have been excluded.

3.7 The site lies within the ancient Arden Forest landscape area and as such is defined by an enclosed pastoral landscape of small field patterns bounded by often substantial hedgerows containing frequent boundary tree. Such trees are often mature oak but also include mature ash and alder where the ground is moist. The area generally lacks major watercourses and is more defined by a network of minor channels with at most only relatively small rivers such as the Blythe, Cole, Alne and Arrow.

3.8 Ponds within the local area are generally frequent (although less so within riparian areas) and woodlands are often frequent although typically are represented as smaller woodland fragments of what would have otherwise been connected together. Species rich grasslands are relatively widespread within the area and, whilst the management of such habitats are particularly variable from completed neglected to severely overgrazed the prominence of such habitats has a massive impact upon the variety and importance of species found within the area.

3.9 The area is threaded with an array of linear habitats and includes country roads, a railway line and the canal network, which forms a boundary along two sides of the proposed development area, a minor watercourses and a substantial hedgerow network. The habitat connectivity of the site is particularly high and therefore mobile species are very likely to be resident within the area, pass through the area and forage within the site.

3.10 The habitat components within the former nursery are almost total artificial and are generally quite immature. Consequently, the quality of such habitats for nature conservation is poor even though some features may support species that may be afforded legal protection (in particular nesting birds). Such features include gravel areas (some of which has become partially vegetated), non-native shrubs and flower borders, cypress hedgerows, paved areas, temporary structures and permanent buildings. A large lined ornamental lily pond occurs close to the perimeter of the site obviously provides an additional element of biodiversity to the area but still remains a wholly artificial feature.

3.11 More naturalistic features are largely around the perimeter of the site and include a former farmland hedgerow, which retains elements of a woodland ground flora, and a minor watercourse with natural riparian margins.

3.12 Plant species of a more restricted distribution such as large bittercress and townhall clock were recorded in some profusion in association with the minor watercourse.

3.13 The adjacent land to the nursery that is included within the proposed development footprint has a more naturalistic character. This area is used as a horse paddock and is consequently heavily grazed. The level of grazing has reduced plant species diversity within the northern half of the meadow to improved grassland (it is possible that the area has been artificially enriched in the past) and poaching has in places reduced the area to bare ground.

3.14 The southern half of the meadow is semi-improved grassland and despite grazing levels species diversity within this area remains moderately species rich. This is a horse grazed meadow and the survey was carried out in the start of May so it remains possible that some species could be missed but the general nature of the area has been captured well.

3.15 In March and April 2015 two mature oaks were felled, both were checked for the presence of bats and bird nesting prior to their felling. Three 1FD bat boxes were erected within adjacent oak trees prior to felling occurring.

Bat activity survey

3.16 In order to provide a full assessment of local bat activity within the area continuous transects were carried out that covers the entire area including the canal that forms the boundary of the site to the east and south of the site. Transects were conducted on three occasions.

3.17 Very little bat activity was recorded within the central part of the site. However, around the site perimeter bat activity was in places moderately strong and appeared to be particularly strong within the proximity of the pond. In this area soprano pipistrelle bat activity was prominent although common pipistrelle bats were also frequently recorded. The first encounters with bats were quite late in the evening and during the initial survey a soprano pipistrelle bat was recorded at 8:38pm on the first evening and 8.34pm on the second when sunset was at 7.30pm. Multiple recordings of bats were made on during each visit and again this was particularly notable in association with the pond and along the line of the minor watercourse. The first common pipistrelle bat was recorded at 8.40pm on the 21st April and 8.38pm the following evening.

3.18 During the April visits by about 9pm a brown long-eared bat had made its way to the open fronted greenhouse and was gleaning prey from within the structure. This activity was recorded again in May but was only recorded from 10.22pm.

3.19 Bat activity was particularly high in association with the canal and this included high numbers of soprano pipistrelle bats with common pipistrelle bats and Daubenton's bats all being recorded along much of the canal route. Concentrations seemed to be highest were the canal passed into a cutting or where good tree cover occurred.

Bat roost survey

3.20 A number of potential bat roosts occur within mature trees within the site although the survey was targeting at determining whether any single tree contains a bat roost. Three 1FD bat boxes have already been erected in three mature oak trees and given the abundance of soprano pipistrelle bats recorded in the area it is anticipated that bats would be occupying these boxes by the end of 2015.

3.21 No structures within the site have been identified as containing a bat roost.

Reptile assessment

3.22 Reptile sheets were positioned in suitable habitat only within the former nursery. As the purpose of the survey is to determine presence or absence, areas of highest potential for presence was selected for the survey and therefore areas of dense vegetation along a south-facing bank was selected and along the margins of the minor watercourse.

3.23 On the 10th June 2015 a large female grass snake was recorded close to the minor watercourse north of the pond.

3.24 Anecdotal records of grass snake within the site were provided by the owner and it is presumed that this species possibly occurs within adjacent unmanaged grassland and perhaps in association with the canal and make periodic visits to the nursery pond to feed on amphibians.

Amphibian assessment

3.25 The pond survey confirmed the presence of a significant number of large carp. Water turbidity was high but water quality appeared to be good. The only amphibians recorded within the pond were toad tadpoles and these were recorded during torch searches and were encountered in funnel traps.

3.26 Adult toads were encountered during bat surveys within the site and were also noted under refugia during the reptile survey.

Mammal assessment

3.27 The tracks of roe deer were recorded along the banks of the minor watercourse.

3.28 Bank voles were noted under reptile refugia sheets along the banks of the minor watercourse.

3.29 No evidence of European hedgehog was recorded during the survey although suitable nesting habitat does occur.

Bird assessment

3.30 A good number of birds mainly associated with woodland, wetland and garden habitats were recorded from the site some of which would have nested within the area or close to it. This includes wood pigeon, magpie, crow, jackdaw, blue tit, great tit, long-tailed tit, song thrush, mallard, moorhen, chaffinch, goldfinch, dunnock, robin, wren, blackbird, house sparrow and great spotted woodpecker.

3.31 Nesting is likely to occur within the wooded areas, within hedgerows, dense shrubberies, the edge of the pond and within structures on the site.

Water vole and crayfish survey

3.32 An inspection was made of the minor watercourse for evidence of water vole and crayfish. No evidence of water vole could be found and on the 28th May 2015 an evening torch surveys failed to record any crayfish white clawed crayfish.

Badger survey

3.33 No evidence of badger activity was recorded within the site.

Weather conditions

3.35 The weather conditions throughout the initial survey were sunny but cool with no rainfall occurring. The latter survey visits experienced a marked increase in daytime and evening temperatures.

3.36 All bat survey work was carried out during periods of fine weather with evening temperatures above 10^0C. Reptile survey work was undertaken over the period of two months including time for reptile sheets to bed in before survey work

commenced. All checks of sheets were carried out during periods when reptiles would be active and likely to be basking.

Date	temp	wind	rain	Survey	Time
13/04/2015	17^0C	Still	No rain	Reptile/pond	7pm
14/04/2015	12^0C	Still	No rain	Pond	8am
21/04/2015	12.5^0C	Still	No rain	Pond/bat	7.30pm
22/04/2015	13.5^0C	Still	No rain	Phase 1/bat	7.30pm
25/04/2015	14^0C	Still	No rain	Pond	8pm
26/04/2015	13^0C	Still	No rain	Reptile/pond	9am
28/05/2015	14^0C	Still	No rain	Pond/bat	9pm
29/05/2015	15^0C	Still	No rain	Reptile/pond	9pm
02/06/2015	15^0C	Still	No rain	Reptile	9pm
06/06/2015	14^0C	Still	No rain	Reptile	9pm
10/06/2015	17^0C	Still	No rain	Reptile	9pm
14/06/2015	18^0C	Still	No rain	Reptile	9pm
18/06/2015	18^0C	Still	No rain	Reptile	9pm

Photographic record of the site

Photograph 1

Photograph 2

Photograph 3	Photograph 4
	
Photograph 5	Photograph 6
	
Photograph 7	Photograph 8

Photograph 9

Photograph 10

Photograph 11

Photograph 12

Photograph 13

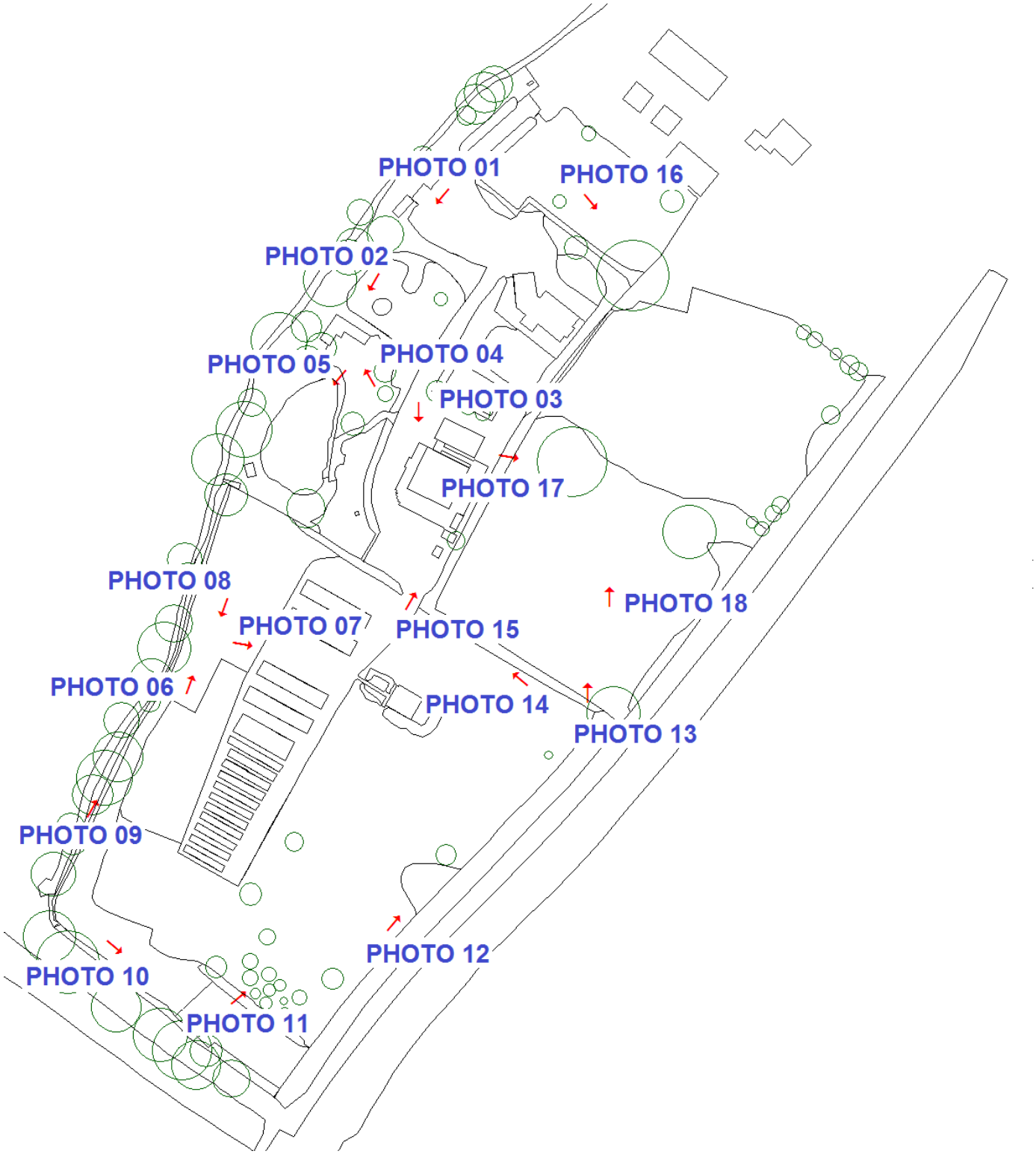
Photograph 14

Photograph 15

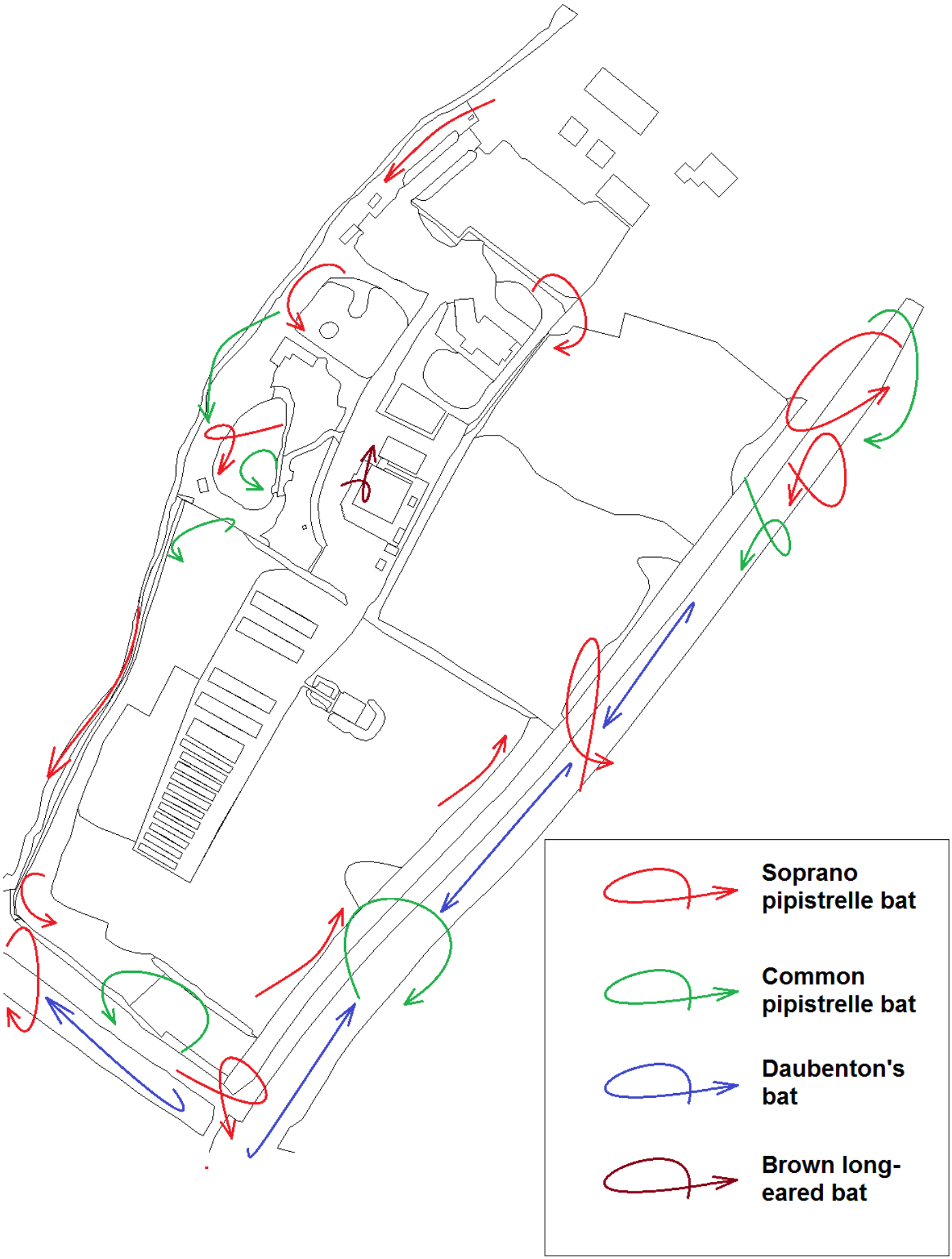
Photograph 16

	
Photograph 17	Photograph 18

Photographic record of the site map



Bat survey results map



Habitat map


Amenity grassland
Improved grassland
Semi-improved grassland
Ephemeral and short perennial
Vegetated gravel
Open water
Bare gravel
Non-native shrub
01
02
03
04
05
06
07
08
09
10
11
12
13
14
15
16
17
18
19
20
21
22
Plantation broad-leaf woodland
Native hedgerow
Non-native hedgerow
Non-ruderal vegetation
Cultivated land
Paving
Tempory structure
Building

Target Notes

1. Strip of amenity grassland that borders the access drive to the former nursery, which is dominated by small grass species and low growing flowering forbs. The grassland area includes locally abundant red fescue with lesser trefoil, *Rhytidiadelphus squarrosus*, common bent, common mouse-ear, prickly sowthistle, dog lichen, dandelion, smooth meadow-grass, common field-speedwell, ivy leaved speedwell, thyme-leaved speedwell, lesser celandine, autumn hawkbit and cat's ear.

2. Area of non-native planting which includes a variety of species including hedge honeysuckle, cotoneaster, *Senecio*, yew, cherry laurel, holly and cypress. Beyond the planted border is a short section of hornbeam hedgerow. The border occupies a narrow strip of land between the access drive a minor watercourse. Trees such as alder, ash and hawthorn line the stream.

3. An area of ephemeral vegetation over gravel that includes an abundance of moss such as *Eurhynchium praelongum* and *Bryum* sp. as well as field forget-me-not, wavy bittercress, nipplewort, American willowherb, annual meadow-grass, hoary willowherb, common field-speedwell, ivy leaved speedwell, lords and ladies, petty spurge, groundsel, common horsetail and red deadnettle. A scattering of trees and shrubs occurs as well as a mature oak in the south-east corner of the area and include rowan, ash and maple. The area is bounded to the south by a tall cypress hedgerow with a border of non-native shrubs of rose, false castor oil plant, rhododendron, hazel, barberry, cypress, maple, stagshorn sumach, hornbeam, pear, mahonia, cotoneaster. The ground flora in this area includes green alkanet, ivy, cleavers, herb Robert and stinging nettle.

4. Car park area which is bounded by a non-native hedgerow and ornamental planting and includes cypress, hedge honeysuckle, ivy cotoneaster, cherry laurel, dogwood, ornamental crab-apple, wayfaring tree, flowering cherry, maple, juniper, lavender, contorted hazel, mahonia, camellia and pyrocanthus.

5. Lawn area containing former children's play area and climbing frame that has been colonised by an array of ephemeral species such as American willowherb, hoary willowherb, meadow buttercup, brambles, cleavers, procumbent pearlwort, wavy bittercress and common field-speedwell. The area is bounded by a row of mature alder adjacent to the minor watercourse and includes walnut, snowberry, buddleja, ornamental crab-apple, pryrocanthus and holly. The lawn contains smooth meadow-grass, cock's foot, annual meadow-grass, thyme-leaved speedwell, bulbous buttercup, daisy, prickly sowthistle, selfheal and dandelion. A recently felled poplar leaves an area of bare ground where the tree once stood and this has become colonised by the liverwort *Marchantia polymorpha* with common whitlow-grass, American willowherb, groundsel and procumbent pearlwort.

6. Internal boundary that encloses an area of amenity grassland as well as some abandoned aviaries and a large pond. The grassland comprises of smooth meadow-grass, cock's foot, annual meadow-grass, thyme-leaved speedwell, bulbous buttercup, daisy, selfheal and dandelion. The planting that makes up the enclosure is all non-native and includes locally abundant pyrocanthus and hedge honeysuckle with some rose, bramble, winter jasmine, flowering current and wayfaring tree. Some trees have been planted within the grassland area and include cypress, flowering crab-apple, giant redwood, barberry, maple, pine, Indian bean-tree and bamboo. In some places trees have been lost and

the ground here remains rather bare and contains the liverwort *Marchantia polymorpha* broad-leaf dock, white deadnettle, creeping buttercup, pendulous sedge, perennial rye-grass, feverfew, lily, field forget-me-not, common whitlow-grass, American willowherb, groundsel and procumbent pearlwort.

7. Large manmade pond containing a number of large carp. The pond contains little vegetation apart from an expanse of yellow water-lily. The margins include marsh marigold, greater pond sedge, yellow flag, wild angelica, pendulous sedge, bamboo, lesser celandine, pampas-grass, geranium, perforate St John's wort and yellow loosestrife. The pond is partially surrounded by trees and shrubs including a mature oak that lies close to the adjacent watercourse. Other trees include Norway spruce, cypress, bramble, barberry, ornamental crab-apple, willow, greater periwinkle, bluebell, flowering current, mahonia, holly and sycamore.

8. Dense hedgerow of mainly hawthorn with blackthorn and ivy. The ground flora includes bluebell, cleavers, some self-sown hellebore, garlic mustard, groundsel, lords and ladies, common whitlow-grass, wavy bittercress and annual meadow-grass.

9. Gravel area containing poly tunnels. Part of the area has become colonised by moss such as *Eurhynchium praelongum* and *Bryum* sp. as well as species such as common whitlow-grass, common mouse-ear, procumbent pearlwort, annual meadow-grass, American willowherb, field forget-me-not, wavy bittercress, groundsel, common green speedwell, red deadnettle, swinecress, cleavers and petty spurge.

10. Minor watercourse bounded by a sparse hawthorn hedgerow with ivy and occasional ash trees. The ground flora includes wavy bittercress, cleavers, garlic mustard field forget-me-not, cock's foot, bearded couch, stinging nettle, ivy-leaved speedwell, lords and ladies, the liverwort *Conocephalum conicum*, cow parsley, lesser celandine, locally abundant townhall clock, meadow buttercup and large bittercress. The far bank includes mature oak and alder with ash, hawthorn, dog rose and bramble. The vegetation here is more extensive and contains red campion, field forget-me-not, pendulous sedge, wild angelica, lords and ladies, ivy, tutsan, stinging nettle, water figwort, greater willowherb, dog's mercury, dandelion, cleavers, herb Robert and large bittercress. The water quality appears to be good but there are reports of pollution events. There are some short riffle sections and apart from stands of fool's watercress and large bittercress the stream is unvegetated. Roe deer tracks found.

11. Dense high hedgerow to 4 metres in height containing mainly hawthorn with blackthorn, ivy and hazel. The ground flora includes greater periwinkle, red deadnettle, ivy-leaved speedwell, stinging nettle, common field speedwell, cleavers, common whitlow-grass, common chickweed, wavy bittercress, prickly sowthistle, annual meadow-grass, lesser trefoil and poppy. The base has been planted with scattered shrubs including hornbeam, mahonia, barberry, cotoneaser and buddleja.

12. Small building surrounded by cherry laurel and cypress.

13. Expanse of lawn made up of mainly fine-leaved grasses such as red fescue and common bent. Includes thyme-leaved speedwell, annual meadow-grass, false oat-grass, cock's foot, selfheal, common mouse-ear, dandelion, creeping

buttercup, daisy, march thistle, common chickweed, *Rhytidiadelphus squarrosus*, white clover and cat's ear. A small semi-improved grassland area occurs along the boundary with the canal and is managed to permit the flowering of a large cluster of cowslip. Here the vegetation also includes frequent pignut, meadow buttercup, lesser celandine, germander speedwell, ribwort plantain, red clover and yarrow. The area includes a small apple orchard and some scattered trees such as birch, pine, spruce and apple.

14. Linear broadleaf plantation along the boundary with the canal containing birch, willow, hazel, rhododendron, snowberry, horse chestnut, field maple, hornbeam, lilac, rowan, cherry laurel, hedge honeysuckle and yew. The ground flora includes abundant ivy with pignut, lesser celandine, cleavers, cowslip, bramble and wood avens. The canal towpath is bounded by a partially defunct hawthorn hedgerow.

15. Bare ground probably used for composting containing American willowherb, cleavers and field forget-me-not. Contains a couple of large spruce trees.

16. Recently planted hazel hedgerow that forms a boundary between the gravel access road and the lawn. The ground flora includes a good deal of moss and an abundance of the liverwort *Marchantia polymorpha* with wavy bittercress, annual meadow-grass, American willowherb, common whitlow-grass, procument pearlwort and common mouse-ear.

17. Minor watercourse bounded by a defunct hedgerow with a ground flora of locally abundant townhall clock with lesser celandine, lords and ladies, ivy, broad-leaf dock, large bittercress, cleavers, nipplewort, wavy bittercress, ivy-leaved speedwell, cow parsley, field forget-me-not, red deadnettle, red campion, ground elder, wood avens, garlic mustard, ragwort and ramsons. The far bank includes a row of mature alder and some crack willow and ash. The ground flora is denser with lesser celandine, meadowsweet, broad-leaf dock, ground elder, tufted hair-grass, pendulous sedge, large bittercress, wild angelica, common dog violet, stinging nettle, dog's mercury, red campion, bramble nipplewort and greater willowherb.

18. An area of bare ground probably used as a tree nursery or similar with some scattered bamboo, birch and maple. The ground flora includes field forget-me-not, American willowherb, squirrel tailed fescue, jointed rush, stinging nettle, common whitlow-grass, swinecress, bluebell, wood avens and mint.

19. Area of semi-improved horse grazed grassland containing crested dog's tail, meadow buttercup, common bent, dandelion, cat's ear, white clover, greater plantain, broad-leaf dock, yarrow, sorrel, lesser knapweed, ribwort plantain, bulbous buttercup, sweet vernal-grass, common mouse-ear, common chickweed, selfheal, hogweed, glaucous sedge, cock's foot, creeping buttercup, ragwort, creeping cinquefoil, lesser celandine, germander speedwell and red clover. The meadow becomes more improved to the north and includes some areas of extensive bare ground as a result of poaching where supplementary feeding occurs. The meadow is dissected by a raise bank, denoting a former hedge line, containing sheep's sorrel and thyme leaved speedwell. Two of the four oak trees that made up this boundary were recently felled.

20. Narrow linear plantation along the edge of the Grand Union Canal. Contains an array of woody species including a mature oak and comprises of mainly hawthorn with elder, blackthorn, sycamore, dog rose and lime. The ground

flora includes cleavers, ivy, dog violet, broad-leaf dock, germander speedwell, lesser celandine, bramble, lords and ladies, cow parsley, dog's mercury and ground ivy.

21. Boundary hedgerow and dry ditch containing a single mature oak. Mainly hawthorn with elder, ivy, holly, blackthorn, dog rose and ash. The ground flora includes lords and ladies, stinging nettle, broad-leaf dock, cleavers, lesser celandine, bluebell, soft rush, dog's mercury and pendulous sedge.

22. Tall outgrown hedgerow containing mainly hawthorn with ivy, dog rose, blackthorn, hazel and oak. The ground flora includes lords and ladies, stinging nettle, cleavers, common chickweed, bluebell and dog's mercury.

4. CONCLUSIONS AND RECOMMENDATIONS

Habitat assessment

4.1 The ecological value of the habitat of the site is generally poor being largely intensively managed ground that lacks the maturity of long standing agricultural land. The manmade pond has particular potential, although the population of carp that reside in the pond and the presence of breeding mallard reduce its overall value for wildlife. The nearby watercourse contains species regarded as of a restricted distribution in Warwickshire and includes Moschatel and large bittercress.

4.2 The southern half of the horse paddock retains grassland species associated with an unimproved grassland habitat that might have formerly been managed as a hay meadow. The species recorded for this site are consistent with a National Vegetation Classification of a MG5 *Cynosurus cristatus-Centaurea nigra* grassland. It would appear that continuous grazing by horses has modified this habitat to a certain degree and has therefore been categorised as semi-improved grassland. The hedgerow that partially surround this paddock is generally species rich and if this were a rural hedgerow may qualify as an important hedgerow as defined by the *Hedgerow Regulations 1997*.

4.3 Habitat connectivity is particularly good and includes country roads, a minor watercourse, the canal network and the Warwick to Birmingham railway line running close to the site.

4.4 It is proposed that features such as the pond and the watercourse will not be directly impacted upon by the proposed development. However, it is uncertain as to the long term impacts that a housing development will have on these features. The semi-improved grassland area will however be lost.

Pond assessment

4.5 Great crested newts have not been recorded from within 500metres from the site and the pond does not appear suitable for this species. Common toad successfully spawned and a number of adults and last year's juveniles were recorded within the area and under refugia. However, this does not appear to be a particularly strong population.

4.6 The presence of carp within the pond results in high turbidity and therefore hampered torch searches of the pond. Twenty funnel traps were employed to survey the pond but only toad tadpoles were encountered.

4.7 It is understood that the pond is to be retained as part of the development and some enhancement of this feature for wildlife could be undertaken but this would normally involve the removal of fish. However, it is not considered appropriate to carry out such action unless alternative site into which the fish can be found. Given the fact that this is a lined pond some future consideration is needed in ensuring that in the event that the liner fails action to reinstate the pond will be carried out.

4.8 The use of kerbing a gully pots is likely to impact the current population of toads and result in fatalities as a result of animals crossing the road access network. It is recommended that toad underpasses are incorporated into the design of the road layout and that tapering kerbs are employed across the site.

Bat assessment

4.9 Bat activity is most prominent along the margins of the site and in particular within the context of the adjacent canal, the minor watercourse and the pond. Access by bats

into the site appears to be mostly along the line of the minor watercourse and along the canal. No evidence of roosting within the site could be found, although potential within mature trees for roosting bat cannot be ruled out.

4.10 The number of bat species recorded during the survey was four and included soprano and common pipistrelle bat, Daubenton's bat and brown long-eared bat. Brown long-eared bats make very little noise and could have ranged much further across the site but was positively recorded foraging within the open fronted greenhouse (this is a species often found feeding in barns) where it appeared to be picking off flies, moths and spiders from up in the apexes of the greenhouse roof. The Daubenton's bats were only recorded from the canal and are likely to have found their way into the vicinity along the route of the canal. The pipistrelle bat, of which the most numerous was the soprano pipistrelle, were mainly encountered along the margins of the site, although both were recorded feeding within the vicinity of the pond.

4.11 The impacts upon bats as a result of the proposed clearance of the site are quite limited. Much of the bat activity is found around the perimeter of the site and it is understood that not all of the site is to be developed and that a greenhouse and the pond is to be protected from damage.

4.12 Nevertheless, given the numbers of bats associated with the area some negative impacts are likely to occur. Noise, ground disturbance, changes to the landscape of the area and the production of dust are all likely to reduce the level of foraging activity in the area and if roosting bats do occur in neighbouring trees then these could be impacted too. Such disturbance is likely to occur only during construction and that it is expected that much of the bat activity recorded here will recover once construction work has been completed.

4.13 It is recommended that five FD1 *Schwegler* style bat boxes be erected in trees along the minor watercourse. Boxes will need to be positioned on the southern elevation of trees at a height determined by the individual tree but no lower than 4-metres.

4.14 Long-term impacts on bats might also occur as a result of increased use of lighting in the area and caution should be applied when selecting the design and position of lighting. It is particularly important that illumination of the canal be avoided.

4.15 Provision for bat roosting features associated with proposed housing should be included where properties occur adjacent to the canal.

Reptile assessment

4.16 Grass snake were recorded within the site and slowworm have been recorded nearby. It is therefore necessary to considered reptiles as part of the proposed development of the site. Since grass snake are a very mobile species and will avoid areas where construction work occurs it is suggested that a watching brief be included as a condition of planning permission, if granted.

4.17 Prior to and during site clearance an ecologist with suitable experience in dealing with reptiles will need to be present on site. A destructive handsearch will be carried out to remove and discourage reptiles from the area prior to construction work commencing. Any reptiles encountered during this work will be held in captivity for up to 24hours and then released into adjacent suitable habitat.

Bird assessment

4.18 Common bird species were recorded within the site and a number of these are likely to nest within the site (including within the buildings). Ground nesting birds such as skylark could also be encountered, especially if current management practices are not maintained. Habitats present within this area provide a wealth of foraging and nesting opportunities for species such as blackbird, robin, wren, dunnock, great tit and blue tit.

4.19 It is therefore recommended that all demolition, felling and ground clearance be undertaken after the area has been checked for nesting birds by a competent ecologist or other professional. It is further recommended that ground clearance and demolition be undertaken outside the main bird nesting season (March to September inclusive).

4.20 Opportunities for the inclusion of bird nesting boxes within the design of the development should be included. Such nesting features should include those mounted on buildings as well as tree mounted boxes.

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Appendix 2 – Illustrative Layout Plan

PROPOSED RESIDENTIAL DEVELOPMENT
OLD WARWICK ROAD
KINGSWOOD, LAPWORTH

robothams