

Grange Cottage

Preliminary Ecological Appraisal (PEA) Report 19th August 2019 - Version 3



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Common-sense solutions for sustainable development'

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EXECUTIVE SUMMARY

Site Description and Scope of Works

This report relates to land at Grange Cottage, Coton Park, Linton, DE12 6RP, (OS Grid Reference: SK 27353 17038). The work, commissioned by Mr. A. Rice (Urban Designs), was to carry out a Preliminary Ecological Appraisal (PEA) of the site. To fulfil this brief, both a desk-based study and site survey was carried out.

The site of interest is situated in the south Derbyshire Village of Linton, 5 miles southeast of Burton-on-Trent. The proposed site of works occupies a total area of approximately 0.15ha, and it currently consists of grazed land (sheep), a hedgerow, and a small vegetable plot. The site is surrounded by some residential units (with their associated gardens/yards, scattered trees, and agricultural fields. Within the wider landscape, there is evidence of residential properties, scattered trees, woodland, as well as arable and pastureland.

Under the current proposals, the parcel of land is to be developed with the construction of two residential dwellings and their associated gardens (please see Appendix One for the site plan indicated by the red line boundary). The impact of these works upon the habitats located onsite (and subsequently, the impact upon any local fauna) will be discussed further, in turn, please refer to Appendix Two – Proposed Plan.

Potential Constrains and Ecological Provisions	Yes	No
Badgers		
Has the site been assessed for badgers?	☒	
Are badgers a potential constraint to the development?		☒
<u>Ecological Provisions:</u> None		
Bats		
Has the site been assessed for bats?	☒	
Are roosting bats a potential constraint to the development?		☒
Are foraging/commuting bats a potential constraint to the development?		☒
<u>Ecological Provisions:</u> None		
Breeding birds (including barn owls)		
Has the site been assessed for breeding birds (including barn owls)?	☒	
Are nesting birds (including barn owls) a potential constraint to the development?		☒
<u>Ecological Provisions:</u> None		
Great crested newts		
Has the site been assessed for great crested newts?	☒	
Are great crested newts a potential constraint to the development?		☒
<u>Ecological Provisions:</u>		

None		
Reptiles		
Has the site been assessed for reptiles?	☒	
Are reptiles a potential constraint to the development?		☒
<u>Ecological Provisions:</u>		
None		
Other protected species		
Has the site been assessed for other protected species?	☒	
Are other protected species a potential constraint to the development?		☒
<u>Ecological Provisions:</u>		
None		
Notable species		
Has the site been assessed for notable species?	☒	
Are notable species a potential constraint to the development?		☒
<u>Ecological Provisions:</u>		
None		
Non-native species		
Has the site been assessed for non-native species?	☒	
Are non-native species present at the re-development site?		☒
<u>Ecological Provisions:</u>		
None		
Other features of nature conservation interest		
Does the application site support Habitats of Principal Importance or Local Biodiversity Action Plan (BAP) Priority Habitats?		☒
If so, which?		
<u>Recommendations:</u>		
None		

1.1 INTRODUCTION

1.2 Background

- 1.2.1 This report relates to land at Grange Cottage, Coton Park, Linton, DE12 6RP, (OS Grid Reference: SK 27353 17038). The work, commissioned by Mr. A. Rice (Urban Designs), was to carry out a Preliminary Ecological Appraisal (PEA) of the site. To fulfil this brief, both a desk-based study and site survey was carried out.
- 1.2.2 The site visit took place on the 19th of August 2019 by Mr. Paul Keeling BSc (Hons) MCIEEM [Senior Ecologist] and Miss. Tiffany Jenkinson [Assistant Ecologist]. Mr. Paul Keeling has more than ten years' experience in undertaking Preliminary Ecological Appraisals.
- 1.2.3 Animals frequently move around and change the places they use for shelter. Therefore, this report is generally considered to be **valid for 2 years** from the date that the survey was carried out. This figure may be different for some species or habitats, but this should be confirmed by a professional ecologist. If you have ecological data that is considered 'out-of-date', you may require an updated 'walkover survey' in certain circumstances.

1.3 Scope and Brief

- 1.3.1 The main purpose of this assessment was to identify the habitats and flora species present onsite and any evidence of protected species usage and/or features of potential ecological interest.
- 1.3.2 This report outlines the survey methodologies undertaken and assesses the survey results so that appropriate recommendations (including whether further surveys are required) can be devised.

1.4 Site Description

- 1.4.1 The site of interest is situated in the south Derbyshire Village of Linton, 5 miles southeast of Burton-on-Trent. The proposed site of works occupies a total area of approximately 0.15ha, and it currently consists of grazed land (sheep), a hedgerow, and a small vegetable plot. The site is surrounded by some residential units (with their associated gardens/yards, scattered trees, and agricultural fields. Within the wider landscape, evidence of residential properties, scattered trees, woodland, as well as arable and pastureland.
- 1.4.2 Photographs of the site are presented in Appendix Three.

1.5 Proposed Works

- 1.5.1 Under the current proposals, the parcel of land is to be developed with the construction of two residential dwellings and their associated gardens (please see Appendix One for the site plan). The impact of these works upon the habitats located onsite (and subsequently, the impact upon any local fauna) will be discussed further, in turn, please refer to Appendix Two – Proposed Plan.

1.6 Biodiversity Legislation

- 1.6.1 The activities for the proposed works should comply with International, European, and UK nature conservation legislation, and with national and local biodiversity policies. The following legislation is relevant to this assessment:

- Conservation of Habitats and Species Regulations 2010 (as amended).
- Natural Environment and Rural Communities (NERC) Act 2006; and
- Protection of Badgers Act 1992;
- Wildlife and Countryside Act 1981 (as amended);

- 1.6.2 The key policy documents which influence ecology and nature conservation assessments are the:

- National Planning Policy Framework (NPPF);
- Biodiversity 2020;
- UK Biodiversity Action Plan (UKBAP).

- 1.6.3 In addition, there is usually a local BAP document which lists habitats and species of local significance. In this case, the 'Derbyshire BAP' applies to the area. Further details on the aforementioned policy/legislation can be found in Appendix Four.

2.1 METHODOLOGY

2.2 Desktop Study (Ecological Data Search)

- 2.2.1 Derbyshire Biological Record's Centre was commissioned to carry out an ecological data search of all protected species and sites recorded within a 2km radius of the site.
- 2.2.2 A desktop study of the area using online resources was undertaken independently, to corroborate the current overview of the site and its importance in the landscape. Websites/applications used for this study include; www.naturalengland.org.uk, www.ordnancesurvey.co.uk, and Google Earth. A search for other relevant nature conservation information was made using the Multi-Agency Geographic Information for the Countryside (MAGIC). MAGIC also features aerial imagery that can be studied for connecting habitats (or likewise Google Maps can be viewed).

2.3 Field Survey

- 2.3.1 A Preliminary Ecological Appraisal (also known as an Extended Phase 1 Habitat Survey) was carried out using the method outlined in the JNCC Handbook for *Phase 1 Habitat Survey: a technique for environmental audit (2010)*. This method broadly maps and describes the habitats and features present on the site. The presence or potential presence of protected species is also noted during the survey along with any other features of interest.
- 2.3.2 As the JNCC handbook aids with the classification of natural habitats, some of the classification codes and colours have been modified slightly, to make them relevant to this project.
- 2.3.3 Habitat surveys can be carried out all year round, but the optimal time period is between the months of April and September. This survey was carried out in August 2019, which is inside of the optimal time period for flora surveys. Therefore, it is anticipated that the majority of the flora species located on-site were identified and Evolution Ecology Ltd feels confident that this survey report presents an accurate representation of the site's suitability for protected species.

2.4 Nomenclature

For this report, the common English name only for fauna and flora species is given in the text. However, scientific names may be used if no English name is available.

3.1 DESKTOP STUDY RESULTS

3.2 Statutory Sites

- 3.2.1 The information received from Derbyshire Biological Record confirmed that one statutory protected site (e.g., SSSI, SPA, SAC, LNR or Ramsar) is present within the 2km search radius. The site 'Badger Hollow, Coton Park' is a Local Nature Reserve (LNR) and is located off-site and will not affect the development of the site.

3.3 Non-Statutory Sites

- 3.3.1 The desktop study has revealed ten non-statutory protected sites within a 2km radius of the proposed development site. The closest being Netherseal Colliery Line' which is located approximately 655m away from the site.

3.4 Ancient, Ancient Semi-natural, and Ancient Replanted Woodland

- 3.4.1 According to the information obtained from Derbyshire Biological Records Centre, two Ancient & Semi-natural Woodland sites have been identified within the 2km search radius. However, these will not be affected by the development of the site.

3.5 Regionally Important Geological Sites (RIGS)

- 3.5.1 The ecological data search has revealed that one RIGS site has been identified within the 2km search radius provided by SER. The site (Linton Roadside) is located approximately 150m south of the proposed development site; however, the RIGS site will have no impact on the development site.

3.6 Protected Species

- 3.6.1 A few records of protected species have been detected within a 2km radius of the site were provided by SER, and some of these include (see Appendix Three for further details):

<u>Common Name</u>	<u>Latin Binomial</u>	<u>Category</u>
Purple Willow	<i>Salix purpurea</i>	Flowering Plant
Song Thrush	<i>Turdus philomelos</i>	Bird
Brown long-eared bat	<i>Plecotus auritus</i>	Mammal
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	Mammal
Bullfinch	<i>Pyrrhula phrrhula</i>	Bird
House Sparrow	<i>Passer domesticus</i>	Bird
Great crested newt	<i>Triturus cristatus</i>	Amphibian

3.6.2 The desktop study data also shows a number of species that are listed as a priority on the UK and/or the Derbyshire BAP, some of which can be seen below (Appendix Three):

<u>Common Name</u>	<u>Latin Binomial</u>
Barn owl	<i>Tyto alba</i>
Bullfinch	<i>Pyrrhula pyrrhula</i>
Common pipistrelle	<i>Pipistrellus pipistrellus</i>
Brown Long Eared	<i>Plecotus auritus</i>
Great crested newt	<i>Triturus cristatus</i>
Lapwing	<i>Vanellus vanellus</i>
Yellowhammer	<i>Emberiza citrinella</i>
Brown Hare	<i>Lepus europaeus</i>
Common Toad	<i>Bufo bufo</i>

4.1 PRELIMINARY ECOLOGICAL APPRAISAL SURVEY

4.2 Introduction

4.2.1 The habitat map (and the relevant habitat codes and target notes) associated with this Preliminary Ecological Appraisal can be observed in Appendix Six.

4.3 Habitats

4.3.1 The following habitats were recorded within the areas of interest during the Preliminary Ecological Appraisal:

- B2 Semi-improved Grassland
- J2.1 Intact Hedge
- J5 Other Habitat – Vegetable plot

4.3.3 B2 Semi - improved Grassland

The site comprises of semi-improved grassland, which is currently heavily grazed by sheep, limiting the identification of grasses. However, there is a scattering of perennial ryegrass, docks, nettles and dandelions throughout the site, which shows the site contains increased levels of nutrients (via the sheep).

4.3.4 J2.1 Intact Hedge

A semi-mature hawthorn hedge has been planted on the north boundary of the site, and the hedge has approximately 10 years' worth of growth. During the development a small section of the hedge will be removed to increase the size of the access to the site. A second hawthorn hedge is located on the east boundary, however, is not on the client's land, this hedgerow will not be disturbed during the development works.

4.3.5 J5 Other Habitats – Vegetable Patch

A small vegetable plot is located on the northwest boundary of the site and measured approximately 153.13m². The plot contains a small number of vegetable species, and the vegetable plot will be lost during the development.

4.4 Species

Amphibians

- 4.4.1 Amphibious species have been located within the 2km search radius provided by the local records office. Two populations of Great Crested Newts (GCN) are located approximately 1117m away from the development site. Despite this it is anticipated that no Great Crested Newts are present within the development site due to the unsuitable habitat (the site mainly consists of grassland (field grazed by sheep) that provides no feeding or shelter opportunities).

Birds

- 4.4.2 The ecological data set provided by the local records revealed numerous protected and rare bird species. However, none of these records lie on the proposed development site itself. No birds' nests were identified within the development site. Therefore, nesting birds will not be an issue during the development.

Mammals

4.4.3 Bats

Multiple bat species were revealed within the ecological data search. However, due to the 'negligible' potential of the site, no ecological features of interest were identified, (lack of roosting and foraging features within the site itself) within the red line proposed boundary. The closest record of a bat was approximately 184m away from the site; however, this record dates back to 1992.

[REDACTED]

[REDACTED]

4.4.5 Otter:

One record of an otter was identified within the 2km ecological data search, but due to unsuitable habitat for Otters (no water bodies/features). No otters were found to be on the site.

Reptiles

- 4.4.6 Three records of reptiles were revealed in the 2km radius by the ecological data search, and none were found to be onsite. However, it is deemed unlikely that any reptile species will be using the proposed development site due to the unsuitable habitat (field grazed by sheep). Therefore, reptiles will not be an issue for the proposed scheme of works.

5.1 DISCUSSION AND ECOLOGICAL PROVISIONS

5.2 Designated Sites

- 5.2.1 The designated sites revealed by the Ecological Data-search, provided by Derbyshire Biological Records Centre, do not lie on the site. Therefore, no designated sites will be impacted by the proposed development works.

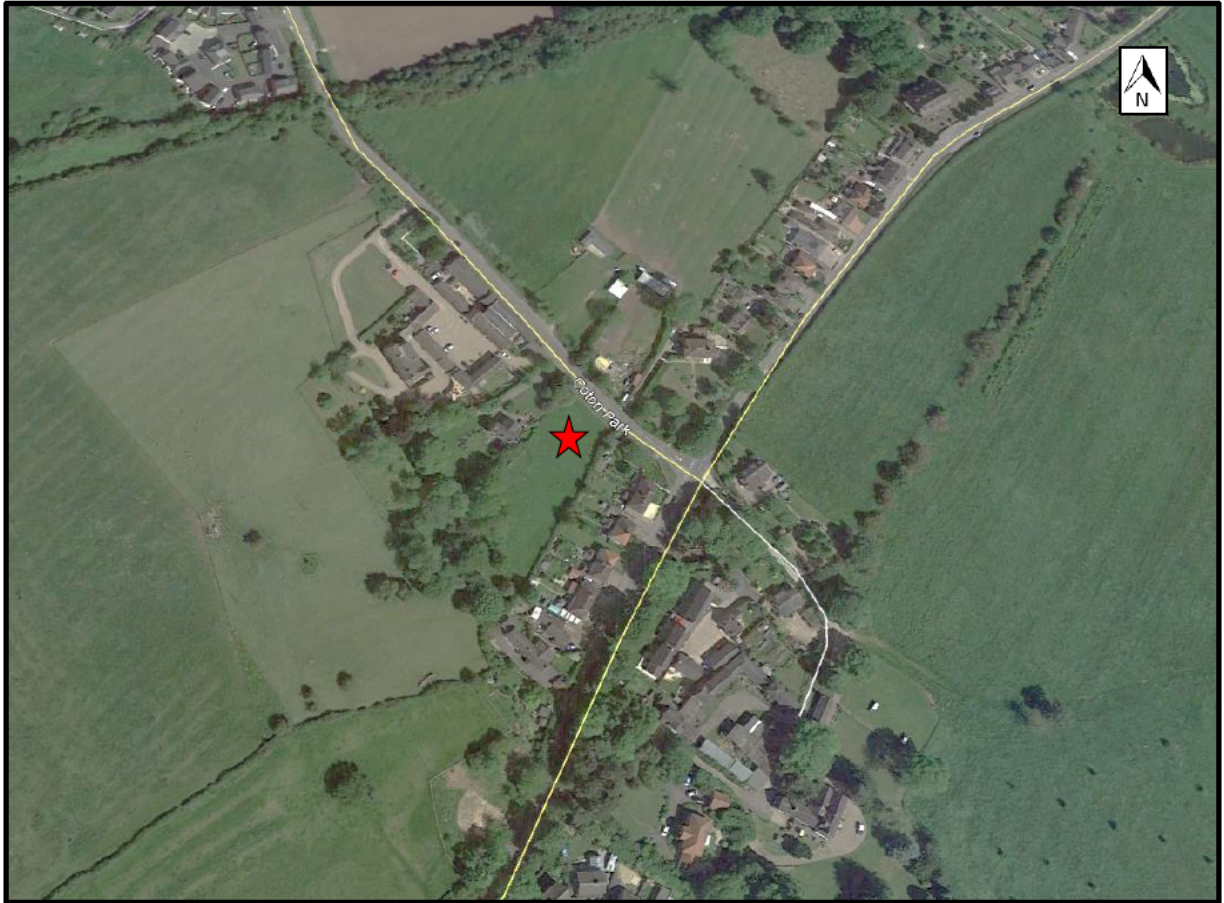
5.3 Species

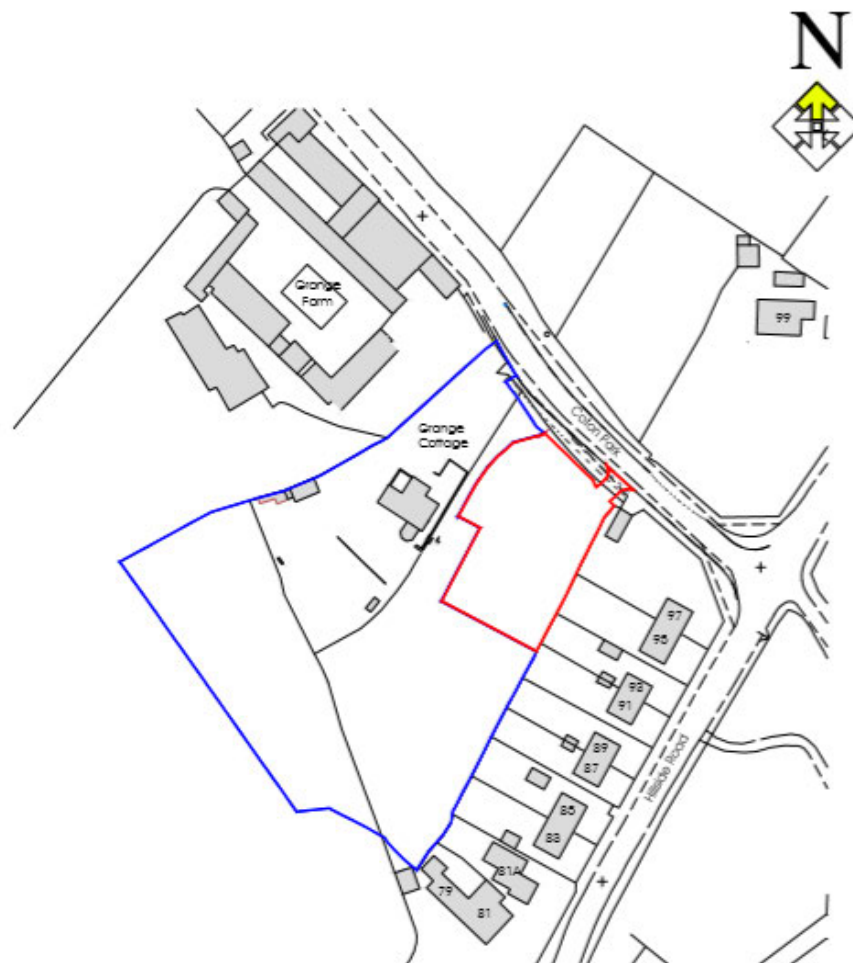
Due to the lack of habitat and foraging features located on the site (field grazed by sheep), no species were found to be utilizing the site. Therefore, no ecological provisions are needed, and the development of the site can be carried out with no mitigation/compensation measures for safeguarding fauna or flora been required.

6.1 REFERENCES

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- UK Biodiversity Action Plan (2007). *UK List of Priority Species*. Joint Nature Conservation Committee.
- Wildlife and Countryside Act 1981 (and amendments) (c.69). London: HMSO.

Appendix One -
Location Plan & Aerial Image





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A. Amends to red line boundary and client details. 02.03.20 AV

urbandesigns
 urban design limited | urban design | urban design | urban design
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 01223 145748
 info@urbandesigns.co.uk
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Drawing: Site Location Plan

Client: Grange Cottage Fields Ltd.
 Job: Land Adj. to Grange Cottage
 Cotton Park
 Linton
 DE12 6RP
 Scale: 1:1250@A4
 Date: November 2018
 Drawing No: 2018_579_00A

Site Location Plan - 1:1250

Appendix Two - **Proposed Plan**



Appendix Three - Site Photographs

Plate 1: A photograph showing the north boundary of the site, here you can see the semi-mature hawthorn hedge that has been planted (approx ten years ago).



Plate 2: A photograph was taken from the north boundary looking southwest. You can see the grazed grassland and the vegetable plot on the west boundary of the site.



Plate 3: Another image of the grazed grassland looking north over the site towards the young hawthorn hedge.



Plate 4: A photograph of the small vegetable plot located on the north-west boundary of the site.



Plate 5: An image of the east boundary of the site. Another hawthorn hedgerow runs along the site; however, this hedge is not on the client's land.



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Appendix Four -
Biodiversity Legislation and Policy

GENERAL LEGISLATION AND POLICY

The framework of legislation and policy which underpins nature conservation in England. This is a material consideration in the planning process in England.

Conservation of Habitats and Species Regulations 2010 (Habitats Regulations 2010 as amended)

The Habitats Regulations 2010 consolidate and update the Conservation Regulations 1994 and all its various amendments. The Habitats Regulations 2010 are the principal means by which the EEC Council Directive 92/43 (The Habitats Directive) as amended is transposed into English and Welsh law.

The Habitats Regulations 2010 place duty upon the relevant authority of government to identify sites which are of importance to the habitats and species listed in Annexes I and II of the Habitats Directive. Those sites which meet the criteria are, in conjunction with the European Commission, designated as Sites of Community Importance, which are subsequently identified as Special Areas of Conservation (SAC) by the European Union member states. The regulations also place a duty upon the government to maintain a register of European protected sites designated as a result of EC Directive 79/409/EEC on the Conservation of Wild Birds (The Birds Directive). These sites are termed Special Protection Areas (SPA) and, in conjunction with SACs, form a network of sites known as Natura 2000. The Habitats Directive introduces for the first time for protected areas, the precautionary principle; that is that projects can only be permitted having ascertained no adverse effect on the integrity of the site. Projects may still be permitted if there are no alternatives, and there are imperative reasons of overriding public interest.

The Habitats Regulations 2010 also provide for the protection of individual species of fauna and flora of European conservation concern listed in Schedules 2 and 5 respectively. Schedule 2 includes species such as otter and great crested newt for which the UK population represents a significant proportion of the total European population. It is an offence to deliberately kill, injure, disturb or trade these species. Schedule 5 plant species are protected from an unlawful destruction, uprooting or trade under the regulations.

The Wildlife and Countryside Act (WCA) 1981 (As amended)

The WCA, as amended, consolidates and amends pre-existing national wildlife legislation in order to implement the Bern Convention and the Birds Directive. It complements the Conservation (Natural Habitats. & c.) Regulations 1994 (as amended), offering protection to a wider range of species. The Act also provides for the designation and protection of national conservation sites of value for their floral, faunal or geological features, termed Sites of Special Scientific Interest (SSSIs).

Schedules of the act provide lists of protected species, both flora and fauna, and detail the possible offences that apply to these species.

The Countryside and Rights of Way (CROW) Act 2000

The CROW Act, introduced in England and Wales in 2000, amends and strengthens existing wildlife legislation detailed in the WCA. It places a duty on government departments and the National Assembly for Wales to have regard for biodiversity and provides increased powers for the protection and maintenance of SSSIs.

The Act also contains lists of habitats and species (Section 74) for which conservation measures should be promoted, in accordance with the recommendations of the Convention on Biological Diversity (Rio Earth Summit) 1992.

The Natural Environment and Rural Communities (NERC) Act 2006

Section 40 of the NERC Act places a duty upon all local authorities and public bodies in England and Wales to promote and enhance biodiversity in all of their functions. Sections 41 (England) and 42 (Wales) list habitats and species of principal importance to the conservation of biodiversity. These lists supersede Section 74 of the CRoW Act 2000. These species and habitats are a material consideration in the planning process.

The Hedgerow Regulations 1997

The Hedgerow Regulations make provision for the identification of important hedgerows which may not be removed without permission from the Local Planning Authority.

UK Biodiversity Action Plan

The United Kingdom Biodiversity Action Plan (UKBAP), first published in 1994 and updated in 2007, is a government initiative designed to implement the requirements of the Convention of Biological Diversity to conserve and enhance species and habitats. The UKBAP contains a list of priority habitats and species of conservation concern in the UK, and outlines biodiversity initiatives designed to enhance their conservation status. Lists of Broad and Local habitats are also included. The priority habitats and species correlate with those listed in Section 41 and 42 of the NERC Act.

The UKBAP requires that conservation of biodiversity is addressed at a County level through the production of Local BAPs. These are complementary to the UKBAP, however, are targeted towards species of conservation concern characteristic of each area. In addition, a number of local authorities and large organisations have produced their own BAPs. UKBAP and Local BAP targets with regard to species and habitats are a material consideration in the planning process.

Planning Policy (England) and National Planning Policy Framework

In early 2012, the National Planning Policy Framework (NPPF) replaced much previous planning policy guidance, including Planning Policy Statement 9: Biological and Geological Conservation. The government circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System, which accompanied PPS9, still remains valid. A presumption towards sustainable development is at the heart of the NPPF. This presumption does not apply however where developments require appropriate assessment under the Birds or Habitats Directives.

Chapter 11, on conserving and enhancing the natural environment, sets out how the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and, where possible, provide net gains in biodiversity. Opportunities to incorporate biodiversity gains into a development should be encouraged.

If a proposed development would result in significant harm to the natural environment which cannot be avoided (through the use of an alternative site with less harmful impacts), mitigated or compensated for (as a last resort) then planning permission should be refused.

SPECIES SPECIFIC LEGISLATION

This section contains a summary of legislation with relation to the species present or potentially present in the survey area. The reader should refer to the original legislation for definitive interpretation.

Nesting and Nest Building Birds

Nesting and nest building birds are protected under the Wildlife and Countryside Act WCA 1981 (as amended). Some species (listed in Schedule 1 of the WCA) are protected by special penalties.

Subject to the provisions of the act, if any person intentionally:

- kills, injures or takes any wild bird;
- takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or
- takes or destroys an egg of any wild bird, he shall be guilty of an offence.

'Reckless' offences with regard to the disturbance of nesting wild birds included in Schedule 1 of the Wildlife and Countryside Act were added by the Countryside and Rights of Way Act 2000.

The Natural Environment and Rural Communities (NERC) Act 2006 places a duty on Government Departments to have regard for the conservation of biodiversity and maintains lists of species and habitats which are of principal importance for the purposes of conserving biodiversity in England and Wales. These lists include a number of bird species.

The reader is referred to the original legislation for the definitive interpretation.

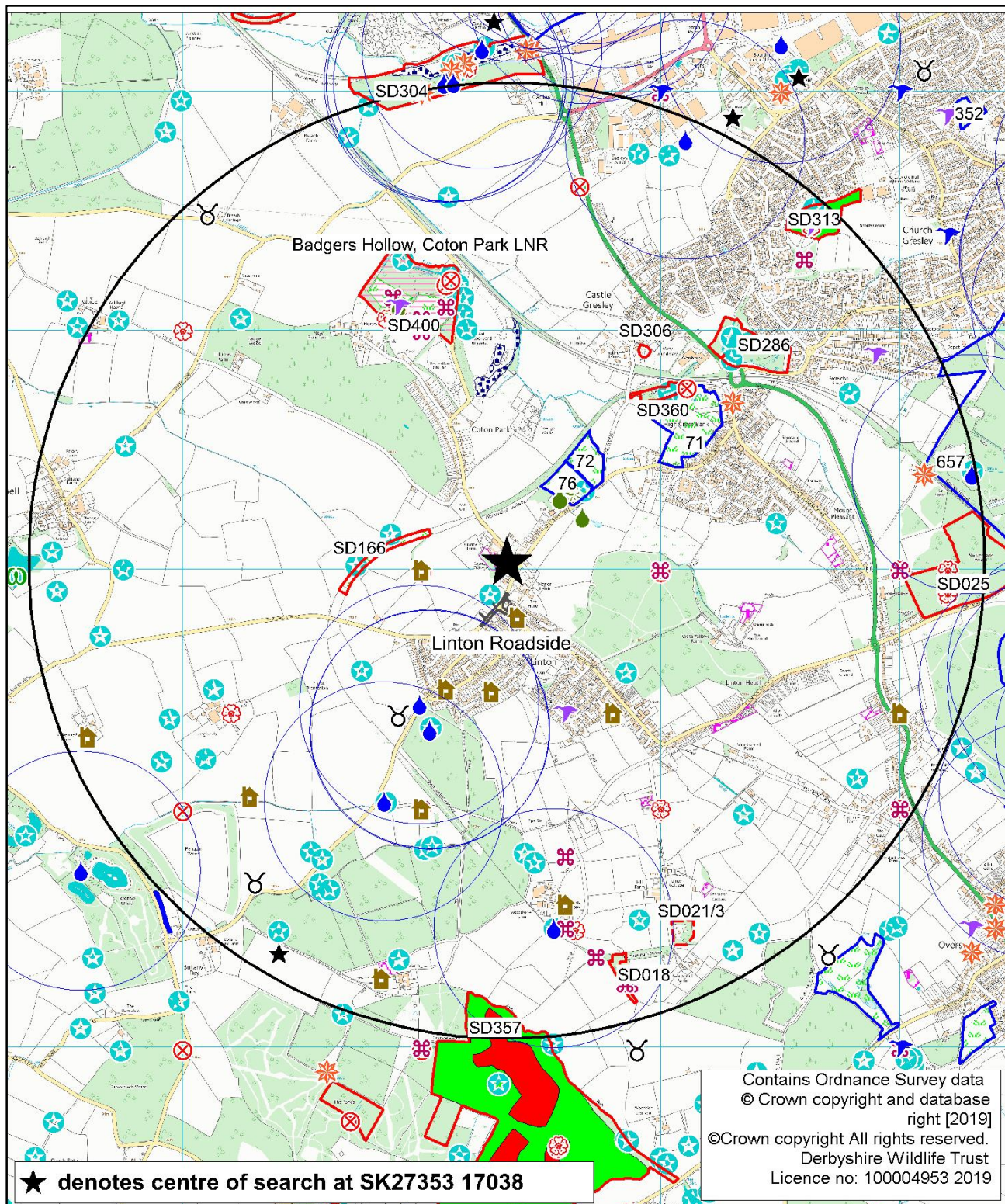
Badger

The main legislation protecting badgers in England and Wales is the Protection of Badgers Act 1992 (the 1992 Act). Under the 1992 Act it is an offence to:

- wilfully kill, injure, take or attempt to kill, injure or take a badger;
- possess a dead badger or any part of a badger;
- cruelly ill-treat a badger;
- use badger tongs in the course of killing, taking or attempting to kill a badger;
- dig for a badger;
- sell or offer for sale or control any live badger;
- mark, tag or ring a badger; and
- interfere with a badger sett by:
 - damaging a sett or any part thereof;
 - destroying a sett;
 - obstructing access to a sett;
 - causing a dog to enter a sett; and
 - disturbing a badger while occupying a sett.

The 1992 Act defines a badger sett as: "any structure or place which displays signs indicating current use by a badger".

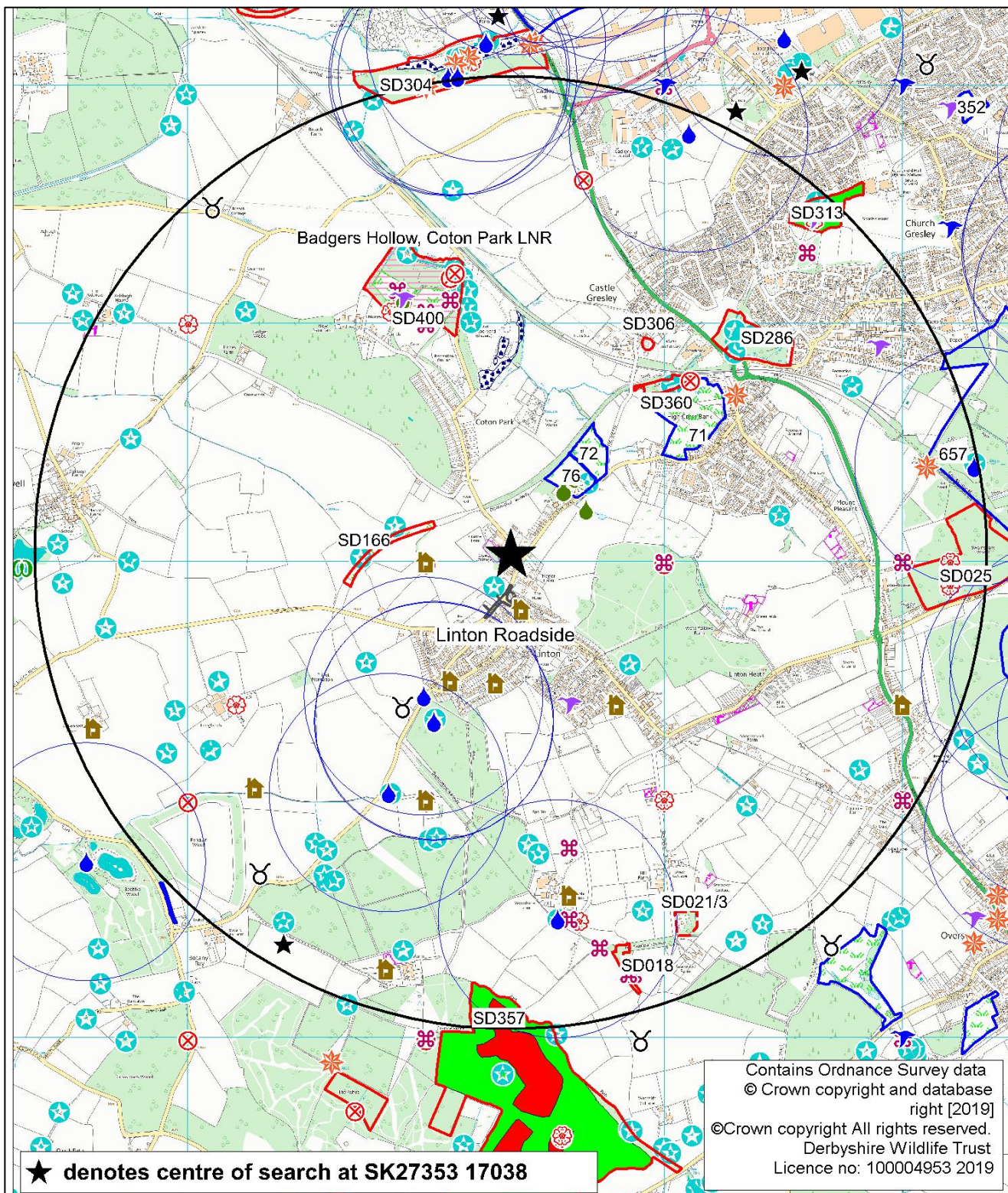
Appendix Five -
Desktop Study Data



**Produced for Evolution Ecology Ltd
by Derbyshire Biological Records Centre
August 2019
Grange Cottage (sites only)**



**Derbyshire
Wildlife Trust**



Produced for Evolution Ecology Ltd
by Derbyshire Biological Records Centre
August 2019
Grange Cottage (sites only)



Key

Species

 GCN	 GCN 500m buffer	 White Clawed Crayfish	 Otter
 Water Vole	 Reptiles	 Bat Roosts	 Bat Sightings
 Badger Setts	 Badger Sightings	 BAP Birds	 Schedule 1 Birds
 BAP Inverts	 BAP Mammals	 Toad BAP Crossings	 BAP Toads
 BAP Fish	 Black Poplar	 Veteran Tree	 Invasive Species
 Derbyshire Red Data List Plant			

Habitats

 Traditional Orchards
 Open Mosaic
 Purple Moor Grass and Rush Pasture
 Lowland Heathland
 Lowland Fen
 Semi Natural Grassland
 Reedbeds
 Lakes
 Historical Wood Pasture and Parkland
 Ponds
 Notable Invertebrate Ponds
 Ancient & Semi-Natural Woodland
 Ancient Replanted Woodland

Non-Statutory Designations

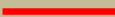
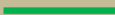
 Regionally Important Geological and Geomorphological Sites (RIGS)
 DWT Reserves
 Local Wildlife Site (LWS)
 Potential Local Wildlife Site (pLWS)
 Grade 3 Sites

Statutory Designations

 Sites of Special Scientific Interest (SSSI)
 Special Protection Areas (SPA)
 Special Areas of Conservation (SAC)
 National Nature Reserve (NNR)
 Local Nature Reserve (LNR)

Appendix Six -
Habitat Map



<u>Key</u>	
	Site Boundary
	B2.2 - Semi - improved Grassland
	J2.1 - Intact Hedge
	J5 - Target Note 1 - Other Habitat – Vegetable plot

LIMITING CONDITIONS/DISCLAIMERS (Unless stated otherwise)

The Service

1.1 Evolution Ecology Ltd agrees to supply Ecological consulting services of a preliminary nature or a more thorough service as advised or as commissioned.

2. Fees

2.1 The client(s) will settle the agreed fee in full, within 30 days of receiving the invoice. Reports will remain the property of Evolution Ecology Ltd until full payment has been received. No liability is accepted for the contents of a report that is not paid in full. Any queries should be notified to Evolution Ecology Ltd within 7 days of the invoice date.

2.2 If the client(s) fails to pay within the time specified in 2.1 then Evolution Ecology Ltd shall charge the client(s) interest on the outstanding fee, both before and after any judgment, at the rate of 4% per annum above the HSBC Bank base rate, until payment is made in full (A part of a month being treated as a full month for the purposes of calculating interest).

2.3 In the event that it is necessary to recover any outstanding fees from the client(s), the client(s) will fully reimburse any costs and expenses incurred during the recovery period, including court costs. Evolution Ecology Ltd reserves the right to make a charge for every letter sent and telephone/fax calls made, in connection with the recovery.

3. The Report

3.1 If any part of the report is lost, or altered without the written consent of Evolution Ecology Ltd, then the entire report becomes invalid.

3.2 The general format of reports is a certified product and cannot be shown, copied or distributed to third parties without the permission of Evolution Ecology Ltd. No liability is accepted for the contents of the report, other than to that of the client(s).

3.3 The report will purport not to express any opinion or comment as to the condition or structural integrity of any building and no reliance should be made on any such comments.

4. Insurance Cover

4.1 All work carried out by Evolution Ecology Ltd is covered by a £1,000,000 professional indemnity insurance.

5. Quality of Craftsmanship

5.1 When appointing an Ecologist, please use only suitably qualified and experienced companies (The Local Authority and the Institute of Ecology and Environmental Management may be able to provide a select list of such companies).

5.2 Evolution Ecology Ltd will not accept liability for any works undertaken by any other companies, or contractors.