

RICHARD HAYWARD PROPERTIES

LAND AT ELBA CRESCENT, JERSEY MARINE

2025 ECOLOGY ADDENDUM NOTE



APRIL 2025

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DOCUMENT REF: E25131201 / Doc 01 – April 2025

Issue	Revision	Stage	Date	Prepared by	Approved by	Signed
1	-	Draft for review	14 March 2025	Ben Satherley (Senior Ecologist)	Dr. M Watts (Director)	M. WATTS
2	Amendments to text following additional check of derelict guard house	Draft for review	02 April 2025	Ben Satherley (Senior Ecologist)	Dr. M Watts (Director)	M. WATTS

ECOLOGY ADDENDUM NOTE

LAND AT ELBA CRESCENT, JERSEY MARINE

Background

Soltys Brewster Ecology (SBE) were commissioned by Richard Hayward Properties to undertake an updated appraisal of site conditions at a parcel of land found adjacent to Elba Crescent in Jersey Marine (central grid reference: SS 69872 93079). The site has been proposed for residential development for up to 152no. dwellings, with associated infrastructure, public open space and landscaping (see Illustrative Masterplan in Appendix I).

In order to inform a planning application, SBE undertook an initial baseline survey at the site in October 2021, with additional targeted protected species surveys also completed for bats and reptiles between April and August 2022 (SBE, 2021 & SBE, 2022). The results of these surveys are now considered ‘out of date’ and so in order to establish if there had been any notable changes to site conditions (i.e. in the type and distribution of habitats present), an updated walkover survey was undertaken in February 2025 to inform the planning submission. The derelict guard house located on the site’s southern boundary was also subject to an additional Preliminary Roost Assessment (PRA) on 28th March 2025.

Since the initial baseline survey work took place, an updated version of Planning Policy Wales (PPW): Chapter 6 has also been published, with this coming into immediate effect on 11th October 2023 in a published letter to Local Authorities from Julie James AS/MS – Minister for Climate Change¹. These changes have now been incorporated as part of the latest edition (February 2024) of PPW. The new guidance provides an update on Net Benefit for Biodiversity and the Step-wise Approach, with paragraphs 6.4.11 and 6.4.16 stating that:

‘Planning authorities must follow a step- wise approach to maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by ensuring that any adverse environmental effects are firstly avoided, then minimized, mitigated, and as a last resort compensated for. Enhancement must be secured by delivering a biodiversity benefit primarily on site or immediately adjacent to the site, over and above that required to mitigate or compensate for any negative impact.

All development must deliver a net benefit for biodiversity and ecosystem resilience from the baseline state (proportionate to the scale and nature of the development proposed). Even if the biodiversity value has been

¹ Published letter from Julie James AS/MS (Minister for Climate Change) to Local Authorities – Heads of Planning. Reference: MA/JJ/2512/23. Dated 11th October 2023.

maintained, there must still be a pro-active process to look for and secure enhancement through the design and implementation of the development.'

Therefore in accordance with PPW, the current document also provides appropriate avoidance, mitigation and enhancement measures for the scheme. At the time of the 2021 & 2022 reports (SBE 2021 & SBE 2022), no proposed layout was available although generic recommendations for mitigation and enhancement were identified.

2021 Preliminary Ecological Appraisal

The baseline ecological conditions at the site were established by SBE in October 2021 via a preliminary ecological appraisal consisting of a desk study and an Extended Phase 1 Habitat survey. Consultation with the South East Wales Biodiversity Records Centre (SEWBRc) confirmed that the site boundaries contained no statutory designations for nature conservation, although several statutory designations were found within a 1km radius of the site, including the Crymlyn Bog Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Wetland of International Importance (RAMSAR site) and National Nature Reserve (NNR), and the Crymlyn Burrows SSSI. None of these statutory sites were considered of particular ecological relevance to the proposal given their physical separation from the application site boundaries and their qualifying features which mostly consist of habitats and vegetation which are not present at the application site and are very unlikely to be affected by the proposed works. Similarly, much of the notable fauna known to inhabit these statutory sites are generally only associated with habitats that are not present within the application site boundaries (e.g. wetlands, sand dunes, salt marshes) and so are also unlikely to be affected by the proposed works. The desk study also revealed the location of a number of non-statutory designated sites within a 1km radius of the application site, all of which were listed as Sites of Importance for Nature Conservation (SINCs). Again, none of these SINCs were considered of particular ecological relevance to the proposal given their physical separation from the application site, as well as their designating features which mostly consist of priority habitats which would not be affected by the proposed residential development. Desk study information received from SEWBRc in 2021 is included in Appendix II.

The 2021 Extended Phase 1 Habitat survey revealed a range of habitats within the application site boundaries, most of which were typically associated with recently colonised brownfield land. Large parts of the site were covered by existing hardstanding, with parcels of successional dense scrub, Bracken *Pteridium aquilinum* and other early colonising vegetation also present. Small parcels of grassland were present through, including one which displayed both neutral and calcareous characteristics in the western/southwestern extent of the site, with a treeline and a small derelict building (guard house) also

noted along the site's southern boundary. Some of the scrub vegetation across the site was subsequently cut back in 2021/2022 to allow for further site investigation works to take place. No Priority habitats listed under Section 7 of the Environment (Wales) Act 2016 were recorded at the site. No instances of any invasive plant species listed on Schedule 9 of the Wildlife and Countryside Act (1981) (as amended) were found at the site. The habitats present at the site were considered suitable of supporting tree/shrub nesting bird species, foraging/commuting/roosting bats and common herpetofauna (reptiles and amphibians). A copy of the 2021 Extended Phase 1 Habitat Plan is included in Appendix III.

2022 Targeted Protected Species Surveys

Following recommendations set out in the 2021 Preliminary Ecological Appraisal, SBE were commissioned to undertake additional targeted survey work at the site for bats and reptiles. Bat surveys were undertaken between April and August 2022 and comprised of 3no. nighttime walked transect surveys, 3no. automated monitoring sessions and a single dusk emergence survey of the derelict guard house found on the site's southern boundary. The transect and automated monitoring surveys revealed very low levels of bat activity across the site, with most activity (highest number of passes/observations) attributed to Pipistrelles foraging/commuting along the treeline marking the southern boundary. Only individual/small numbers of bats were observed or recorded foraging within the central areas of scrub, bracken and grassland, with the lowest activity associated with the northern extent of the site – this area was exposed to greater illumination from artificial lighting columns in comparison to the rest of the site. A total of 3no. different bat species were recorded across the site including Common Pipistrelle *Pipistrellus pipistrellus*, Soprano Pipistrelle *Pipistrellus pygmaeus* and Noctule *Nyctalus noctula* – each of these are considered to be relatively tolerant of artificial light. The dusk emergence survey undertaken on the 23rd of June 2022 confirmed the likely absence of any bat roosts within the derelict guard house, with no bats observed leaving any of the building's features/elevations. The results of the surveys indicate that any development at the site is unlikely to result in any significant impacts to local bat populations.

The reptile survey comprised of a targeted presence/absence survey and was based on recommendations described by Froglife (1999). This involved the deployment of 30no. artificial refugia across the site, with these subsequently checked on seven separate occasions between 27th April 2022 (check 1) and 8th June 2022 (check 7). These checks established the likely absence of reptiles within the habitats at the site with no reptiles found on any of the survey visits. As such, no further considerations for reptiles were deemed necessary for the proposal.

2025 Walkover Survey

The updated site walkover survey was undertaken on the 26th of February 2025 by a suitably qualified ecologist², with an additional Preliminary Roost Assessment completed at the derelict guard house on 29th March 2025. Overall, conditions across the application site have remained broadly consistent with what was described/mapped in 2021, and as such the 2021 Extended Phase 1 Habitat Plan is still considered to be representative of the site. A copy of this plan is included in Appendix III, with site notes/photos from the 2025 survey visit and an accompanying annotated plan included within Appendix IV.

Habitats

The site continues to be unmanaged and supports a small range of habitats, all of which are typically associated with recently colonised post-industrial land. A large parcel of established scrub vegetation occupies much of the northern/northwestern extent of the site, with thickets of Bramble *Rubus fruticosus* and beds of continuous Bracken spreading out from this (see Target Note 1). Other smaller parcels of established scrub vegetation can be found in the northeastern and southeastern corners of the site, with dense Bramble thickets spread throughout. Narrow strips of grassland continue to exist along the sites' western and southern boundaries, with larger parcels found in the east (see Target Notes 2, 5 and 9). These grassy parcels predominately comprise of unmanaged poor semi-improved grassland, although a small parcel near the southern boundary continues to exhibit both neutral and calcareous characteristics. The grassland habitats are generally as described in the 2021 PEA, although some of the parcels appear to have slightly reduced in size due to ongoing Bramble and Bracken encroachment – the spread/encroachment of Bracken and Bramble into neighbouring habitats represents the only notable change to site conditions since the 2021/2022 survey work. Other habitats present at the site, and found as described in 2021, include a treeline and a derelict guard house which define the site's southern boundary (see Target Notes 4 and 8), large areas of hardstanding associated with the previous industrial use of the site (see Target Notes 3 and 7), and a small strip of standing water within a manmade channel in the eastern extent of the site.

There are no Priority Habitats listed under Section 7 of the Environment (Wales) Act 2016 found at the site, and in their current condition, neither would any of the habitats qualify for consideration as Sites of Importance for Nature Conservation (SINCs) under the current selection guidelines for wildlife sites in South Wales (Gwent Wildlife Trust, 2004). Similarly, the habitats as a collective were not considered to qualify as a 'Mosaic Habitat' SINC, based on species-poor and degraded elements of low/negligible conservation interest forming a significant proportion of the total site area (>25%).

² Associate member of the Chartered Institute of Ecology and Environmental Management (CIEEM) with experience of habitat and protected species surveys and previous knowledge of the site.

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No invasive plant species listed under Schedule 9 of the Wildlife and Countryside Act (1981) (as amended) were identified at the site during either the 2025 walkover survey or the 2021 Extended phase 1 Habitat survey. *Buddleia Buddleja davidii* is widespread throughout the site, with Sea Buckthorn *Hippophae rhamnoides* also noted growing within the large parcel of scrub in the north. While these species are currently not listed on Schedule 9, they are considered particularly invasive in certain habitats and can spread rapidly if left unmanaged, often outcompeting and over-shadow native flora.

Protected Species

As the habitats across the site have remained broadly consistent with what was recorded during the 2021 survey visit, so does the site's potential to support protected or priority listed species (as discussed in paragraphs 3.20 – 3.28 of the 2021 PEA report).

As previously mentioned, targeted bat activity surveys undertaken in 2022 revealed very low levels of bat activity across the site. Only individual/small numbers of bats were observed/recorded, with most of the findings attributed to individual Pipistrelles foraging along the southern boundary treeline and above the parcel of dense scrub in the centre of the site. All of the species recorded at the site (Common and Soprano Pipistrelle and Noctule) are considered to be relatively tolerant of artificial light. As site conditions have remained relatively unchanged, it is unlikely that bat activity levels at the site have changed significantly over the intervening period. As such, it is still considered unlikely that any future development at the site would result in any significant impacts to local bat populations and as such no further bat activity surveys would be deemed necessary.

The 2025 walkover survey revealed that a derelict guard house can still be found on the site's southern boundary. The 2022 PEA concluded that this building was considered to hold low roosting potential, although at that point in time, no internal inspection had been undertaken. The subsequent emergence survey (also completed in 2022) found no evidence of roosting bats using this building. As the results of the 2022 survey work are now considered 'out of date'³, an updated Preliminary Roost Assessment (PRA) was undertaken at the guard house on the 29th of March 2025 (see Appendix V for results of PRA). This inspection revealed light and airy internal conditions, meaning the building is unlikely to be suitable for use as a day roost. No evidence of current or previous use by bats (or birds nesting) was found within or around the building (e.g. live specimens, droppings, feeding remains, staining etc). Based on the findings of the PRA, as well as the known very low levels of bat activity in the area (as set out in the 2022 survey report), the guard house is now considered to hold Negligible roosting potential. There are no other

³ Bat surveys typically have a shelf-life of 12-18 months

features (e.g. buildings or mature trees) within the site boundaries that were considered suitable of supporting roosting bats. Based on the current best practice guidelines (BCT, 2023), no further survey work would now need to be considered for roosting bats to inform the planning submission.

No new evidence to suggest the site is currently used/inhabited by Badger was found during the survey (e.g. setts, latrines, guard hairs, footprints etc.) and much of the site is covered by either hardstanding or a shallow and stony substrate which is considered to be largely unsuitable for sett building. Despite this, the infrequent use of the site by foraging/commuting Badger, although unlikely, could not be precluded based on the availability of suitable foraging habitat.

The parcels of established scrub vegetation, along with the remaining large brash piles, represent good quality nesting habitat for a range of tree/shrub nesting bird species. In contrast the open areas of grassland and hardstanding were considered to be of poor quality for ground nesting species, with these areas generally being small in size and overlooked by tall trees/buildings which would provide ample vantage points for potential predators.

The 2022 reptile survey found no reptiles at the site. As site conditions have remained consistent since the 2022 survey, and with extensive barriers found surrounding the site that are likely to deter dispersing reptiles (i.e. roads, residential housing and industrial development), it is reasonable to assume the continued absence of reptiles at the site. As such no further survey work or consideration for reptiles is deemed necessary as part of any future development at the site.

Other than Hedgehog, which are known to be present in the local area and should therefore be considered as part of any future development layout, there are no suitable habitats within the site boundaries for any other protected or priority listed mammals such as Otter *Lutra lutra*, Hazel Dormouse *Muscardinus avellanarius* or Water Vole *Arvicola amphibius*. A review of the National Biodiversity Network's (NBNs) search atlas⁴ found that there are no confirmed records for any of these three mammal species associated with any of the habitats found in the local area that are connected to the site through existing vegetation.

⁴ The NBN search atlas can be found at: <https://nbnatlas.org/>

Conclusions & Recommendations

As conditions across the site have remained relatively consistent, many of the conclusions and recommendations set out in the 2021 Preliminary Ecological Appraisal also continue to remain appropriate for any future development at the site, although no further survey work or consideration is now deemed necessary for reptiles. Similarly, no further survey, specific mitigation or licensing would be required for roosting bats. However, no amount of survey could rule out the possibility that an individual bat could be present within the derelict guard house and as such the following precautionary measures are recommended:

- Prior to the demolition of the guard house, a toolbox talk should be provided to contractors (by an ecologist) to advise on the low risk of bats or birds being present in the structure;
- Stripping of damaged fascias/soffits to be undertaken by hand tools and via a systematic approach where panels/segments are removed gradually to allow contractors to complete *in-situ* inspections for roosting bats and/or nesting birds;
- If bats, or evidence of bats (e.g. droppings) are encountered during the removal of soffits/fascias, then all works will stop immediately, and a licenced bat ecologist or Natural Resources Wales (NRW) contracted for advice on how to proceed. No disturbing works shall recommence until an agreed approach has been identified – this is likely to require a bat licence to be in place;
- Demolition of guard house to be programmed in over early spring or autumn/winter so as to further minimise the risk of encountering roosting bats or nesting birds.

There are also several other precautionary measures that would also be appropriate during the clearance/construction/operational phases of any future development in order to safeguard wildlife and other features of ecological value at the site (as detailed below).

While there are no SINC quality habitats or S7 Priority listed habitats found at the site, the site as a collective does support habitats of some ecological value in the context of the site (e.g. parcels of grassland & scrub) and loss of these features will therefore require some form of mitigation under the stepwise approach. This could entail new habitat provision e.g. through the creation of new habitat mosaics consisting of adjacent areas of scrub, hedgerow, grassland, ponds etc., or through the positive management of retained/undeveloped areas of the site.

In accordance with the Neath Port Talbot Council's adopted LDP and Planning Policy Wales (PPW 12), any development at the site will also need to adhere to the avoidance, mitigation and compensation hierarchy. Appropriate avoidance, mitigation and enhancements measures for the site are summarised below:

Avoidance

- Any future vegetation clearance at i.e. tree/scrub/brash pile removal to be undertaken outside of the nesting bird season (clearance possible between September – February). If this is not possible an ecologist should be on site to inspect habitats for the presence of nesting birds prior to removal and to supervise vegetation clearance.
- Retention of boundary vegetation (e.g. treelines and strips of scrub with appropriate grassy buffers) as part of the site's Green Infrastructure (GI) network.
- Demolition of guard house to be programmed in over early spring or autumn /winter so as to minimise the risk of encountering bats or nesting birds.

Mitigation

- Strengthening of retained boundary vegetation with combination of native scrub/trees and grassland habitat within the 'landscape buffer' illustrated to the north, east and west of the site. The illustrative masterplan indicates that this would be practicable as part of the layout.
- Design of site lighting to minimise artificial light spill onto the retained boundary features to limit impacts to foraging/commuting bats and other nocturnal wildlife. Any increase in lux level to be less than or equal to 1.0 lux.
- Covering of any excavations overnight or means of escape provided during construction phase to minimise risks to Badger, Hedgehogs and any other small fauna that may become trapped.
- Precautionary approach undertaken to demolition of guard house to further reduce potential impacts to roosting bats and nesting birds.
- Creation of 130mm x 130mm gaps at the bottom of any garden/boundary fencing to allow continued connectivity through the site for Hedgehog and other small mammals⁵.
- Pollution control measures to be set out in a CEMP.
- Retention of some existing grassland resource or creation of new grassy area (e.g. within central area of POS), with these managed as wildflower meadows to compensate for any loss of habitat for pollinators.

Enhancement

- Removal of invasive Sea Buckthorn & Buddleia from site.
- Provision of bat/bird/insect boxes on retained trees and new buildings.

⁵ Based on the 'Hedgehog Street' principle advised by the People's Trust for Endangered Species (PTES) and other conservation groups: <https://www.hedgehogstreet.org/>

- Provision of rock/log piles within retained/created areas of vegetation for use by invertebrates and common herpetofauna.
- Provision of hedgehog houses/homes within retained/newly created areas of vegetation.
- Design of any SuDS features to benefit biodiversity.
- Landscape plan to include native tree and shrub species or those with a known benefit to local biodiversity.
- Implement management plan for retained and newly created habitats to maintain and enhance their value to local biodiversity.

REFERENCES

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Soltys Brewster Ecology (SBE) (2022). *Land at Elba Crescent, Jersey Marine. Stage 2 Ecology Report*. Report Reference: E21105802/ Doc 01. Dated: 30 August 2022.

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<http://jncc.defra.gov.uk/page-5706>

APPENDIX I ILLUSTRATIVE MASTERPLAN



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Notes
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- LEGEND
- SITE BOUNDARY

■

POTENTIAL OPEN SPACE

■

RESIDENTIAL BLOCK

■

15M LANDSCAPE BUFFER

■

TREES

■

GREEN VERGE

■

PLAY AREA

1

VEHICULAR ROUTE
6M / 5.5M

2

6M WIDE SHARED
SURFACE

3

4.3M WIDE SHARED
SURFACE

■

PAVEMENT /FOOTPATH
- ★

POTENTIAL FLAT
LOCATION
- BUS STOP SHELTER
- SITE ACCESS
- FOOTPATH
CONNECTION
- SUDS
- SWALE

INDICATIVE SCHEDULE OF DEVELOPMENT	
	AMOUNT
TOTAL SITE AREA	4.61 HA
FACILITY (CORNER SHOP & EXISTING UTILITY)	0.05 HA
RESIDENTIAL DEVELOPMENT AREA	3.05 HA
SITE DENSITY	50 DPH
NO. OF UNITS	152 NO.
POPULATION	364 NO.
OPEN SPACE PROVISION INCLUDES LANDSCAPE BUFFER	1.51 HA

B	Road layout updated	27/01/23	YT	JS
A	Plan and unit number updated	24/01/23	YT	JS
Rev	Description	Date	Initial	Checked



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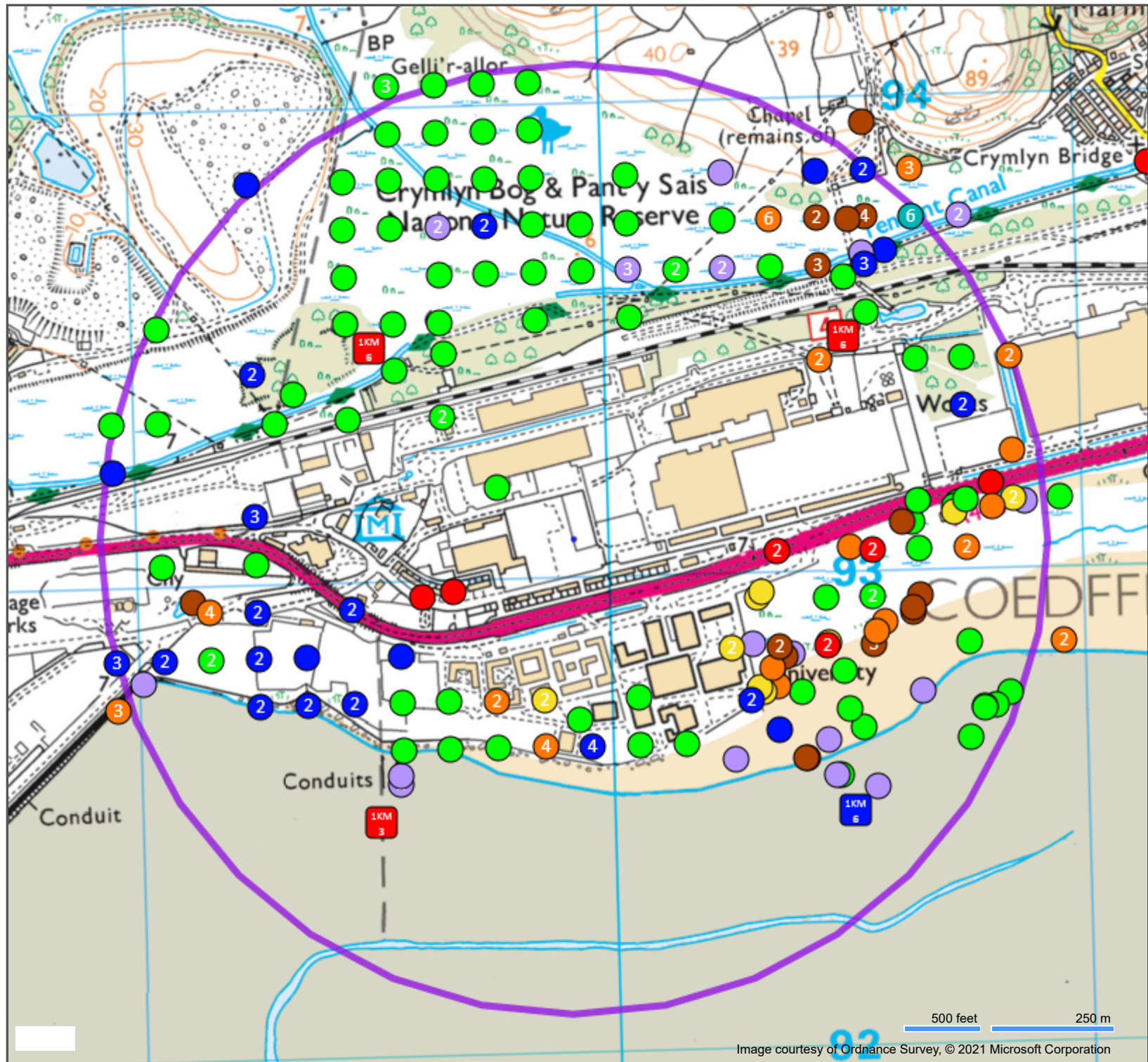
Client **Hawkland Estates Ltd**

Project **Land at Elba Crescent,
Crymlyn Burrows**

Title **Illustrative Masterplan**

Status Preliminary	Drawn By YT	PM/Checked by JS
Job Ref JSL4195	Scale @ A3 1/1250	Date Created January 2023
Drawing Number 101		Rev B

APPENDIX II DESK STUDY INFORMATION RECEIVED FROM SEWBREC (2021)



Aderyn
LERC Wales' Biodiversity &
Reporting Database



eMapper for LERC Wales Aderyn Commercial

ben-satherley_08/10/2021_land-at-elba-crescent-swanea /
3850/0212-562

Land at Elba Crescent Protected Species Map (Public)

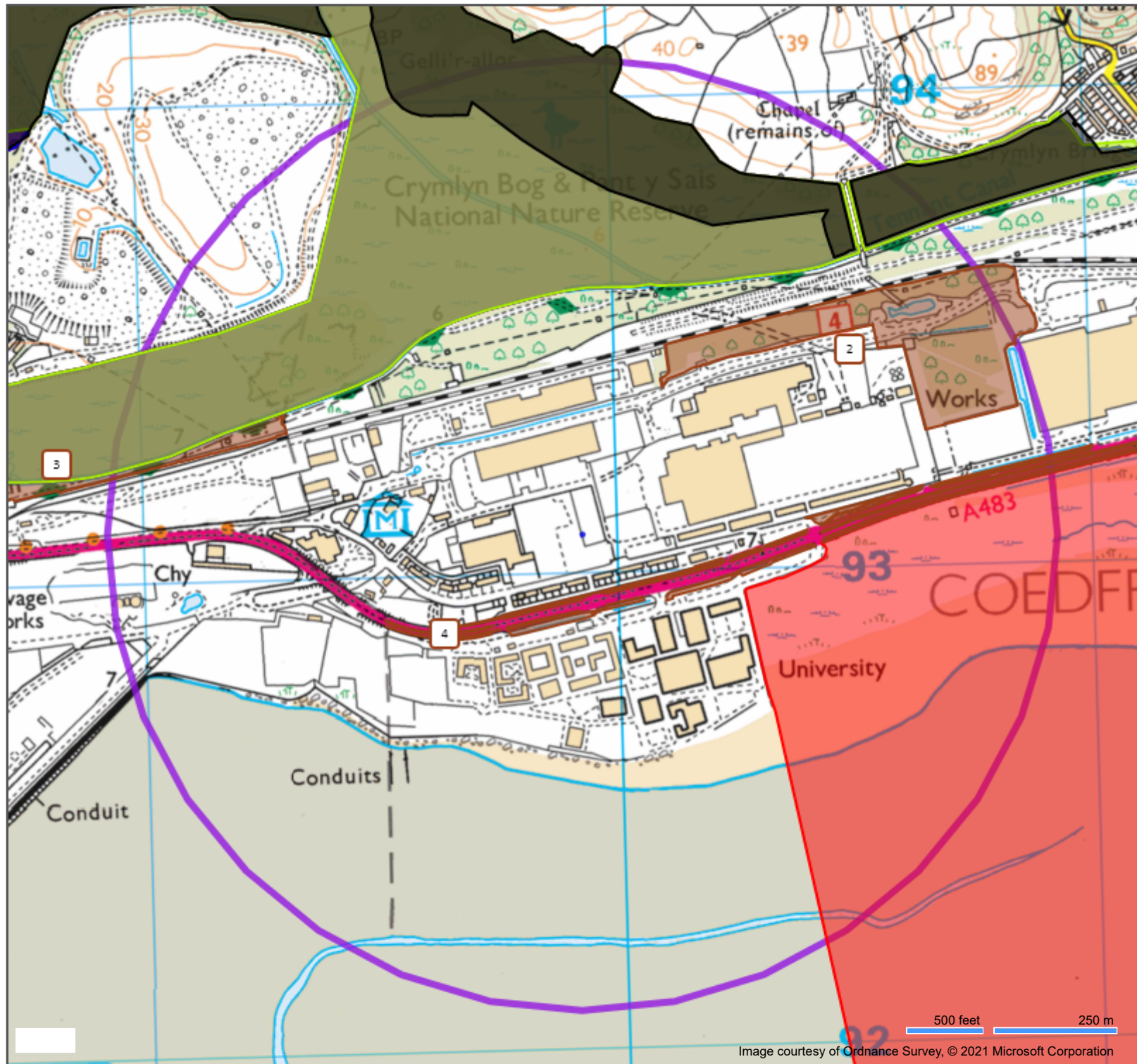
Key

- Search Location
- Search Buffer (1000m)

- Bees, Wasps, Ants and Sawflies
- Birds
- Butterflies and Moths
- Fish
- Mammals
- Other Invertebrates
- Plants
- Reptiles and Amphibians

500 feet 250 m

Image courtesy of Ordnance Survey, © 2021 Microsoft Corporation



Key

- Search Location
- Search Buffer (1000m)
- National Nature Reserves**
 - 1: CRYMLYN BOG AND PANT Y SAIS
- Ramsar Sites**
 - 1: Crymlyn Bog
- Special Areas of Conservation**
 - 1: Crymlyn Bog / Cors Crymlyn
- Adopted SINC**
 - 2: AMAZON WOODLANDS
 - 3: Tennant Canal
 - 4: FABIAN WAY WILDFLOWER VERGE
- Sites of Special Scientific Interest**
 - 1: CORS CRYMLYN / CRYMLYN BOG
 - 2: CRYMLYN BURROWS

APPENDIX III 2021 EXTENDED PHASE 1 HABITAT PLAN



Key

- Target Notes
- Site Boundary
- A2.1 Dense/Continuous Scrub
- A2.2 Scattered Scrub
- A3.1 Scattered Broad-leaved Trees
- A3.3 Line of Mixed Trees
- B6 Poor Semi-improved Grassland
- C1.1 Continuous Bracken
- J1.3 Ephemeral Short Perennial
- J2.4 Fence
- J3.6 Buildings
- J5 Other Habitat (Grassland)
- Hardstanding
- Wet Ditch



Richard Hayward Properties

Land at Elba Crescent, Jersey Marine

Extended Phase 1 Habitat Plan

E21105801 / DR01

BS

MW

21 October 2021

PRELIMINARY

PLANNING

DESIGN

TENDER

CONSTRUCTION

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APPENDIX IV WALKOVER SURVEY (MARCH 2025) SITE NOTES & ANNOTATED MAP

Target Note	Description/Comment
Birds seen/ heard: Herring Gull, Magpie, Wood Pigeon, Robin, Jackdaw, Great Tit, Blackbird and Song Thrush.	
1	Established dense scrub vegetation continues to occupy much of the northern/northwestern extent of the site. This comprised largely of Buddleia, Birch <i>Betula spp.</i> and Goat Willow <i>Salix caprea</i>, with a generally species-poor understory containing Bramble, Gorse <i>Ulex europaeus</i>, Broom <i>Cytisus scoparius</i>, Dog Rose <i>Rosa canina</i>, Blackthorn <i>Prunus spinosa</i>, Alder Buckthorn <i>Frangula alnus</i>, Herb Robert <i>Geranium robertianum</i>, young Holm Oak <i>Quercus ilex</i>, Bracken, Cleavers <i>Galium aparine</i>, Square-stalked Willowherb <i>Epilobium tetragonum</i>, Dogwood <i>Cornus sanguinea</i>, Sea-buckthorn, Hart's-tongue Fern <i>Asplenium scolopendrium</i> and Common Nettle <i>Urtica dioica</i>. Scrub vegetation such as this is not listed as a Priority Habitat under Section 7 of the Environment (Wales) Act 2016, and neither would it qualify for consideration as a SINC (under scrub communities), as per the 'Guidelines for the Selection of Wildlife Sites in South Wales' document (Gwent Wildlife Trust, 2004) – i.e. it was not considered to be a structurally-diverse and species-rich mixed scrub site and it doesn't contain significant stands of Gorse. 

	
2	A narrow strip of unmanaged grassland remains down the western boundary of the site, with this indicative of poor semi-improved grassland. The grassland is rank and tussocky in appearance and contains grassy species such as Cocksfoot Grass <i>Dactylis glomerata</i>, Yorkshire Fog <i>Holcus lanatus</i> and Sweet Vernal Grass <i>Anthoxanthum odoratum</i>. Herbaceous species recorded include Ribwort Plantain <i>Plantago lanceolata</i>, Dove's-foot Crane's-bill <i>Geranium molle</i>, Ragwort <i>Jacobaea vulgaris</i>, Creeping Buttercup <i>Ranunculus repens</i>, Hogweed <i>Heracleum sphondylium</i>, Spear Thistle <i>Cirsium vulgare</i>, Ground Ivy <i>Glechoma hederacea</i>, Common Bittercress <i>Cardamine hirsuta</i>, Burnet Saxifrage <i>Pimpinella saxifraga</i>, Black Medick <i>Medicago lupulina</i>, Rosebay Willowherb <i>Chamerion angustifolium</i>, Common Mouse-ear <i>Cerastium fontanum</i>, White Clover <i>Trifolium repens</i>, Canadian Fleabane <i>Erigeron canadensis</i>, Selfheal <i>Prunella vulgaris</i>, Smooth Cat's-ear <i>Hypochaeris glabra</i>, Hoary Mustard <i>Hirschfeldia incana</i>, Common Knapweed <i>Centaurea nigra</i> and Common Vetch <i>Vicia sativa</i>. There is a large presence of rabbits on site and grazing from this species appears to have somewhat controlled the succession of ruderal and scrub vegetation in this location (along with other grassy parcels) over the intervening period. Poor semi-improved grassland such as this is not listed as a S7 Priority Habitat and neither does this grassland qualify for consideration as a SINC (i.e. it does not pass any of the selection criteria for neutral grassland).

		
3	Area of mostly hardstanding with marginal scrub and ruderal vegetation – as described/mapped in 2021. 	
4	A line of trees continues to define the site's southern boundary. This comprised mostly of unidentified conifers with occasional young Birch, Willow and Oak. 	

5	A parcel of grassland displaying both neutral and calcareous characteristics remains in the southern extent of the site, although this appears to have slightly reduced in size since 2021/2022 as continuous Bracken and Bramble thickets encroach around its peripheries. Low-lying strands of Bramble now also intersect the central regions of this grassy parcel, and the grassland is likely to continue reducing in size as this scrub matures. As described in the 2021 PEA, this grassland has colonised over a shallow and stony soil layer and is typical of nutrient poor and disturbed ground. It has had no formal management for over a decade and appears to be maintained by grazing Rabbits alone. Species recorded here (in addition to this listed in Target Note 2) include Crested Dog's-tail <i>Cynosurus cristatus</i>, Common Bent <i>Agrostis capillaris</i>, Greater Plantain <i>Plantago major</i>, White Mullein <i>Verbascum lychnitis</i>, Hemp-agrimony <i>Eupatorium cannabinum</i> and Oxeye Daisy <i>Leucanthemum vulgare</i>. This species list, together with the 2021 species list, contains at least 5no. indicator species for neutral grassland and at least 7no. indicator species for calcareous grassland as per listed in the guidance for SINC selection within South Wales document (Gwent Wildlife Trust, 2004). The selection criteria for both Neutral and Calcareous grasslands state that 'relatively species rich' examples of these grassland types – i.e. containing at least 8 indicator species – should be considered for selection. 
6	Bramble scrub and Bracken has continued to spread through the central and southern regions of the site and has recolonised areas that were previously cleared in 2021/2022.

	
7	Hardstanding remains the predominant habitat type in the east/southeast of the site. Several large brash piles (from previous vegetation clearance works) remain round the edges of the hardstanding area – these likely support breeding birds during the nesting season. 
8	The derelict guard house on the southern boundary is as described in 2021. Possible access points into the building for bats/birds remain through damaged soffit boards on the building's northern elevation, and through an open window/hatch on the western elevation. No signs of bats roosting (e.g. droppings or staining) or birds nesting (nesting material or droppings) found during the survey, although a full internal check of the building was not possible as the building was locked (the internal structure could partially be checked through the open hatch). This building was assessed as holding low roosting potential in 2021. Targeted bat surveys in 2022 indicated the likely absence of roosting bats in this building at that moment in time, although the results of that survey are now considered 'out of date'.

	
9	Parcels of unmanaged rank and tussocky grassland remain in the northeast – as described/mapped in 2021. These grasslands are indicative of poor semi-improved grassland and have a similar species assemblage as the grassland described in Target Note 2 – i.e. they are not considered to be a S7 Priority Habitat, and neither do they qualify for consideration as a SINC. Bramble is spreading throughout these grassy parcels, and this is likely to encroach upon the grassland if left unmanaged. Large number of anthills indicate lack of any recent management/livestock grazing. 



Key

○ Target Notes

□ Site Boundary

Richard Hayward Properties		2025 Walkover Survey -	
Land at Elba Crescent, Jersey Marine		Annotated Plan	
E25131201 / DR01	BS	MW	10 March 2025

PRELIMINARY	PLANNING	DESIGN	TENDER	CONSTRUCTION
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APPENDIX V PRELIMINARY ROOST ASSESSMENT

Derelict Guard House – Building Inspection Survey	
The PRA was undertaken on 29th March 2025 by a suitably experienced ecologist and comprised of an internal and external inspection of the guard house to search for evidence of roosting bats or nesting birds. The survey aimed to identify: • if bats are, or have been, present within the building and, if so, which species are present; • the type of roost (e.g. maternity roost, day roost used by males or non-breeding females, feeding perch, night roost, mating roost, transitional roost, hibernaculum); • how bats use the buildings (e.g. location of roosting bats, exit and entrance points to the roost); and • the intensity of use (e.g. likely number of bats, time and duration of use). Both the external and internal checks were undertaken from ground level and involved the use of an endoscope and a high-powered torch to identify possible access/entry points into the building. The surveyor also searched the building for any evidence of use by roosting bats, such as dead specimens, droppings, prey remains, staining, scratch marks, noise etc. The scope of the building inspection survey informed by the guidelines published by the Bat Conservation Trust (BCT, 2023).	
1	The derelict guard house can be found on the site's southern boundary and is bordered in all directions by hardstanding with several small patches of emerging scrub. The building's southern elevation faces out onto a well-lit residential street (Elba Crescent), which contains numerous lighting columns/lanterns, several of which can be found less than 20m from the building's location and are likely to illuminate the building at night. Existing lighting columns are also present in the land found to the north and west of the building (within areas of hardstanding within the site boundaries) although it is currently unknown whether these lanterns remain operational at night. The guard house describes a single storey structure, with brick walls, a flat roof comprising of wooden beams lined with felt, wooden soffits/fascias, a wooden door, wooden windows boarded up with plywood, and a single wooden access hatch.

	
2	A damaged soffit panel on the buildings eastern elevation represents the only external feature suitable for use by bats. A check beneath the panel (using an endoscope) found no evidence of use by roosting bats and revealed that the crevice was exposed to the elements and damp inside. No evidence of use by bats or nesting birds (e.g. droppings) was found on the floor below the panel. The access hatch represents the only other obvious feature that would allow bats entry into the buildings. This wooden door to this hatch has been open. 
3	An internal inspection of the guard house revealed three separate room spaces, all of which were connected through open doorways. The first (entrance) room was light, airy and exposed to the elements, with the open access hatch allowing natural light to flood inside. The suspended ceiling in this room has largely fallen, leaving the supporting wooden rafters/beams exposed. Conditions in this room were considered too light/airy for use by roosting bats. No evidence of current or previous use by roosting bats or nesting birds found.

	
4	The remaining two rooms (a small toilet and a possible staff room) lead off from the entrance room. These were also exposed to natural light/the elements from the access hatch, although to a slightly lesser extent to the previous room. The suspended ceilings were also damaged in these rooms, with only a few polystyrene tiles remaining in the staff room. A check under these found no evidence of previous use by bats. No other obvious potential roosting features were found within the building, and no evidence of current or previous use by roosting bats or nesting birds was noted. 