



Preliminary Ecological Appraisal

Stranraer Marina

March 2025

Draft Report

Report Prepared For:

Fairhurst Ltd

Project Ref: ECN24 091

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Date: 31/03/2025



Document Control

Version	Status	Date	Changes	Confidentiality	Prep	Rev	Auth
V1	Draft	31/3/25	Draft to client	Not confidential	NQ	JT	SB

Field Investigations and Data

Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work. Where any data supplied by the client or from other sources have been used it has been assumed that the information is correct. No responsibility can be accepted by EcoNorth Ltd for inaccuracies in the data supplied by any other party.

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1. Summary

EcoNorth Ltd was commissioned by Fairhurst to undertake a Preliminary Ecological Appraisal (PEA) which involved a Preliminary Ecological Appraisal survey incorporating a UK Hab survey and Preliminary Bat Roost Assessment (PBRA) of land at Stranraer Marina in Dumfries and Galloway, Scotland. The survey was undertaken by Dr Sarah Barlow and Niamh Quirk on 5th December 2023. Habitat maps were produced in accordance with the methodology set out by the UK Habitat Working Group, with the survey ‘extended’ to determine the potential suitability of the site for protected species. It is proposed to upgrade the harbour which will involve dredging the harbour basin, installation of new pontoons, and enlarging of the breakwater at the harbour entrance. This report is designed to highlight key ecological constraints and support the full planning application etc. and assesses the potential impacts upon the ecological interests of the site. **This is a draft report and is not currently suitable to support a planning application.**

A desk study completed prior to the field visit highlighted the presence of no statutory and one non-statutory site within 2km of the site boundary, Loch Ryan Important Bird Area (IBA) which overlaps the site boundary. The study also identified the presence of protected and notable species Whooper swan, Red Kite, Fieldfare, Brambling, Scaup, Long-tailed Duck, Slavonian Grebe, Osprey, Merlin, Peregrine, Whimbrel, Black-tailed Godwit, Greenshank, Kingfisher, Redwing, Red-throated Diver, Black-throated Diver, White-tailed Eagle, Velvet Scoter, Common Scoter, Little Ringed Plover, Black Tern, Little Gull, Mediterranean Gull, Roseate Gull, Ruff, Great Northern Diver, Snow Bunting, Black Redstart, common pipistrelle, soprano pipistrelle, lesser noctule, Eurasian red squirrel, West European Hedgehog, common Dolphin, Wall, Garden Tiger, Cinnabar, Grey Dagger, Ghost Moth, White Ermine, Buff Ermine, Dot Moth, Small Square-spot, Dusky Brocade, Mottled Rustic, and Rustic, within 2km of the site boundary.

The following table highlights the key ecological features/species identified on site and those which have the potential to be present, based on the information available to date. Requirements for further surveys are highlighted, while potential mitigation measures are provided in Section 7. Further measures will be agreed as necessary following on from the completion of the additional surveys outlined below.

Ecological Feature	Presence on Site	Ecological Value	Further Surveys Required Pre-planning?	Potential Mitigation
Habitats	Habitats dominated by hardstanding with mixed scrub, sparsely vegetated ground dominated by ruderal and ephemeral species, modified grassland, lines of mature trees, neutral grassland and beach surrounding the marina. A series of intertidal habitats are present within the Marina.	Up to Local	No	Priority in the planting scheme to be given to native species of local provenance or those of known value to wildlife wherever possible. Minimise loss of intertidal habitats where possible or enhance other intertidal habitats where that is not possible.

Ecological Feature	Presence on Site	Ecological Value	Further Surveys Required Pre-planning?	Potential Mitigation
Invasive Plant Species	Japanese rose identified within an area of mixed scrub.	N/A	No	Removal by an appropriately experienced contractor. Biosecurity measures to prevent the spread of the species are recommended.
Bats	Three buildings are present within the site: the tourist information centre with adjoining clock tower to the south of the site, and the harbour reception building to the north. The tourist information centre was considered to have low bat roost potential. The clocktower and harbour reception are considered to have negligible bat roost potential.	Low - Local	No	Works to proceed to a precautionary method statement
Otter	No field signs indicating the presence of otter were identified. However, the marina is likely to provide good quality foraging and commuting habitat, and otter are likely to be present within the site or surrounding coastline on occasion. No holts or resting places were identified.	Local	Yes – formal otter survey required.	Works to proceed to precautionary method statement
Badger	The site is dominated by developed land, with only small areas of managed modified grassland. There are limited foraging opportunities on site, and no sett creation opportunities. Habitats of higher quality are present within the wider area, although the site lacks connectivity, due to dense residential development and roads.	Negligible - Low	No	Works to proceed to precautionary method statement



Ecological Feature	Presence on Site	Ecological Value	Further Surveys Required Pre-planning?	Potential Mitigation
Red Squirrel	Site generally lacks tree cover, although the line of trees along the western boundary may provide potential habitat, but lacks connectivity to further areas of suitable habitat.	Negligible - Low		Works to proceed to precautionary method statement
Breeding Birds	No evidence of nesting birds was recorded on site during the survey, although the line of mature trees and the limited area of dense scrub are considered to have the potential to support a very small number of pairs of locally common species typical of such habitats. Information presented around the harbour indicates that Black Guillemot breed on the redundant ferry terminal structures.	Local	Yes – a series of breeding season bird surveys have been undertaken between May and August 2024 and are reported separately.	Site clearance works will not be undertaken during the nesting period (March – September) unless a checking survey by a suitably qualified ecologist has confirmed no active nests are present within the five days prior
Non-breeding Birds	Site visit indicated that the small areas of intertidal habitat are utilized by wading bird species. Further surveys should be completed to determine the value of the site to such species.	County	Yes – a series of breeding season bird surveys have been undertaken between May and August 2024 and are reported separately.	Avoid works during the overwintering period which is most sensitive to disturbance where possible. Soft start to piling operations. Time works to avoid potential disturbance of high tide roosts. Creation of alternative roosting habitat.
Migratory / Resident Fish	Potential to be present within Loch Ryan.	County	No – assessment of impacts on fish will be undertaken using a desk-based approach using available data.	Any piling works are to be undertaken using soft start methods. Timing (seasonal) restrictions for any overwater piling required to avoid disturbance to fish migration.



Ecological Feature	Presence on Site	Ecological Value	Further Surveys Required Pre-planning?	Potential Mitigation
Marine Mammals	The potential for grey seal, common seal or a range of small cetaceans to forage within the adjacent Loch or potentially within the Marina itself.	County or above	Yes – observations of marine mammals have been planned and undertaken alongside breeding and wintering bird survey efforts	Any piling works are to be undertaken using soft start methods. Appropriate lighting scheme if changes to lighting are required. A marine mammal observer may be required during piling operations.

The potential presence of great crested newt, reptiles, red squirrel, water vole, and badger was considered through the assessment; however, the lack of suitable habitat on site (or breeding habitat within 500m of the site in the case of great crested newts) is considered to preclude any potential impacts upon these species.

2. Introduction

2.1 Background

EcoNorth Ltd was commissioned by Fairhurst (henceforth referred to as 'the client') to undertake an Preliminary Ecological Appraisal (PEA) and Preliminary Bat Roost Assessment of land at Stranraer Marina, in Dumfries and Galloway, Scotland (central grid reference NX 05977 61103). The client proposes to upgrade the harbour which will involve dredging the harbour basin, installation of new pontoons to accommodate further vessel berths, and enlarging of the breakwater at the harbour entrance. The survey was designed to map the habitats and determine the potential suitability of the site for protected species, to highlight key ecological constraints and support the full Environmental Impact Assessment and planning application.

This report:

- Sets out the results of the survey.
- Analyses the site's value for nature conservation.
- Identifies additional survey requirements in order to fully determine the baseline ecological conditions on the site.
- Identifies key avoidance, mitigation and/or compensation measures required to ensure the proposals do not have an adverse impact upon biodiversity.

2.2 Site Context

The site is located at Stanraer marina, in Dumfries and Galloway, South West Scotland. The marina lies on the Southern edge of Loch Ryan. The town of Stranraer is an area of dense residential and commercial development, surrounded by agricultural land and woodland blocks.

Figures 1 and 2 identify the location and extent of the development site.



Figure 1: Indicative Site Location

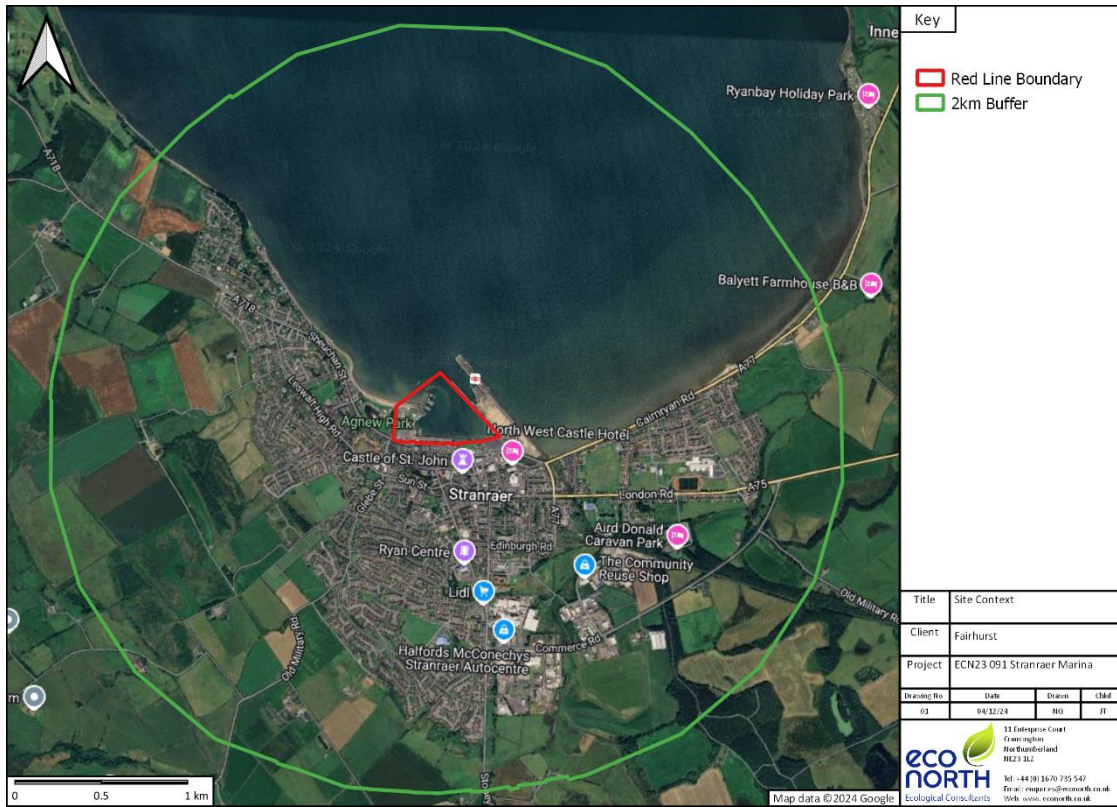


Figure 2: Indicative Site Boundary



2.3 Nature of the Proposals

It is proposed to upgrade the harbour which will involve dredging the harbour basin, installation of new pontoons, and enlarging of the breakwater at the harbour entrance

Figure 3: Indicative Development Proposals



3. Planning Policy and Legislation

3.1 Planning Policy and Guidance

A series of national and local planning policies are in place which are designed to ensure that development works do not have an adverse impact upon biodiversity, at a site or wider level. Such policies ensure that both developers and public bodies must give due consideration to the potential effects of development works upon both ecological receptors (in line with existing wildlife legislation) and biodiversity.

3.1.1 Scottish Planning Policy (SPP) (2014)

The SPP outlines the Scottish Government's national planning policies for the development and use of land and operation of the planning system. It is designed to ensure consistency in the application of policies, while

taking into account variations in local circumstances across Scotland. Local authorities must take the principles detailed in the document into account when assessing planning applications and appeals, as well as during the production of their own development plans. Paragraphs 193-218 deal with 'Valuing the Natural Environment'. Further details are provided on the Scottish Government's website (<http://www.gov.scot/Resource/0045/00453827.pdf>).

3.1.2 Habitats and Species of Principal Importance / Biodiversity Action Plans (BAPs)

The UK BAP was published in 1994 to guide national strategies for the conservation of biodiversity. BAPs were designed to ensure the conservation and re-establishment of natural habitats, and that measures were implemented to aid the conservation and enhancement of habitats and species of local importance, the latter through the development of Local BAPs. The UK BAP was succeeded by the 'UK Post-2010 Biodiversity Framework' in 2012, however, the lists of species and habitats of conservation importance are still considered a valuable tool for identifying features of local and national conservation concern. As such, the potential presence of both Local and UK BAP habitats and species were considered throughout the surveys and assessment.

Species and habitats formerly identified and included within UK BAPs are typically also those which are which the Scottish Ministers consider to be of principal importance for biodiversity conservation in Scotland. Such species are identified on the Scottish Biodiversity List SBL as part of the Nature Conservation Scotland Act (2004). Such species and habitats need to be taken into consideration by a public body when performing any of its functions.

3.2 Legislation

A range of legislation is in place to ensure that habitats and species of conservation importance are protected from both direct and indirect harm. Key legislation includes:

- The Conservation (Natural Habitats, &c.) Regulations 1994 and The Conservation (Natural Habitats, &c.) Amendment (Scotland) Regulations 2012 (The Habitat Regulations).
- The Convention on the Conservation of European Wildlife and Natural Habitats 1979 (The Bern Convention).
- The Wildlife and Countryside Act 1981 (as amended).
- The Nature Conservation (Scotland) Act 2004.
- The Protection of Wild Mammals (Scotland) Act 2002.
- The Protection of Badgers Act 1992.

An overview of the above legislation is provided in Appendix A.

The potential presence, on or near the site, of species afforded protection under the above legislation was considered throughout the surveys and assessment. Species considered include:

- Bats.
- Great crested newt.
- Otter.
- Freshwater pearl mussel.
- Reptiles.
- Water vole.
- Red squirrel.
- Badger.
- Birds
- Migratory fish.

An overview of the legislation and level of protection relating to such species is provided in Appendix A.

4. Methodology

4.1 Desk Study

Contextual information was gathered as part of a desk study undertaken prior to the start of field surveys. Such information can identify protected or notable species which may occur on the proposed development site or in the local area, as well as identifying statutory and non-statutory ecological sites which may have the potential to be affected by the proposals. Species records and the location of statutory and non-statutory nature conservation sites within 2km of the survey site were requested from South West Scotland Environmental Information Centre (SWSEIC) and from the Multi-Agency Geographic Information for the Countryside (MAGIC) website (www.magic.gov.uk).

Additionally, 1:10,000 Ordnance Survey maps were consulted to help identify waterbodies or watercourses within 500m of the site. This search reflects the potential for great crested newts to utilise terrestrial habitat up to 500m from their breeding ponds and also helps determine the potential for other riparian or semi-aquatic species which will move away from a watercourse to be present (e.g. otter *Lutra lutra*).

It should be noted that an absence of records is likely to reflect an absence of survey data and cannot be taken as confirmation that a particular species is not present in the site or surrounding area.

4.2 Field Survey

4.2.1 Habitats

Mapping of the habitats within the site followed UK Habitat Classification survey methodology as set out by the UK Habitat Classification Working Group. This follows a standardised system which can be easily interpreted, with habitats and boundary features correlating to set definitions. Target notes were used to

record further information regarding features of interest, or specific habitats or features identified during the survey which do not closely match any of the UK Habitat Classification survey criteria.

Plant species were identified in accordance with Rose (2006) and Stace (2019). A search was also conducted for presence of Schedule 9 invasive non-native plant species such as Japanese knotweed *Fallopia japonica* and Himalayan balsam *Impatiens glandulifera*.

The results of the UK Hab survey are shown in Appendix B, with Target Notes provided in Appendix C and site photographs in Appendix D.

There is no attempt to map or characterize intertidal habitats within the Marina within this document and this will need to be addressed by the completion of site-specific intertidal surveys which will be reported separately.

4.2.2 Protected and Notable Species (Excluding Bats)

Throughout the field survey, searches were made for field signs indicating the presence of protected and notable species, including but not being limited to those species listed in Section 3.2. Any field signs recorded (including sightings of the animals themselves) were mapped; any such signs are illustrated in Appendix B and listed as Target Notes in Appendix C. An assessment was also made of the potential for the site and adjacent areas to support protected and notable species, to identify where the proposals may impact upon such species and identify any requirements for further (species-specific) surveys.

4.2.3 Bats

Habitat Assessment

An assessment of the potential suitability of the habitats within the site and surrounding area for bats was undertaken as part of the preliminary ecological appraisal. This included an assessment using the criteria set out in the Bat Conservation Trust Survey Guidelines, as shown in Table 1 below.

These criteria were used to provide a guide as to the potential suitability of the site for bats. It is important to note that an absence of potential commuting routes or 'good quality' foraging areas around a site cannot be used to confirm the absence of bats from a site. Bats are highly mobile animals which will use different habitats at different times of the year, therefore an appropriate level of additional survey work must be carried out in order to determine if and how bats utilise a particular site.

Table 1: BCT Guidelines for Assessing the Value of Habitats for Bats

Potential Suitability	Roosting habitats in structures	Potential flightpaths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices / suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection from flight-lines or generate/shelter insect population available to foraging bats).
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flightpaths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool-stable hibernation site but could be used by individual hibernating bats).	Habitat that could be used by small number of bats as flightpaths such as gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitats. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is to be established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for flightpaths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.

Potential Suitability	Roosting habitats in structures	Potential flightpaths and foraging habitats
High	A structure with one of more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of times due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.	<p>Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flightpaths such as river valleys, streams hedgerows lines of trees and woodland edge.</p> <p>High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland.</p> <p>Site is close to and connected to known roosts.</p>

Building Survey

Preliminary Bat Roost Assessment / Field Sign Survey

An initial inspection of the buildings within the site was completed on 5th December 2023. The external areas of the buildings were inspected and notes made regarding both the nature of the structure (materials, loft structure, age etc.) and condition of the buildings, to help identify any areas or features which may allow bats access or have the potential to provide roosting opportunities. Where potential access or roosting opportunities were noted, these were inspected for signs of bats, including droppings, feeding remains, staining or bats themselves. Where droppings were found, these were collected to allow for DNA analysis at a later date, if required.

The survey included an assessment of the likely potential use of the building at times throughout the year to take into account the fact that bats will utilise different roost sites at different times and for different purposes, sometimes including multiple roost types within a single structure.

The layout of the buildings within the site is shown in Appendix B; site photographs are provided in Appendix C.

Tree Surveys

Preliminary Bat Roost Assessment / Field Sign Survey

An assessment was made of the suitability of the trees within the site to support roosting bats on 5th December 2023. Each tree was inspected and notes made of the species, approximate height, diameter at breast height (DBH) and any features which provide potential bat roost sites e.g. holes, splits in the trunk or limbs, flaking bark, areas covered by ivy. Each tree was inspected from the ground using binoculars and a high powered torch (Clulite CB2) with higher areas accessed by ladder if necessary/safe to do so.

Where any field signs indicating the presence of bats, or bats themselves were recorded, a note was made of the location of the roost. Where roosts were not confirmed, each tree was classified in line with the criteria in Table 2, based on the potential for such features to be present.

Table 2: Guidelines for Assessing the Suitability of Trees for Roosting Bats

Potential Suitability	Description
None	Either no potential roost features (PRFs) in the tree or highly unlikely to be any.
FAR	Further assessment required (FAR) to establish if potential roost features are present in the tree.
PRF	A tree with at least one potential roost feature (PRF) present.
PRF - I	PRF is only suitable for individual bats or very small number of bats either due to size or lack of suitable surrounding habitats.
PRF – M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

4.2.4 Survey Conditions and Personnel

The field surveys were completed as shown in Tables 2 and 3, below. For further information on the team's experience, please visit <https://www.econorth.co.uk/who-we-are/team/>

Table 2: Survey Times and Weather Conditions

Date	Sunset/rise (BST)	Start Time (BST)	End Time (BST)	Precipitation	Temperature (°C)	Cloud Cover (Oktas)	Wind (Beaufort Scale)
05/12/23	-	-	-	Dry	6	2/8	1

Table 3: Survey Personnel

Survey	Date	Feature Reference(s)	Survey Leader	Assistant Surveyors
PEA & PBRA	05/12/23		Sarah Barlow	Niamh Quirk
<u>N.B.</u> Those surveyors in bold are licensed to work with bats by Natural England				

Any constraints or limitations to the survey are discussed in Section 6.1.

4.3 Assessment of Value

The botanical value of the habitats on site and the value of the site for protected species, as determined through the UK Habitat Classification survey methodology, were based on the criteria published by the Chartered the Institute of Ecology and Environmental Management (CIEEM) updated in 2023

(<https://cieem.net/resource/guidelines-for-ecological-impact-assessment-ecia/>). Each feature was classified as being as one of the following levels of value:

- International
- National
- Regional/County
- City/District/Borough
- Local
- Low.

Examples of different ecological features meeting each of these criteria are outlined in Appendix E.

5. Baseline Conditions

5.1 Desk Study

5.1.1 Designated Sites

Table 4 shows those designated sites identified through the desk study as lying within 2km of the site boundary.

Table 4: Designated Sites within 2km

Designated Site	Distance & Direction from Site	Reasons for Designation
Loch Ryan Important Bird Area (IBA)	Overlaps Site	A large, shallow sea loch at the western end of Dumfries and Galloway, which supports the only commercial native oysterbeds in Scotland. The IBA supports important numbers of wintering waterbirds. See: https://datazone.birdlife.org/site/factsheet/loch-ryan-iba-united-kingdom

5.1.2 Protected and Notable Species

A range of protected and notable species were identified through the desk study as having been recorded within 2km of the site boundary within the last 10 years, including the following:

- The schedule 1 listed bird species: Whooper swan *Cygnus cygnus*, Red Kite *Milvus milvus*, Fieldfare *Turdus pilaris*, Brambling *Fringilla montifringilla*, Scaup *Aythya marila*, Long-tailed Duck *Clangula hyemalis*, Slavonian Grebe *Podiceps auritus*, Osprey *Pandion haliaetus*, Merlin *Falco columbarius*, Peregrine *Falco peregrinus*, Whimbrel *Numenius phaeopus*, Black-tailed Godwit *Limosa limosa*, Greenshank *Tringa nebularia*, Kingfisher *Alcedo atthis*, Redwing *Turdus iliacus*, Red-throated Diver *Gavia stellata*, Black-throated Diver *Gavia arctica*, White-tailed Eagle *Haliaeetus albicilla*, Velvet Scoter *Melanitta fusca*, Common Scoter *Melanitta nigra*, Little Ringed Plover *Charadrius dubius*,

Black Tern *Chlidonias niger*, Little Gull *Hydrocoloeus minutus*, Mediterranean Gull *Ichthyaetus melanocephalus*, Roseate Gull *Sterna dougallii*, Ruff *Calidris pugnax*, Great Northern Diver *Gavia immer*, Snow Bunting *Plectrophenax nivalis*, and Black Redstart *Phoenicurus ochruros*.

- Flowering plant species bluebell *Hyacinthoides non-scripta*
- Terrestrial mammal species: Common Pipistrelle *Pipistrellus pipistrellus*, Soprano Pipistrelle *Pipistrellus pygmaeus*, Lesser Noctule *Nyctalus leisleri*, Eurasian Red Squirrel *Sciurus vulgaris*, and West European Hedgehog *Erinaceus europaeus*.
- Marine mammal common Dolphin *Delphinus delphis*
- S.41 listed invertebrates: Wall *Lasiommata megera*, Garden Tiger *Arctia caja*, Cinnabar *Tyria jacobaeae*, Grey Dagger *Acronicta psi*, Ghost Moth *Hepialus humuli*, White Ermine *Spilosoma lubricipeda*, Buff Ermine *Spilosoma lutea*, Dot Moth *Melanchra persicariae*, Small Square-spot *Diarsia rubi*, Dusky Brocade *Apamea remissa*, Mottled Rustic *Caradrina Morpheus*, and Rustic *Hoplodrina blanda*.

Further information is provided in Appendix F.

Separately to the Southwest Scotland Environmental Information Center (SWEIC) data request, data are being requested from the British Trust for Ornithology (BTO) Wetland Bird Survey (WeBS) these will be included in separate ornithological reports. Local interpretative material within Stranraer indicates that both Harbour Seal *Phoca vitulina* and Grey Seal *Halichoerus Grypus* reside can be observed in Loch Ryann as well as Harbour Porpoise *Phocoena phocoena*, Bottlenose Dolphin *Tursiops truncatus* and Minke Whale *Balaenoptera acutorostrata* occur in the waters surrounding the Rhins of Galloway. Other marine megafauna reported include Basking Shark *Cethorinus maximus*, Ocean sunfish *Mola mola* and Leatherback *Dermochelys choracea* and Loggerhead turtles *Caretta caretta*.

Interpretative materials at the marina also indicate that Black Guillemot *Cephus Grylle* breed on redundant ferry terminal structures and nest boxes have been installed for the species elsewhere in the Marina.

5.2 Field Survey

5.2.1 Habitats

Habitats within the site were found to be dominated by hardstanding including car parks, road and public footpaths (u1b/u1e), with other habitats being present including sections of mixed scrub, sparsely vegetated ground dominated by ruderal and ephemeral species, modified grassland, lines of mature trees, neutral grassland, and beach surrounding the marina. Parts of the Marina are shallow and are therefore intertidal, the nature of the intertidal habitats is comprised of a mixture of intertidal mud and littoral rock. Intertidal habitats will be classified in specific surveys of the marine environment reported separately. Terrestrial habitats are described in the following sub-sections. The results of the UK Habitat Classification survey are shown in Appendix B, with Target Notes provided in Appendix C and site photographs in Appendix D.

H3H - Mixed scrub

TN A - Section of mixed scrub comprised of woody shrubs and semi-mature trees. Species noted included gorse *Ulex europaeus*, bramble *Rubus fruticosus*, Japanese rose *Rosa rugosa*, ash *Fraxinus excelsior*, cherry *Prunus sp.*, Ivy *Hedera helix*, nettle *Urtica dioica*, ribwort plantain *Plantago lanceolata*, Dove's-foot cranesbill *Geranium molle*, sea mayweed *Tripleurospernum maritimum*, sea kale *Crambe maritima*, and cocksfoot *Dactylis glomerata*.

U1b – Developed land; sealed surface

TN B – U1b6 701. Man made sea wall constructed with large boulders.

TN D – u1b6. Artificial sealed pathway constructed with bricks (mosses growing between bricks)

TN M – u1b5. Building – Harbour Master's office

TN N – u1b5. Building – Clocktower and Tourist Information Centre

TN F – u1b6 804. Artificial sealed surface, car park

TN H - Artificial sealed surface, road

TN I - Artificial sealed surface, pier

T2h – Beach

TN C - Beach - sand and pebble intertidal sediment

TN E- Beach – sand and pebble intertidal sediment

TN O - Beach vegetation restricted to sandy soil and sand above high tide line and includes a number of beach/shingle indicator species and a single *Buddleia* plant. Species noted included sea radish *Raphanus raphanistrum spp. Maritimum*, sea kale *Crambe maritima*, sea mayweed *Tripleurospernum maritimum*, meadow grass, sea couch *Elymus pycnanthus*, broad-leaved dock, curled dock, ragwort, sea sandwort *Honkenya peploides*, and Babington's orache *Atriplex glabriuscula*.

G4 – modified grassland

TN G – Mown modified grassland with line of 33 mature trees. Species noted include annual meadowgrass *Poa annua*, perennial rye grass, white clover, daisy, dandelion, ragwort *Senecio jacobaea*, creeping buttercup *Ranunculus repens*, lawn moss *Rhytidiadelphus squarrosus*, sycamore *Acer pseudoplatanus*, maple *Acer sp.*, and whitebeam *Sorbus sp.*

G3c – Other neutral grassland

TN L - Other neutral grassland with scattered rushes. Species noted included Cock's-foot, Yorkshire fog *Holcus lanatus*, rushes *Juncus spp.*, creeping buttercup, ribwort plantain, broad-leaved dock, red clover *Trifolium pratense*, bird's foot trefoil, field woodrush *Luzula campestris*, dandelion, red fescue *Festuca rubra*, meadow grass *Poa sp.*, and willow (sapling) *Salix sp.*

T1 700 – Marina

TN P – Open water and intertidal marina

W1 33 - Line of Trees

TN J - Line of trees planted within artificial, unvegetated areas within car park. Species noted included whitebeam *Sorbus sp.*

TN K - Line of trees. 30 mature trees tentatively identified as Lime *Tilia sp.* from leaf litter. Low-mid trunks covered in ivy.

U1e – Built Linear Feature

TN Q - linear feature – tarmac path sparse coverage of predominantly seedlings of ephemeral and ruderal species including mouse-ear *Cerastium fontanum*, dandelion *Taraxacum agg*, groundsel *Senecio vulgaris*, cuckoo flower *Cardamine pratensis*, cocksfoot *Dactylis glomerata*, dove’s-foot cranesbill *Geranium molle*, scurvy grass *Cochleria officinalis*, willowherb *Epilobium sp.*, white clover *Trifolium repens*, perennial rye grass *Lolium perenne*, annual meadow grass *Poa annua*, chickweed *Stellaria media*, common ragwort *Jacobaea vulgaris*, common cat’s-ear *Hypochaeris radicata*, shepherd’s purse *Capsella bursa-pastoris*, yarrow *Achillea millefolium*, pineapple mayweed *Matricaria discoidea*, daisy *Bellis perennis*, smooth sow thistle *Senecio oleracea*, Cushion mosses *Grimmia spp.*, and Liverwort(s).

H2b – Non-native Ornamental Hedgerow

TN R- Non-native ornamental hedgerow within parkland bordering (L) along western boundary. Species noted included *Eleagnus sp.*, rose sp. *Rosa sp.*, and bramble.

5.2.2 Schedule 9 Plant Species

An area of mixed scrub within the southeast border of the site was not accessible. Binoculars were used to survey the area and a patch of Japanese rose was tentatively identified. A repeat survey would be required to confirm the presence of this species.

5.2.3 Protected and Notable Species

Bats

Habitat Assessment

Habitats within the site were found to be dominated by developed land, with small areas of modified grassland and lines of trees to the south and west. The areas of grassland and developed land are generally considered to be of low value to foraging and commuting bats, being open and exposed, however the treelines around the edges of the site may provide more sheltered potential foraging and commuting opportunities.

Building Surveys

Preliminary Bat Roost Assessment / Field Sign Survey



Three buildings are present within the site, the tourist information centre with adjoining clock tower to the south of the site, and the harbour reception building to the north.

The tourist information centre is one storey in height and of stone construction, with a flat felt roof. There were some small gaps in the mortar and gaps where the roof overhangs the wall tops. Overall, the building was considered to have **low** bat roost potential.

The clocktower adjoins the building at the western elevation. It is two storeys in height and of stone construction, with a flat roof. Lead flashing is present around the roof overhang and over a dormer window. The flashing is slightly lifted in places, but gaps are minimal. Overall, the clocktower is considered to have **negligible** bat roost potential.

The harbour reception building is one storey in height and of rendered brick construction, with a metal complex roof structure, including a flat roof section. The building is sound with few gaps and is considered to have **negligible** bat roost potential.

No field signs indicating the presence of bats were recorded during the survey.

Tree Surveys

Preliminary Bat Roost Assessment / Field Sign Survey

Most of the trees on site were found to be sound and lack any potential roost features. However, the line of trees along the western boundary, were noted to have low bat roost suitability due to the presence of ivy on the trunks.

Great Crested Newt

Terrestrial habitats are generally unsuitable for the species. The hard standing and modified grassland that dominate the site offer little shelter or foraging opportunities for the species. These habitats are also open and exposed, which increases the risk of predation and/or desiccation.

One pond is present within 500m of the site, which lies within Agnew Pond, c.80m west of the site. The pond is large and often has waterfowl present, which decreases the suitability for GCN. Terrestrial habitats surrounding the pond consists of managed modified grassland, which further reduces its suitability. The pond achieved a ‘poor’ HSI score, as shown in Table 5 below. It is therefore considered unlikely that the species is present within the site.

Table 5: HSI results

SI Ref.	SI Description	SI Score	SI Value
1	Geographic location	B	0.5
2	Pond area	4940m ²	0.4
3	Pond permanence	Never Dries	0.9
4	Water quality	Moderate	0.67
5	Shade	10%	1
6	Waterfowl effect	Major	0.01
7	Fish presence	Possible	0.67
8	Pond Density	0	0.01



9	Terrestrial habitat	Poor	0.33
10	Macrophyte cover	10	0.4
HSI Score			0.31
Pond suitability			Poor

Otter

No field signs indicating the presence of otter were identified. However, the marina is likely to provide good quality foraging and commuting habitat, and otter are likely to be present within the site on occasion. No holts or other resting places (or any other field signs) were identified during the PEA survey or subsequent searches undertaken throughout the course of wintering and breeding bird surveys. Sections of rock armour on the eastern boundary of the Marina and the rock armour of the existing breakwater provide potential places of rest or shelter; however, no evidence of use on these features has been recorded to date.

Red Squirrel

Site generally lacks tree cover, although the line of trees along the western boundary may provide potential habitat. However, the tree line lacks connectivity to further areas of suitable habitat. Some records were returned from the desk study.

Badger

The site is dominated by developed land, with only small areas of managed modified grassland. There is limited foraging opportunities on site, and no sett creation opportunities. Habitats of higher quality are present within the wider area, although the site lacks connectivity due to dense residential development and roads.

Breeding Birds

No evidence of nesting birds was recorded on site during the survey, although the line of mature trees and the limited area of dense scrub are considered to have the potential to support a very small number of pairs of locally common species typical of such habitats. Buildings and other structures within and surrounding the site support potential breeding sites for a range of species. Breeding bird surveys have been undertaken and are reported separately.

Non-Breeding Birds

Habitats are suitable to support non-breeding birds at both high and low tide. A range of wading birds were recorded within the site and surrounding area. Further surveys have been completed and are reported separately.

Migratory and Resident Fish

There are no records of migratory fish within 2km of the site within the last 10 years returned via a data search undertaken for this project, but this is likely due to a lack of survey effort and may not be indicative

of the current status. A watercourse discharges into the Marina however this appears to be extensively culverted under the town and is therefore expected to be of very low suitability for migratory fish.

The wider Loch Ryan area is likely to support a range of resident or transient sea fish species and the extent of this will need to be examined properly through the EIA process and detailed desk-based studies.

BAP and Other Species

There remains the potential for other locally common species, such as hedgehog (Priority Species) and fox to move through the site on an intermittent basis, although the nature of the on-site habitats are generally unsuitable for such species, lacking potential shelter or foraging opportunities. Higher quality habitat for such species is present within the local and wider area.

Species Scoped Out of this Assessment

The site lacks any habitat with the potential to support other protected species such as reptiles and water vole and is effectively severed from any potentially suitable habitat in the wider area for such species by a series of major roads and areas of dense residential development. The potential presence of such species or impacts upon such species as a result of the development works can be ruled out with some certainty and such species are therefore not considered further in this assessment.

6. Interpretation and Discussion

6.1 Survey Constraints and Further Survey Requirements

The survey was completed late in the year so some flowering species may not have been apparent at the time of survey. However, based on the species identified and nature of the habitats on site, it is considered that a robust assessment of their classification and value has been made. As such, the timing of the survey is not considered to represent a significant constraint to the assessment.

Before a robust assessment of the value of the site and potential impacts of the proposals upon protected and notable habitats species can be made, the following additional surveys are required to inform the EIA process:

- Wintering bird surveys – a series of wintering bird surveys have been completed and are reported separately
- Breeding bird surveys – a series of surveys of the site boundary and the intertidal and open waters of the surrounding areas have been undertaken in relation to breeding birds and are reported separately.
- Marine mammals – observations of open water habitats have been undertaken throughout the year in relation to marine mammals and these are reported separately.
- Further detailed desk-based research is likely to be required in relation to marine mammals and marine fish to inform the environmental impact assessment process.

- Intertidal and benthic surveys will be required to characterise the marine habitats potentially impacted by the proposals.

6.2 Assessment of Value

Based on the results of the desk study and field work completed to date, the ecological interests of the site are valued as shown in Table 4 below using the criteria outlined in Section 4.3 and Appendix E.

Table 3: Value of Ecological Features Recorded on Site

Ecological Feature	Ecological Value	Justification
mixed scrub, modified grassland, lines of mature trees, neutral grassland, beach, marina.	Low – Local	Supports a small range of locally common species typical of such habitats / can be readily recreated over a short time period.
Intertidal habitats	TBC	Intertidal habitat will be subject to specific assessment and value assigned beyond that.
Developed land; sealed surface	Negligible	Artificial habitats of negligible botanical interest.
Invasive Plant Species	N/A	Japanese Rose is a non-native species liable to spread without control.
Bats	Low - Local	Habitats generally considered to be of low value to foraging and commuting bats, being open and exposed, however the tree lines around the edges of the site may provide more sheltered potential foraging and commuting opportunities. Buildings were generally found to lack roosting opportunities and were no more than low value for the species.
Otter	Local	No evidence of regular use but potential for commuting / feeding in the areas is acknowledged.
Red Squirrel	Low	Site generally lacks tree cover, although the line of trees along the western boundary may provide potential habitat, although lacks connectivity to further areas of suitable habitat. Some records returned from the desk study.
Badger	Low	The site is dominated by developed land, with only small areas of managed modified grassland. There is limited foraging opportunities on site, and no sett creation opportunities. Habitats of higher quality are present within the wider area, although the site lacks connectivity, due to dense residential development and roads.

Ecological Feature	Ecological Value	Justification
Birds	Local	No evidence of nesting birds was recorded on site during the survey, although the line of mature trees and the limited area of dense scrub are considered to have the potential to support a very small number of pairs of locally common species typical of such habitats.
Marine mammals	Local	The waters surrounding the marina are likely to support occasional seals and cetaceans.
Migratory / resident Fish	TBC – likely county	The shallow waters of Loch Ryan surrounding the marina are likely to be important for a range of marine fishes.

6.3 Input into the Design Process

In order to minimise the potential impacts of the proposals, the proposals should consider including:

- a wildlife friendly lighting strategy
- integrated bat boxes within at least 50% of new structures
- integrated bird boxes within at least 50% of new structures and / or incorporating additional features into existing marine structures.
- the creation of habitats of value for a range of wildlife, such as species-rich grassland, hedgerows, and / or native scrub and tree species

Ornithology

The sea wall to the east of the marina currently forms a high tide roost (see attached document with images of roost). This will be partially lost or its use compromised as a result of the infill area. To mitigate this a few options can be considered. These are set out below:

1. Retrofit roost structures on top of the timber stays which remain as part of the ferry terminal. Exact design TBC however any flat or textured platform away from wave wash could be considered. Roosts on estuary staithe type structures occur in a range of settings.
2. Use rocks located at existing roost site and move these further out along the terminal structure to recreate roosting areas.
3. When extending the break water include 'ledge' features on various sides which could increase the breakwaters capacity to function as a high tide roost.
4. Some roosting may be retained on the rocks at the east of the marina – to protect these from visual / recreational disturbance landscaping should screen the northern limit of the infill area where possible.
5. Small numbers of arctic tern are breeding or attempting to breed on the redundant ferry terminal – these attempts are suspected to have been predated by gulls this year; however, there is potential that they would also be at risk of future development. Consider whether it would be possible to construct the

breakwater in a way that incorporates a shingle bed at the top of the structure to provide a breeding ‘island’ suitable for arctic tern.

6. There will likely be construction stage controls to implement to protect roost sites under certain conditions however that will not influence design at this stage.

The infill area will result in the loss of intertidal feeding habitat used at low tide – to minimise this the following should be implemented.

7. Include a ‘beach’ type profile which will facilitate feeding at the outer limits of the infill area which will reduce (to some degree) the impact of feeding habitat loss – this type of profile will also collect strandline debris also used by feeding waders at the tide line – this aligns with the first point raised by the landscape and visual mitigation request below.

Terrestrial Ecology

The west beach at Stranraer supports areas of coastal vegetated shingle which is a UK BAP priority habitat – this is unlikely to be affected by the proposed works however the infill area provides an opportunity to create areas of coastal vegetated shingle above the tide line. This will align well with the beach profile proposal described above. The creation of this habitat type ‘may’ require some management / sorting of dredged material.

Buildings and / or structures could seek to accommodate nest box structures for starlings and if possible black guillemot to add to a series of boxes which have already been installed at the Marina and support populations of notable species.

Marine Mammals / Marine Ornithology

The marina supports existing interpretation re safety / navigation. While no design requirements are identified for marine mammals there could be some provision for interpretation re marine mammals and marine birds present and how to minimise disturbance / adverse effects during operation.

6.4 Impact Assessment

Based on the proposals as shown in Figure 3, the development will have the following impacts upon the ecological interests of the site in the absence of mitigation:

- The loss of limited areas of habitat of no more than local botanical value.
- Creation of habitat types within landscaping proposals.
- Loss of intertidal habitat and areas of open water.
- Potential disturbance to protected or notable species such as otter, marine mammals and fish or breeding birds and their habitats within and adjacent to the site, which are of up to local / county for such species, at the time of works.

- Disturbance to non-breeding birds while roosting or feeding during construction and dredging operations.
- Sediment related impacts on surrounding intertidal habitats arising through dredging and / or piling works.
- Direct harm to any protected or notable species such as marine mammals, fish or birds present on site at the time of works.
- The spread of an invasive non-native species.

7. Mitigation and Compensation Strategy

7.1 General Protection and Mitigation Measures

The following measures will be implemented in order to minimise the ecological impacts of the proposals, including the risk of protected species being adversely affected, and are included in addition to potential design related mitigation described above:

- In the event that works will be undertaken during the bird nesting period (March – August inclusive), works will not commence until a checking survey by an SQE has shown active nests to be absent. In the event that active nests are identified, the SQE will advise on a suitable buffer zone into which no works will progress until the nest is confirmed (by the SQE) to be inactive.
- Where changes to lighting are required, an appropriate lighting scheme will be implemented to reduce light pollution along the seafront and any impacts on otter or other nocturnal species utilising the water course.
- Appropriate control measures are required to prevent any spread of invasive non-native Japanese rose off-site. The plant should be removed by an appropriately experienced contractor and disposed of by incineration on site or via an appropriately licensed waste contractor. Procedures will be put in place to ensure that plant machinery used are cleaned down prior to leaving site to prevent the further spread of this species.
- Should piling works be required for permanent or temporary works this will be undertaken using Soft-Start methods to minimise disturbance to any potential foraging grey seal, marine or coastal birds and resident fish present in the marina and surrounds at the time of the works.
- A marine mammal observer may be required during piling operations to inform any required piling down time while marine mammals are present in the area.
- Piling and dredging works will be avoided between February and June in each year of construction to reduce impacts on marine fish and breeding birds. Where piling or dredging are undertaken in July these may be subject to restrictions relating to breeding birds.



- Piling and dredging undertaken between October to March inclusive may be subject to timing restrictions to reduce potential disturbance to roosting or feeding birds within the marina.
- A Construction Environmental Management Plan (CEMP) will be implemented to minimise the likelihood and impact of any pollutant spills during the construction phase. The CEMP will include measures to prevent such pollutants from entering the watercourse.

8. References

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Appendix A – Key Legislation

Table A1: Overview of Key Legislation

Legislation	Key Features
The Conservation (Natural Habitats, &c.) Regulations 1994 and The Conservation (Natural Habitats, &c.) Amendment (Scotland) Regulations 2012 (The Habitat Regulations)	<p>The Habitat Regulations 1994 (as amended in Scotland) transpose <i>Council Directive 79/409/EEC on the Protection of Wild Birds</i> (the EC Birds Directive 1979) and <i>Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Flora and Fauna</i> (the EC Habitats Directive 1992) into Scottish law; there have been several amendments to the Regulations which apply only to Scotland. The Birds Directive was amended in 2009, becoming Directive 2009/147/EC.</p> <p>The Habitat Regulations make it an offence (with certain exceptions) to deliberately capture, disturb, kill or trade in those animal species listed in Schedule 2, or to pick, cut, uproot, collect, destroy or trade in those plant species listed in Schedule 4.</p> <p>The EC Birds Directive requires member states to establish and monitor Special Protection Areas (SPAs) for all rare or vulnerable species included in Annex I, as well as for all regularly occurring migratory species, with key focus on wetlands of international importance. Annex I and II of the Habitats Directive respectively list those habitats and species for which a similar network of sites – Special Areas of Conservation (SACs) – must be established and monitored. Collectively, SPAs and SACs form a network of pan-European protected areas which are referred to as ‘Natura 2000’ sites.</p>
The Convention on the Conservation of European Wildlife and Natural Habitats 1979 (Bern Convention)	<p>The Bern Convention was adopted in 1979 and ratified by the UK Government in 1982. The principal aims of the Convention are to ensure the conservation and protection of all wild plant and animal species and their natural habitats (listed in Appendices I and II), to increase cooperation between contracting parties, and to afford special protection to the most vulnerable or threatened species (including migratory species).</p> <p>Members of the European Community meet their obligations via the Birds Directive and the Habitats Directive. These are transposed into UK law by the Wildlife and Countryside Act 1981 (as amended), Nature Conservation (Scotland) Act 2004 (as amended), Wildlife (Northern Ireland) Order 1985, and the Nature Conservation and Amenity Lands (Northern Ireland) Order 1985.</p>
The Wildlife and Countryside Act 1981 (as amended)	<p>The Wildlife and Countryside Act consolidates and amends existing national legislation to implement the requirements of the Bern Convention and the Birds Directive throughout Great Britain. The Act is the primary UK mechanism for the designation of statutory ecological sites - Sites of Special Scientific Interest (SSSIs) - and the protection of individual species listed under Schedules 1, 2, 5, 6 and 8 of the Act, each of which is subject to varying levels of protection.</p> <p>Schedule 9 of the Act also lists those plant species which it is an offence to plant or otherwise cause to grow in the wild, while Schedule 14 prevents the release into the wild or sale of certain plant and animal species which may cause ecological, environmental or socio-economic harm.</p>



Legislation	Key Features
Natural Environment and Rural Communities Act 2006	The NERC Act primarily applies to England and Wales, with only limited sections applying in Scotland, where it is primarily replaced by The Nature Conservation (Scotland) Act (see below). It places a duty on public bodies to consider and conserve biodiversity through the exercise of their functions and includes a range of measures to strengthen the protection of both habitats and wildlife. The Act makes provision in respect of biodiversity, pesticides harmful to wildlife, protection of birds and invasive non-native species.
The Nature Conservation (Scotland) Act 2004	The Nature Conservation (Scotland) Act 2004 places a duty on public bodies to conserve biodiversity, increases protection for SSSIs (including providing for Land Management Orders on SSSIs and associated land), strengthens wildlife enforcement legislation and amends legislation on Nature Conservation Orders. The Act requires Scottish Ministers to designate one or more strategies for the conservation of biodiversity (the Scottish Biodiversity Strategy) and to publish lists of species and habitats of principal importance.
The Protection of Wild Mammals (Scotland) Act 2002	This Act provides protection for wild mammals from acts of cruelty, primarily via preventing hunting wild mammals with dogs.
The Protection of Badgers Act 1992	This consolidates the existing legislation relating to the protection of badgers, and makes it an offence in England and Wales to wilfully kill, injure or take a badger (or attempt to do so) and affords protection to both the animals themselves and their setts.

Table A2: Overview of Key Protected Species Legislation and Protection

Species	Key Legislation and Protection
Bats	<p>All European bat species are protected in Britain under The Habitat Regulations. All British bat species are included on Schedules 5 and 6 of the Wildlife and Countryside Act 1981 (as amended) and the whole of Section 9 applies to European bat species. The above collectively prohibits the following:</p> <ul style="list-style-type: none"> • Deliberately or recklessly capturing, injuring, taking or killing of a bat. • Deliberately or recklessly harassing a bat. • Intentionally or recklessly disturbing a bat in its place of rest (roost), or which is used for protection or rearing young. • Deliberately or recklessly damaging, destroying or obstructing access to any resting place or breeding area used by bats. • Deliberately or recklessly disturbing a bat in any way which is likely to significantly affect the local populations of the species, either through affecting their distribution or abundance, or affect any individuals’ ability to survive, reproduce or rear young. • Possession or advertisement/sale/exchange of a bat (dead or alive) or any part of a bat. <p>Bats are also protected by the Protection of Wild Mammals (Scotland) Act 2002 and The Nature Conservation (Scotland) Act 2004. Licenses are issued by Scottish Natural Heritage for any works which may compromise the protection of European protected</p>

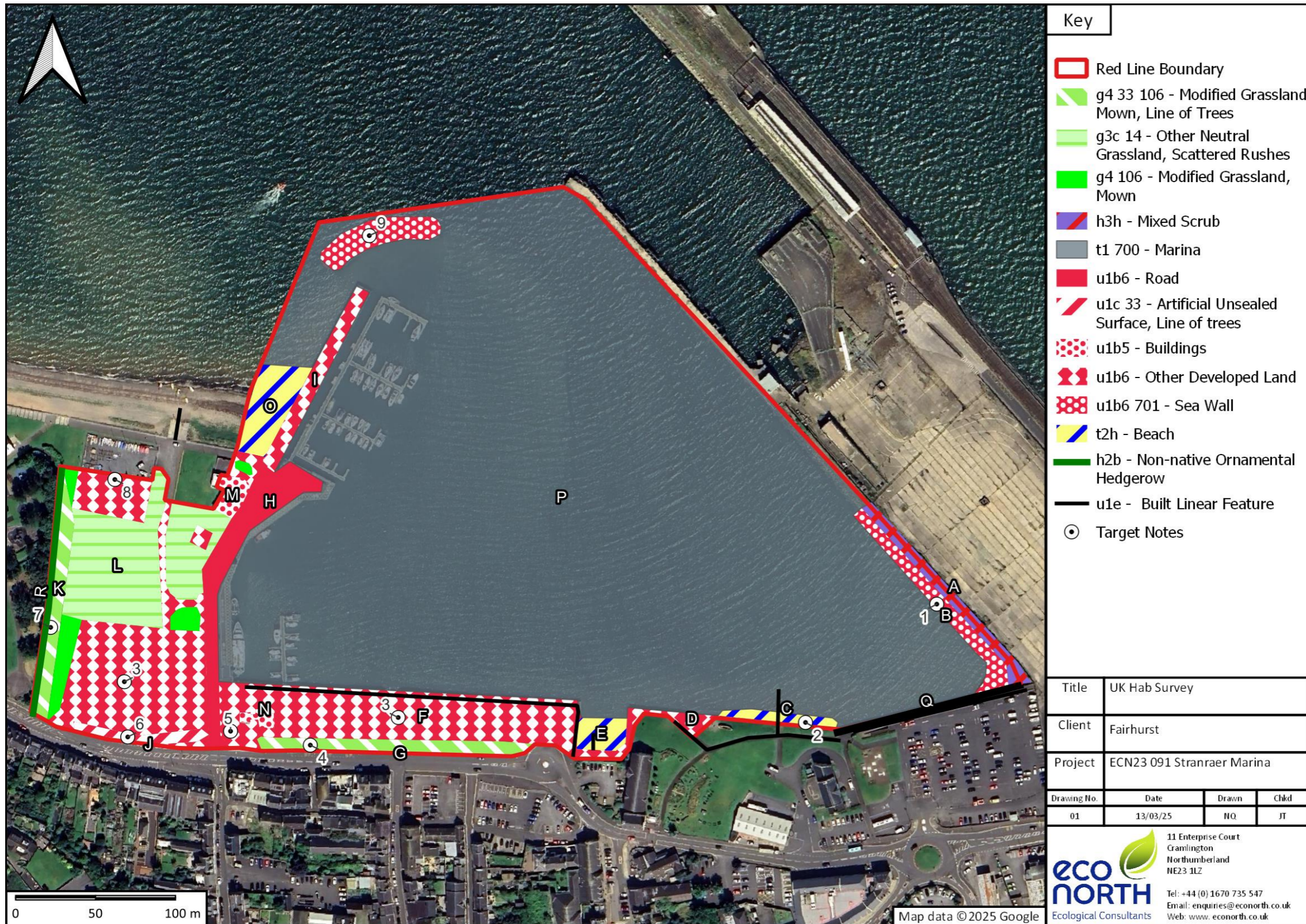
Species	Key Legislation and Protection
	species, including bats. This license is required irrespective of whether the works require planning permission. Selected species are also listed on the UK BAP.
Great Crested Newt	Great crested newts receive the same levels of protection as is afforded to bats (see above). Great crested newts are included on the UK BAP.
Otter	Otter receive the same level of protection as bats (see above). Otter are also listed as a priority species in Appendix II of the Bern Convention. Otter are included on the UK BAP.
Reptiles	<p>Common reptiles (grass snake, adder, common lizard and slow-worm) receive partial protection under the Wildlife and Countryside Act 1981 (as amended), which makes it an offence to:</p> <ul style="list-style-type: none"> • Intentionally or recklessly kill or injure these species. • Sell, offer or advertise for sale, possess or transport for the purposes of sale these animals, whether alive or dead, or any part thereof. <p>In addition, smooth snake and sand lizard are also protected under The Habitat Regulations, which makes it an offence to:</p> <ul style="list-style-type: none"> • Intentionally or recklessly kill, injure, capture, disturb or handle these species. • Intentionally or recklessly damage or destroy any place used by these species for shelter, protection, resting or breeding. • Intentionally or recklessly obstruct access to any place used for shelter, protection, resting or breeding by these species. <p>All 6 species of native reptile are listed on the UK BAP.</p>
White-clawed Crayfish	<p>White-clawed crayfish are partially protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). This makes it an offence to:</p> <ul style="list-style-type: none"> • Take white-clawed crayfish. • Sell, possess or transport white-clawed crayfish for the purpose of sale. • Advertise the buying or selling of white-clawed crayfish. <p>The species is also protected under the Habitats Directive, being listed under Annex II and V, and is included on the UK BAP.</p>
Water Vole	<p>Water voles are protected under Schedules 5 and 6 of the WCA 1981 (as amended). This makes it an offence to:</p> <ul style="list-style-type: none"> • Intentionally kill, injure or take water voles. • Possess or control the species. • Damage or destroy any place used by water vole for shelter or protection. • Disturb water vole while they occupy such places of shelter. • Sell, possess or transport water vole for the purpose of sale. • Advertise the buying or selling of water vole. <p>The species is also protected under the Protection of Wild Mammals (Scotland) Act 2002 and The Nature Conservation (Scotland) Act 2004 and is listed on the UK BAP.</p>



Species	Key Legislation and Protection
Red Squirrel	Red squirrels are protected under Schedules 5 and 6 of the WCA 1981, receiving the same level of protection as water vole. The species is also protected under the Wild Mammals (Protection) Act 1996 and is listed on the UK BAP.
Badger	<p>Badger are protected under the Protection of Badgers Act 1992, which makes it an offence to:</p> <ul style="list-style-type: none"> • Knowingly kill, capture, injure or disturb any individual. • Intentionally damage or destroy a badger sett, or any part thereof. • Obstruct access to an area which is used for breeding, resting or shelter. • Disturb a badger while it is using any place used for breeding, resting or shelter. <p>The species is also protected by the Wild Mammals (Protection) Act 1996 and received partial protection through inclusion on Schedule 6 of the Wildlife and Countryside Act 1981 (as amended).</p>
Birds	<p>With the exception of some species listed on Schedule 2, the majority of bird species are protected under the Wildlife and Countryside Act 1981 (as amended). This makes it an offence to intentionally or recklessly:</p> <ul style="list-style-type: none"> • Kill, injure or take any wild bird. • Take, damage or destroy any nest which is in use or being built. • Take, damage or destroy the eggs of any such bird. <p>Additional protection against disturbance at the nest is also afforded to any bird species listed on Schedule 1 of the Act. Selected bird species are also listed on the UK BAP.</p>
Migratory Fish	<p>Atlantic salmon and sea trout are protected under the Salmon and Freshwater Fisheries Act 1975, supplemented by the Salmon Act 1986. Both species also listed under the EC Habitats Directive 1992, Annexes IIa and V.</p> <p>All three species of lamprey receive a degree of legal protection, being listed under Annexes Iia and Va of the Habitats Directive. The conservation of species listed under Annex II of the Habitats Directive requires the designation of Special Areas of Conservation. Species listed under Annex V of the Directive are also considered to be of community interest and their taking in the wild and exploitation may be subject to management measures.</p> <p>River and sea lampreys, Atlantic salmon, European eel and brown/sea trout are listed on the UK BAP.</p>

Appendix B – Field Survey Maps

Figure B1 – UK Hab Map



Appendix C – Target Notes and Species Lists

Table C1: Target Notes Relating to Figure B1 (see Appendix B)

Number/ Area	Description
1	Man-made sea wall constructed with large boulders. Area above high tide line is colonised with lichens. Area below high tide line is colonised with seaweeds.
2	Man-made sea wall constructed with concrete. Area below high tide line is colonised with seaweeds.
3	Car park
4	Planted ornamental flower bed, non-native
5	Planted ornamental flower bed, non-native including Pampus grass and Buddleia
6	Southern perimeter of car park contains a line of 33 planted mature whitebeam trees
7	Line of planted mature Lime trees covered with ivy. Low bat roost suitability.
8	Boatyard
9	Man-made sea wall constructed with large boulders. Isolated structure within the marina itself.
A	Mixed scrub
B	Man-made sea wall constructed with large boulders.
C	Beach - sand and pebble intertidal sediment
D	Artificial sealed pathway constructed with bricks (mosses growing between bricks)
E	Beach – sand and pebble intertidal sediment
F	Artificial sealed surface, car park
G	Modified grassland with line of trees
H	Artificial sealed surface, road
I	Artificial sealed surface, pier
J	Line of trees planted within artificial, unvegetated areas within car park
K	Line of trees covered with ivy
L	Other neutral grassland with scattered rushes
M	Building – Harbour Master’s office
N	Building – Clocktower and Tourist Information Centre
O	Beach
P	Tidal marina
Q	Built linear feature – tarmac path
R	Non-native ornamental hedgerow

Table C2: Plant Species Lists Relating to Figure B1(see Appendix B)

Ukhab Habitat Type	Common Name	Latin Name
h3h Mixed Scrub (A)	gorse	<i>Ulex europaeus</i>
	bramble	<i>Rubus fruticosus</i>
	Japanese rose	<i>Rosa rugosa</i>
	ash	<i>Fraxinus excelsior</i>
	cherry	<i>Prunus sp.</i>
	ivy	<i>Hedera helix</i>
	nettle	<i>Urtica dioica</i>
	ribwort plantain	<i>Plantago lanceolata</i>
	Dove's-foot cranesbill	<i>Geranium molle</i>
	sea mayweed	<i>Tripleurospernum maritimum</i>
	sea kale	<i>Crambe maritima</i>
	cocksfoot	<i>Dactylis glomerata</i>
u1e Tarmac path (Q)	mouse-ear	<i>Cerastium fontanum</i>
	dandelion	<i>Taraxacum agg</i>
	groundsel	<i>Senecio vulgaris</i>
	cuckoo flower	<i>Cardamine pratensis</i>
	cocksfoot	<i>Dactylis glomerata</i>
	dove's-foot cranesbill	<i>Geranium molle</i>
	scurvy grass	<i>Cochleria officinalis</i>
	willowherb	<i>Epilobium sp.</i>
	white clover	<i>Trifolium repens</i>
	perennial rye grass	<i>Lolium perenne</i>
	annual meadow grass	<i>Poa annua</i>
	chickweed	<i>Stellaria media</i>
	Common ragwort	<i>Jacobaea vulgaris</i>
	common cat's-ear	<i>Hypochaeris radicata</i>
	shepherd's purse	<i>Capsella bursa-pastoris</i>
	yarrow	<i>Achillea millefolium</i>
	pineapple mayweed	<i>Matricaria discoidea</i>
	daisy	<i>Bellis perennis</i>
smooth sow thistle	<i>Senecio oleracea</i>	

Ukhab Habitat Type	Common Name	Latin Name
	Cushion mosses	<i>Grimmea</i> spp.
	Liverwort(s)	
g4 106 Modified grassland with line of trees (G)	perennial rye grass	<i>Lolium perenne</i>
	white clover	<i>Trifolium repens</i>
	daisy	<i>Bellis perennis</i>
	dandelion	<i>Taraxacum</i> agg.
	ragwort	<i>Senecio jacobaea</i>
	creeping buttercup	<i>Ranunculus repens</i>
	annual meadow grass	<i>Poa annua</i>
	Springy turf moss	<i>Rhytidiadelphus squarrosus</i>
	sycamore	<i>Acer pseudoplatannus</i>
	maple	<i>Acer</i> sp.
	whitebeam	<i>Sorbus</i> sp.
u1c 106 Line of trees planted in car park (J)	whitebeam	<i>Sorbus</i> sp.
g4 106 Line of trees (K)	lime	<i>Tilia</i> sp.
	ivy	<i>Hedera helix</i>
h2b Non-native ornamental hedgerow (R)	Eleagnus	<i>Eleagnus</i> sp.
	rose	<i>Rosa</i> sp.
	bramble	<i>Rubus fruticosus</i>
g3c 14 Other neutral grassland with scattered rushes (L)	Cock's-foot	<i>Dactylis glomerata</i>
	Yorkshire fog	<i>Holcus lanatus</i>
	rushes	<i>Juncus</i> spp.
	creeping buttercup	<i>Ranunculus repens</i>
	ribwort plantain	<i>Plantago lanceolata</i>
	broad-leaved dock	<i>Rumex obtusifolius</i>
	red clover	<i>Trifolium pratense</i>
	bird's foot trefoil	<i>Lotus corniculatus</i>
	field woodrush	<i>Luzula campestris</i>
	dandelion	<i>Taraxacum</i> agg.
	red fescue	<i>Festuca rubra</i>
	meadow grass	<i>Poa</i> sp.

Ukhab Habitat Type	Common Name	Latin Name
	Willow (sapling)	<i>Salix</i> sp.
t2h Beach (O)	sea radish	<i>Raphanus raphanistrum</i> spp. <i>maritimum</i>
	sea kale	<i>Crambe maritima</i>
	sea mayweed	<i>Tripleurospernum maritimum</i>
	meadow grass	<i>Poa</i> sp.
	sea couch	<i>Elymus pycnanthus</i>
	broad-leaved dock	<i>Rumex obtusifolius</i>
	curled dock	<i>Rumex crispus</i>
	ragwort	<i>Senecio jacobaea</i>
	sea sandwort	<i>Honkenya peploides</i>
	Babington's orache	<i>Atriplex glabriuscula</i>



Appendix D – Site Photographs

Photo 1: Mixed scrub and sea wall below (Area A/B)



Photo 2: Sparsely vegetated path (area Q)



Photo 3: Modified grassland



Photo 4: Sea wall and beach (area C)



Photo 5: Modified grassland with line of trees (area G)



Photo 6: Car park with line of trees (area J)



Photo 7: Line of trees with ivy (area K)



Photo 8: Beach (area O)



Appendix E – Value of Ecological Receptors

Table E1: Examples of Ecological Receptors of Differing Value

Value	Examples
International	<ul style="list-style-type: none"> • An internationally designated site or candidate site (SPA, pSPA, SAC, cSAC, pSAC, Ramsar site) or an area which meets the designation criteria for such sites. • Internationally significant and viable areas of a habitat type listed in Annexe 1 of the Habitats Directive, or smaller areas of such habitat, which are essential to maintain the viability of a larger whole. • Any regularly occurring, globally threatened species. • A regularly occurring population of an internationally important species, which is threatened or rare in the UK, of uncertain conservation status • A regularly occurring, nationally significant population/number of any internationally important species.
National	<ul style="list-style-type: none"> • A nationally designated site (e.g. SSSI, NNR) or a discrete area which meets the published selection criteria for national designation (e.g. SSSI selection guidelines) irrespective of whether or not it has yet been notified. • A viable area of a UK BAP priority habitat, or smaller areas of such habitat which are essential to maintain the viability of a larger whole. • A regularly occurring significant number/population of a nationally important species e.g. listed on the Wildlife and Countryside Act 1981 (as amended). • A regularly occurring population of a nationally important species that is threatened or rare in the county or region. • A feature identified as being of critical importance in the UK BAP.
Regional/County	<ul style="list-style-type: none"> • Viable areas of key habitat identified in the Regional or County BAP or smaller areas of such a habitat, which are essential to maintain the viability of the larger whole. • Regional/county significant and viable areas of key habitat identified as being of regional value in the appropriate English Nature (now Natural England) Natural Area. • A regularly occurring significant population/number of any important species important at a regional/county level. • Any regularly occurring, locally significant population of a species which is listed in a Regional/County Red Data Book or BAP on account of its regional rarity or localisation. • Sites of conservation importance that exceed the district selection criteria but that fall short of SSSI selection guidelines.
City/District/Borough	<ul style="list-style-type: none"> • Areas of habitat identified in a District/City/Borough BAP or in the relevant Natural Area profile. • Sites that the designating authority has determined meet the published ecological selection criteria for designation, including Local Nature Reserves selected on District/City/Borough ecological criteria. • Sites/features that are scarce within the District/City/Borough or which appreciably enrich the District/City/Borough habitat resource. • A diverse and/or ecologically valuable hedgerow network.

Value	Examples
	<ul style="list-style-type: none"> • A population of a species that is listed in a District/City/Borough BAP because of its rarity in the locality or in the relevant Natural Area profile because of its regional rarity or localisation. • A regularly occurring, locally significant number of a District/City/Borough important species during key phases of its life cycle.
Local	<ul style="list-style-type: none"> • Areas identified in a Local BAP or the relevant natural area profile. • Sites/features which are scarce in the locality or which are considered to appreciably enrich the habitat resource within the local context, e.g. species-rich hedgerows. • Local Nature Reserves selected on Parish/Local ecological criteria. • Significant numbers/population of a locally important species e.g. one which is listed on the Local BAP. • Any species, populations or habitats of local importance.
Low	<ul style="list-style-type: none"> • Habitats of moderate to low diversity which support a range of locally and nationally common species, the loss of which can be easily mitigated.

Appendix F – Desk Study Results

Table F1: Protected Species Records within 2km

Species	Number of Records	Most Recent Record	On Site?	Level of Protection		
				HR 2019	WCA 1981	NERC /UK BAP
Whooper swan <i>Cygnus cygnus</i>	23	2021	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Red Kite <i>Milvus milvus</i>	2	2016	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fieldfare <i>Turdus pilaris</i>	4	2017	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Brambling <i>Fringilla montifringilla</i>	1	2016	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scaup <i>Aythya marila</i>	301	2021	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Long-tailed Duck <i>Clangula hyemalis</i>	74	2020	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Slavonian Grebe <i>Podiceps auritus</i>	125	2022	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Osprey <i>Pandion haliaetus</i>	2	2017	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Merlin <i>Falco columbarius</i>	4	2014	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Peregrine <i>Falco peregrinus</i>	35	2018	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Whimbrel <i>Numenius phaeopus</i>	15	2017	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Black-tailed Godwit <i>Limosa limosa</i>	87	2019	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Greenshank <i>Tringa nebularia</i>	7	2019	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kingfisher <i>Alcedo atthis</i>	10	2022	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Redwing <i>Turdus iliacus</i>	2	2021	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Red-throated Diver <i>Gavia stellata</i>	129	2022	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Species	Number of Records	Most Recent Record	On Site?	Level of Protection		
				HR 2019	WCA 1981	NERC /UK BAP
Black-throated Diver <i>Gavia arctica</i>	19	2019	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
White-tailed Eagle <i>Haliaeetus albicilla</i>	1	2015	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Velvet Scoter <i>Melanitta fusca</i>	14	2017	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Common Scoter <i>Melanitta nigra</i>	78	2021	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Little Ringed Plover <i>Charadrius dubius</i>	2	2016	No – adjacent	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Black Tern <i>Chlidonias niger</i>	8	2017	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Little Gull <i>Hydrocoloeus minutus</i>	8	2017	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mediterranean Gull <i>Ichthyaetus melanocephalus</i>	715	2020	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roseate Gull <i>Sterna dougallii</i>	3	2015	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ruff <i>Calidris pugnax</i>	14	2018	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Great Northern Diver <i>Gavia immer</i>	31	2018	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Snow Bunting <i>Plectrophenax nivalis</i>	1	2018	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Black Redstart <i>Phoenicurus ochrurus</i>	39	2016	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bluebell <i>Hyacinthoides non-scripta</i>	2	2019	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Common Pipistrelle <i>Pipistrellus pipistrellus</i>	1	2016	No	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Soprano Pipistrelle <i>Pipistrellus pygmaeus</i>	3	2016	No	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lesser Noctule <i>Nyctalus leisleri</i>	1	2016	No	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Species	Number of Records	Most Recent Record	On Site?	Level of Protection		
				HR 2019	WCA 1981	NERC /UK BAP
Eurasian Red Squirrel <i>Sciurus vulgaris</i>	23	2020	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Common Dolphin <i>Delphinus delphis</i>	1	2014	No	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Common Oyster <i>Ostrea edulis</i>	4	2017	Yes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
West European Hedgehog <i>Erinaceus europaeus</i>	3	2019	No	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wall <i>Lasiommata megera</i>	3	2019	No	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Garden Tiger <i>Arctia caja</i>	8	2021	No	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cinnabar <i>Tyria jacobaeae</i>	2	2021	No	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Grey Dagger <i>Acronicta psi</i>	2	2020	No	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ghost Moth <i>Hepialus humuli</i>	1	2020	No	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
White Ermine <i>Spilosoma lubricipeda</i>	5	2021	No	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Buff Ermine <i>Spilosoma lutea</i>	7	2021	No	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dot Moth <i>Melanchra persicariae</i>	1	2021	No	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Small Square-spot <i>Diarsia rubi</i>	1	2020	No	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dusky Brocade <i>Apamea remissa</i>	5	2021	No	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mottled Rustic <i>Caradrina morpheus</i>	1	2021	No	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rustic <i>Hoplodrina blanda</i>	2	2021	No	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Key: HR 2019 – The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019						



Species	Number of Records	Most Recent Record	On Site?	Level of Protection		
				HR 2019	WCA 1981	NERC /UK BAP
WCA 1981 – The Wildlife and Countryside Act 1981 (as amended) (Bird species listed relate solely to those included on Schedule 1)						
NERC – The Natural Environment and Rural Communities Act 2006						
UK BAP – UK Biodiversity Action Plan						