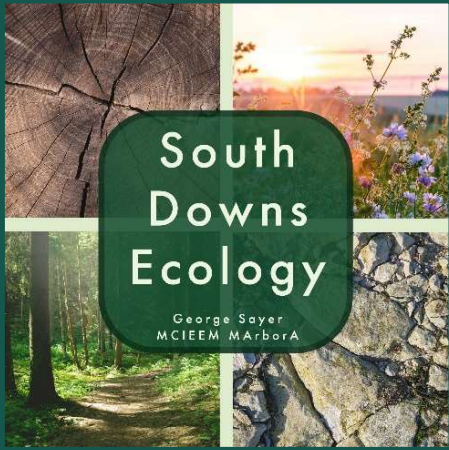




Ecological Impact Assessment

24 St. George's Avenue
Havant



South
Downs
Ecology

George Sayer
MCIEEM MARBORA

Ecological Impact Assessment

24 St. George's Avenue, Havant

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Summary

The applicant has commissioned a Preliminary Bat Roost Assessment, Bat Emergence Survey and Ecological Impact Assessment of proposals for alterations at 24 St. George's Avenue, Havant (hereafter referred to as 'the site').

A Preliminary Bat Roost Assessment was carried out on the 10th June 2024 by George Sayer (BSc (Hons) Environmental Sciences, PgDip Endangered Species Recovery, MA ArborA, MCIEEM, NE Licence Holder – Bats Level 2 and GCN - Ecologist).

The proposals are for lifting the roof off the existing chalet bungalow, rebuilding the roof, and extending and converting the flat roofed garage

Bat emergence surveys were undertaken of the dwelling on 13th July and 16th August 2024. One common pipistrelle transient day roost has been identified on the southern aspect, under hanging tiles. The tiles are likely to be removed and as such, a mitigation licence and strategy is required to ensure that the bat is not harmed and all legislation is complied with.

The proposals are not considered to have a negative impact upon habitats or protected species in accordance with planning policy and once enhancements are considered, could result in a minor net gain. The proposals would therefore accord with the relevant Local Plan Policies, the NPPF (2023) and relevant legislation.

1.0 Introduction

- 1.1 The applicant has commissioned a Preliminary Bat Roost Assessment, Bat Emergence Survey and Ecological Impact Assessment of proposals for alterations at 24 St. George's Avenue, Havant (hereafter referred to as 'the site').
- 1.2 A Preliminary Bat Roost Assessment was carried out on the 10th June 2024 by George Sayer (BSc (Hons) Environmental Sciences, PgDip Endangered Species Recovery, MArborA, MCIEEM, NE Licence Holder – Bats Level 2 and GCN - Ecologist).
- 1.3 Bat emergence surveys were undertaken of the dwelling on 13th July and 16th August 2024. The following ecological impact assessment report has been authored by George Sayer (BSc (Hons) Environmental Sciences, PgDip Endangered Species Recovery, MArborA, MCIEEM, NE Licence Holder – Bats Level 2 and GCN – Ecologist).
- 1.4 This appraisal consisted of an assessment of the building to determine its potential for protected species. Following this an on-site and desktop assessment was undertaken, of the likelihood of National or European Protected Species being present on or near site, and the constraints these may pose on the development proposals.
- 1.5 Based on the results of the appraisal, recommendations for further survey, mitigation and potential ecological enhancements were provided.

Site Description and Surrounding Area

- 1.6 The site consists of an existing chalet-style dwelling, surrounded by hard standing and vegetated garden. The site lies immediately south of the railway line, on the eastern edge of the built-up area of Havant, between Denvilles and Warblington.
- 1.7 The wider surroundings consist of a mixture of residential land, commercial estates, and farmland. The site lies 1.27 km north of Emsworth Harbour.

Proposals

- 1.8 The proposals are for lifting the roof off the existing chalet bungalow, rebuilding the roof, and extending and converting the flat roofed garage.

2.0 Scope of Appraisal

- 1. Identify whether any bats are using the building on-site, their species, roost type, numbers and access or roost locations;*
- 2. Identify the impacts of the proposed development and set out appropriate avoidance, mitigation and compensation measures;*
- 3. Determine Licencing Requirements and the Most Appropriate Procedure in this Case;*
- 4. Provide suggestions as to how the site and proposals could be enhanced with regards to protected species and habitats.*

- 2.1 This appraisal and assessment is deemed to be relevant for a maximum of 18 months due to the possibility of changes in the habitats on-site. Should the site or proposals alter, the ecologist should be consulted to confirm that the appraisal is still valid.

3.0 Planning Policy and Legislation

National Planning Policy

- 3.1 The National Planning Policy Framework (NPPF) 2023 sets out the government planning policies for England and how they should be applied. 'Chapter 15: Conserving and Enhancing the Natural Environment' states that development should be 'minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.'
- 3.2 The Government Circular 06/2005, which is referred to by the NPPF, provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

Local Planning Policy

- 3.3 The site sits within the Havant Borough. The Havant Borough Local Plan was withdrawn from examination on 16 March 2022 and work started on a new Local Plan for Havant Borough. The Building a Better Future Plan – the new Local Plan for Havant Borough has been approved by the Planning Policy Committee in 2023 and includes an overall strategy but no detailed policies. As such the withdrawn local plan policies will be relied upon for the time.
- 3.4 The Local Plan (2019) includes a large number of policies related to the environment. The most relevant policies with regards ecology at this site are:

- **E14 The Local Ecology Network:** All development in Havant Borough is expected to protect, conserve and enhance the Borough's Local Ecological Network. Planning permission will only be granted where:
 - a. The development results in biodiversity net gain;
 - b. The development avoids the fragmentation of the Local Ecological Network including across administrative boundaries;
 - c. The applicant has identified and assessed the level of ecological value of the site through adequate and proportionate information and any matters arising have been addressed through an avoidance or mitigation plan; and
 - d. Any necessary mitigation plan includes provision for ongoing management and maintenance.

In addition to the above, priority habitats in the Borough are afforded protection by specific nature conservation designations. Development proposals which could affect a designated site will need to consider the impact and respond appropriately.

International Nature Conservation Designations

Development which has the potential to have an impact on an international nature conservation designation will be subject to a Habitats Regulations Assessment and, if necessary, an Appropriate Assessment, to determine the potential for likely significant effects. Development that is likely to have an adverse effect, either alone or in combination with another project/plan, on the integrity of an international site will not be permitted unless it can be demonstrated that:

- e. Necessary avoidance or mitigation is secured such that in combination with other development there will be no adverse effects on the integrity of the designated sites; or
- f. There are no alternative sites for the proposal, there are reasons of overriding public benefit/interest and compensatory provision is secured.

National Nature Conservation Designations

In addition to criteria a) to d), planning permission will only be granted on or adjacent to a national nature conservation designation where:

- g. Development is unlikely to have an adverse effect either individually or in combination with other developments. An exception to j) will only be made where:
 - h. The benefit of development clearly outweighs the likely impact on the feature(s) of the designation; and
 - i. Mitigation and/or compensation measures are secured to offset any likely impacts.
- ***E15 Protected Species:*** Development proposals which are likely to affect protected species, and/or their supporting habitats, must undertake appropriate surveys to establish their presence/likely absence. In using the findings of such surveys, proposals should, in the first instance, avoid an impact on a protected species. If this is not possible proposals should mitigate and compensate. Planning permission will only be granted where:
 - a. A Mitigation Plan, or if this is not possible a Compensation Plan, is provided to the satisfaction of the Council; and
 - b. A Monitoring and Review Plan is put in place.

Bechstein's Bat

In instances where Bechstein's bat is likely to be found on site and/or nearby, survey methods appropriate to Bechstein's bat must be used and undertaken by a suitably qualified ecologist. If the presence of Bechstein's bat is established on site and/or nearby, planning permission will only be granted where:

- c. Impacts on Bechstein's bat breeding habitat (i.e. net loss of/significant disturbance to woodland or trees containing roosts) are avoided;
 - d. Proposals include appropriate buffers to woodlands, trees, hedgerows and other flight corridors, considering the location of roosts and foraging/commuting habitats; and
 - e. Review and monitoring plans are put in place. Where the above measures cannot be met planning permission will be refused, unless the applicant can show, subject to meeting the tests of the Habitats Regulations, that there would not be an adverse effect on the population of the relevant protected species.
- ***E16 Recreation impact on the Solent European Sites:*** Planning permission will be granted for new dwellings and/or overnight accommodation that mitigates the likely significant effect on the Solent European Sites. This mitigation can be provided through either:
 - a. A financial contribution consistent with the Solent Recreation Mitigation Strategy (SRMS); or
 - b. A developer provided package of measures associated with the proposed development supported by evidence that it will avoid or mitigate any likely significant effect; or
 - c. A combination of measures in (a) and (b) above.

Where these measures cannot be provided development proposals will be refused, unless the applicant can show, subject to meeting the tests of the Habitats Regulations, that there would not be a likely significant effect on the Solent European Sites either alone or in combination with other plans or projects.

- **EX1 Water Quality impact on Solent European Sites:** New dwellings and/or development resulting in a net gain in overnight accommodation which would cause a likely significant effect on the designated sites will need to provide a nutrient budget. Planning permission will only then be granted if a mitigation package is provided which will remove the likely significant effect. This mitigation can be provided through either:
 - a. A financial contribution towards the Council's strategic mitigation package; or
 - b. A developer provided package of measures associated with the proposed development supported by evidence that it will avoid or mitigate any likely significant effect on the Solent European Sites; or
 - c. A combination of measures in (a) and (b) above.

Where these measures cannot be provided development proposals will be refused, unless the applicant can show, subject to meeting the tests of the Habitats Regulations, that there would not be a likely significant effect on the Solent European Sites either alone or in combination with other plans or projects.

- **E17 Solent Wader and Brent Goose feeding and roosting sites:** Development proposals on, or adjacent to, sites which are used by Solent waders and/or Brent Geese will be assessed in line with the appropriate regulations. These proposals will, therefore, require a project level Habitats Regulations Assessment and, if necessary, an Appropriate Assessment. The Council will consider the Solent Waders and Brent Goose (SWBG) Strategy and the latest survey data when making such an assessment.

- **E18 Trees, hedgerows and woodland:** Development affecting trees, hedgerows and woodlands will only be permitted where it:
 - a. Reflects, conserves or enhances the existing landscape and integrates the development into its surroundings, adding visual interest and amenity;
 - b. Adequately protects existing trees and hedgerows including their root systems prior to, during and after the construction process; and
 - c. Will not result in the loss or deterioration of ancient woodland and ancient or veteran trees.

The Council will refuse planning permission for proposals that threaten the retention of important trees, hedgerows, and woodland, unless the need for, and benefits of development in that location clearly outweigh the impact of the proposal.

Provision of new trees are expected as part of development proposals for new homes and commercial floorspace. Planning permission will be granted where it:

- d. Facilitates adaptation to climate change by providing shade, shelter and cooling through new tree planting; and
 - e. Includes proposals for the successful implementation, maintenance and management of landscape and tree planting schemes.
- **E22 Amenity and pollution:** Development proposals will be permitted where:
 - a. Projected levels of noise, odour, vibration, light, water or air pollution do not have a likely significant negative effect on the amenity of existing and future users of the site, nearby occupiers or the wider environment; or
 - b. Measures are provided which are suitable for the purposes intended and will ensure that any likely significant negative effect on receptor(s) are mitigated to an acceptable level.

Legislation

- 3.5 Legislation relating to wildlife and biodiversity of particular relevance to this EclA includes:
- The Conservation of Habitats and Species Regulations 2017;
 - The Wildlife and Countryside Act 1981 (as amended);
 - The Protection of Mammals Act 1996;
 - The Environment Act 2021.
- 3.6 All species of bat and their roosts are protected under The Conservation of Habitats and Species Regulations 2017 and The Wildlife and Countryside Act 1981. It is an offence to intentionally kill, injure or handle a bat, to possess a bat (live or dead), disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. All other mammals receive general protection against cruelty, inhumane killing or injuring under the Protection of Mammals Act 1996.
- 3.7 All UK bird species are protected against disturbance whilst occupying a nest under the Wildlife and Countryside Act 1981. Developments that could predictably disturb, kill or injure nesting birds could result in an offence. Furthermore, a number of bird species are targets of UK and Local Biodiversity Action Plans and listed as Species of Principle Importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. This obligates local authorities to have regard to the purpose of conserving biodiversity with particular emphasis on targeted species.
- 3.8 In England, Biodiversity Net Gain (BNG) is mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG of 10%. This site is considered to be exempt from Mandatory BNG as the proposals are residential and affect less than 25sqm of habitat.

4.0 Methodology

Desktop Study

- 4.1 A desktop study was conducted using the government 'MAGIC' Map GIS tool; a search was carried out for all international statutory designated sites (Ramsar, SAC, SPA) within 12.0 km of the site; national statutory designated sites (SSSI, NNR, LNR) within 2.0 km of the site; and non-statutory designated sites (SNCI) and priority habitats within 2.0 km of the site. Any sites of relevance to the proposals are summarised below and their significance considered in the context of the development proposals. A search was also carried out to identify features of ecological interest in the area, such as water bodies and ancient woodland. Given the overall scale and nature of the site and the proposals, a full data search from SxBRC was not considered appropriate. This is in accordance with CIEEM current guidance for such projects.

Site Visit

- 4.2 A site visit was conducted on 10th June 2024.
- 4.3 During the survey any constraints with regard to protected species were considered; the site was considered for its potential for protected species even when signs of these species were not noted at the time of survey.
- 4.4 The building was assessed by an experienced, licenced bat surveyor (George Sayer 2018-34434-CLS) for its potential to hold roosting bats; roof voids were assessed where relevant, and access points identified using high power torch; endoscope and binoculars as appropriate. Any evidence of bats such as grease marks, bat droppings, urine splashes were noted. The bat roost assessment was conducted following the Bat Conservation Trust - Bat Surveys for Professional Ecologists: Good Practice Guidelines (2023).
- 4.5 Due to the site visit being carried out over one day, it is possible that some signs of protected species may not be apparent within this short timeframe. This is a constraint recognised within the Survey Guidelines and all reasonable effort has been made to identify evidence of protected species.

Bat Emergence Surveys

- 4.6 Two bat emergence surveys were undertaken 13th July and 16th August 2024 in accordance with the Bat Conservation Trust - Bat Surveys for Professional Ecologists: Good Practice Guidelines (2023) and the Interim Guidance on the Use of Night Vision Aids (2022). The dusk emergence surveys began c.15 minutes before sunset and continued until c.1.5 hours after (Survey 1: sunset 21:13; survey 20:53 – 22:43, Survey 2: sunset 20:22; survey 20:17 – 21:52). The weather was optimal for bats (Survey 1: 17 degrees Celsius, WF2, dry, 1/8 cloud, Survey 2: 20 degrees Celsius, WF1, 2/8 cloud, dry).
- 4.7 Two experienced surveyors were present on the survey, with four night-vision aids on the first survey and three on the second (a combination of Canon XA20-XA60 and Sony AX100s; each with 2no. Nightfox XB5 Pro Illuminators and external 12v IR Floodlights) to improve coverage, better vision later into the survey and the ability to review potential emergences. A Pixfra thermal imager was also used on the first survey.
- 4.8 Surveyors and cameras thoroughly covered the building; the likelihood of bats being missed is very low. The survey was designed and the second survey led by a licenced bat ecologist with multiple years' survey experience (George Sayer BSc (Hons) MCIEEM, 2018-34434). The first survey was led by accredited agent Aidan Bird who has at least 8 years of experience with bat surveys.
- 4.9 Bat detection was carried out using Echo Meter Touch 2 Pro and Peersonic RPA3 Full Spectrum Recording Bat Detectors, with analysis of recordings carried out where necessary on Kaleidoscope software. Infrared camera footage was reviewed at between 0.5-1.5x speed on Microsoft Media Player where necessary. The period of time around early pipistrelle species calls, *Myotis* calls and long-eared bat calls were reviewed on cameras to ensure no potentially emerging bats were missed.

Ecological Impact Assessment

- 4.10 The methodology for Ecological Impact Assessment (EcIA) follows best practice guidelines set by the Chartered Institute of Ecology & Environmental Management (CIEEM): 'Guidelines for Ecological Impact Assessment' (CIEEM, 2018). This includes identifying the baseline conditions on the site and subsequently rating the potential effects of the development based on the sensitivity and value of the resource affected, combined with the magnitude, duration, and scale of the impact (or change). This is initially assessed without mitigation measures, and then assessed again after allowing for the proposed mitigation measures; this provides the residual effects. The assessment is divided into construction effects and longer-term operational effects.

4.11 Each ecological feature within the site has been considered within a defined Geographic context such as:

- International and European;
- National;
- Regional;
- County;
- District;
- Local;
- Site Level;
- Negligible.

4.12 Based upon CIEEM guidance, value was determined with reference to the following factors:

- Its inclusion as a Designated Site or other protected area;
- The presence of habitat types of conservation significance, e.g. Habitats of Principal Importance (NERC 2006);
- The presence (or potential presence) of species of conservation significance e.g. Species of Principal Importance (NERC 2006);
- The presence of other protected species e.g. those protected under The Wildlife and Countryside Act 1981;
- The sites social and economic value.

4.13 Specifically, in the case of bats, the impact assessment has been conducted in accordance with the recently published Bat Mitigation Guidelines (Reason and Wray 2023).

5.0 Baseline Ecological Conditions and Protected Species Assessment

Designated Sites within 12.0km

Desk Study

- 5.1 The site is over 1.0 km away from any designated site with the closest being Warblington Meadow SSSI 1.0 km south. The Solent Suite of Sites begin 1.2 km south. The site lies within both the nutrient and recreational impact zones of the sites, but as this application is a householder application not increasing the number of accommodation units on-site, no further assessment or consultation with Natural England is required.
- 5.2 The site is 16.2 km south-west of the Singleton and Cocking Tunnels SAC and is outside its Conservation Areas (SDNPA and NE 2018).

Habitats

Desk Study

- 5.3 UK Priority Habitats within 1.0 km of the site include coastal and floodplain grazing marsh and deciduous woodland. None of these habitats are within or adjacent the site.

Protected Species

Bats

Desk Study

- 5.4 Within 2km there is one EPSM Licence issued, for soprano pipistrelle. Hampshire supports the majority of the native bat species.

Site Assessment

- 5.5 The dwelling is a bungalow-style dwelling of rendered finish with a modern hipped clay tile roof. There is a small cross-gable to the front and a large flat roof extension to the rear. The clay tiles were generally well-sealed; hips and ridges were well-sealed. The soffits and fascias were generally well-sealed with a small number of shallow gaps. The tiles display a slight camber but it does not appear to create sufficient access for bats. There is a large rear dormer and small front dormer window with slightly cambered hanging tiles. The front cross-gable also displays slightly gappy hanging tiles. A single bat which appeared to be a common pipistrelle was noted under the hanging tiles. The flat roof section was well-sealed and devoid of suitable roost features.
- 5.6 Internally there are small skilling-spaces with modern membranes and deep insulation. No evidence of bats or access points into the spaces were noted.
- 5.7 Overall, the building has been confirmed as at least a day roost for 1no. common pipistrelle. The building is relatively well-sealed but offers some roosting potential for crevice-dwelling bats and is of **moderate potential** at most for other bats.

- 5.8 There is a garage on site of rendered finish with a slightly sloped flat felt roof. The roof has no internal void and the felt is tightly sealed. No evidence of bats was found internally or externally and the building offers **negligible potential** for bats.
- 5.9 The dwelling backs onto the railway line with several mature oaks to the rear of the garden. The wider surroundings offer some potential for bats but lack the larger treelines or woodland needed for more light-shy species.

Bat Emergence Survey

- 5.10 The first bat emergence survey of 13th July 2024 identified no bats emerging from the building. Weather conditions were optimal throughout the survey with temperatures above 13°C throughout and minimal wind.
- 5.11 The general activity level otherwise was low and consisted of commuting and foraging pipistrelle bats being heard and seen.
- 5.12 The second bat emergence survey of 16th August 2024 identified no bats emerging from the building. Weather conditions were optimal throughout the survey with temperatures above 17°C throughout and minimal wind.
- 5.13 Bat activity was otherwise low with several noctule passes, common pipistrelles and a single long-eared bat pass.
- 5.14 The single bat and activity recorded suggests the building is a transient day roost of 1no. common pipistrelle. The site is of low site value to bats.

Birds

Desk Study

- 5.15 Numerous bird species are present in the local area, including a number of garden species.

Site Assessment

- 5.16 The structure was well-sealed; some evidence of nesting birds was observed during the site visit within the loft but no access points or evidence of current use were noted. The garden contains some shrubs and trees of use to birds. Overall, the building and gardens are of **site value** to birds.

Other

- 5.17 No potential for or evidence of any other protected species was observed during the site visit. The site would support hedgehogs but not in the vicinity of proposals.

6.0 Impact Assessment

Designated Sites

Potential Impacts

- 6.1 The site is at least 1.0 km from any statutory site; impacts would be negligible. The proposals do not increase the amount of overnight accommodation at the site and as such does not need to demonstrate nitrate neutrality nor contribute to the Solent Bird Aware Scheme.

Mitigation and Compensation

- 6.2 None required.

Residual Impacts

- 6.3 The impacts will be negligible.

Habitats

Potential Impacts

- 6.4 The proposals would impact only the existing building, and developed surfaces. In the absence of mitigation, the proposals would include dust, noise, and light pollution of adjacent garden and grassland habitats. Impacts are of **moderate magnitude** at the **site level**.

Mitigation and Compensation

- 6.5 All construction will be undertaken in accordance with best practice advice with regards to control of dust, noise, and emissions. No chemicals or fuels shall be stored on open ground.

Residual Impacts

- 6.6 Once mitigation is taken into account, the impacts will be negligible.

Bats

Potential Impacts

- 6.7 The main building is a day roost for 1no. common pipistrelle bat, a roost of low conservation significance. The proposal would remove areas of hanging tiles where the bat roosts. Some indirect disturbance would occur; the direct disturbance of the roost would also occur.
- 6.8 Given the overall size and nature of the proposals and the relatively limited bat activity on site, the potential impacts to foraging and commuting bats is low.

Mitigation and Compensation

- 6.9 Works shall be designed to minimise disturbance of any bats which might use the surroundings. A Mitigation Strategy shall be implemented to minimise the risk of disturbance of bats as detailed in Section 7.0. It is determined that a Bat Mitigation Class Licence is appropriate to cover the works.
- 6.10 Any new lighting shall be angled downwards and shall avoid any light spill onto garden habitats and shall accord with the principles of BCT/ILP Guidance Note 08/23. No construction phase external lighting will be used.

Residual Impacts

- 6.11 The overall impact of the scheme will be negligible.

Nesting Birds

Potential Impacts

- 6.12 It is considered highly unlikely that any nesting birds present would be disturbed.

Mitigation and Compensation

- 6.13 Should an active nest be found, any chicks must be allowed to fledge before removal.

Residual Impacts

- 6.14 The overall impact of the scheme will be negligible.

Other Species

Potential Impacts

- 6.15 In the absence of mitigation there is a low risk of hedgehogs being disturbed, especially if materials are not stored properly in the garden.

Mitigation and Compensation

- 6.16 All materials shall be stored on hard surfaces or pallets, and any piles of aggregates, timber etc. checked for presence of hedgehogs before removal. Grassland shall be kept well-maintained and check for signs of hedgehogs before any clearance. All excavations shall be covered or fitted with ramps to allow mammal escape.

Residual Impacts

- 6.17 The overall impact of the scheme will be negligible.

7.0 Bat Mitigation Strategy

7.1 The building is a day roost for 1no. common pipistrelle bat. The proposals involve removal of hanging tiles used by the bat. As such the following mitigation strategy will be employed to ensure no harm to the bats or conservation status of the species in the vicinity. It is considered that such works could be undertaken under a Bat Mitigation Class Licence, or a European Protection Species Mitigation Licence:

- Full EPSML obtained or registered under a Bat Mitigation Class Licence
- A temporary bat box will be installed on an appropriate nearby tree or building.
- No works between 30 minutes before sunset and 30 minutes after sunrise;
- No external works lighting;
- Prior to works commencing, the buildings will be inspected by a licenced or accredited bat ecologist;
- All areas with roost potential will be soft-stripped. Carefully remove the hanging tiles and gappy eaves in locations of proposed works by hand under licenced ecological supervision;
- Should any bats be found, it shall be placed in a cloth bag and moved to the temporary bat box;
- New building to contain new bat roost features (integrated bat box) to replace any loss of roost potential;
- Created bat features to be checked post-construction;
- 1F felt to be used in the new works – **no breathable membranes to be used where bats can access.** If breathable membranes are to be used these must be accredited as safe for bats or the building sealed against bat ingress permanently;
- If possible, works to avoid times when bats would be present, or times when bats would be hibernating. Preferred times would be autumn or spring, when disturbance would be minimal.

7.2 The above measures are considered to protect bats against harm or disturbance and to prevent the loss of any bat roost.

8.0 Ecological Enhancements

8.1 Because of the scale and nature of the proposals, ecological enhancement opportunities within the construction zone are limited. The most beneficial enhancements would involve the following:

- Installation of new bat roost features to the buildings, such as an integrated or wall mounted bat boxes, above the one needed for mitigation;
- Installation of bird nesting features to the buildings such as an integrated box suited to blue tits, a sparrow terrace and wall-mounted boxes where integration is not possible;
- Integration of invertebrate features such as a bee brick;
- Installation of a hedgehog box to the garden.

9.0 Conclusions

- 9.1 Overall, the proposal area consists of habitats of negligible-low ecological value and are not anticipated to have any significant impact upon ecology. A common pipistrelle day roost is present, which would require licence and mitigation to disturb. The roost would be lost and any loss of potential would be re-provided in the altered building. The only other impacts identified would be minor risks to nesting birds and hedgehogs; such impacts can easily be avoided.
- 9.2 No significant effects are anticipated upon any designated site.
- 9.3 When mitigation and enhancements have been taken into account, the proposals are not considered to have a negative impact upon habitats or protected species in accordance with planning policy and once enhancements are considered, would result in a minor net gain. The proposals would therefore accord with the relevant local and national planning policies and the relevant legislation.

10.0 References

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12.0 Appendix A - Site Aerial



13.0 Appendix B - Site Photos

Photo 1 – View of the building from the front – common pipistrelle roost location circled.



Photo 2 – View of the building from the rear.



Photo 3 – Flat roof garage to rear.



Photo 4 – View of the hanging tiles where a common pipistrelle was found on one occasion only.



Photo 5 – View of common pipistrelle under hanging tiles.



Photo 6 – View inside the loft/skilling space.



Photo 7 – View inside the garage roof.



Photo 8 – View of IR1 at start of survey.



Photo 9 – View of IR1 at end of survey.



Photo 10 – View of IR2 at start of survey.



Photo 11 – View of IR2 at end of survey.



Photo 12 – View of IR3 at start of survey.



Photo 13 – View of IR3 at end of survey.



Photo 14 – View of IR4 at start of survey.



Photo 15 – View of IR4 at end of survey.

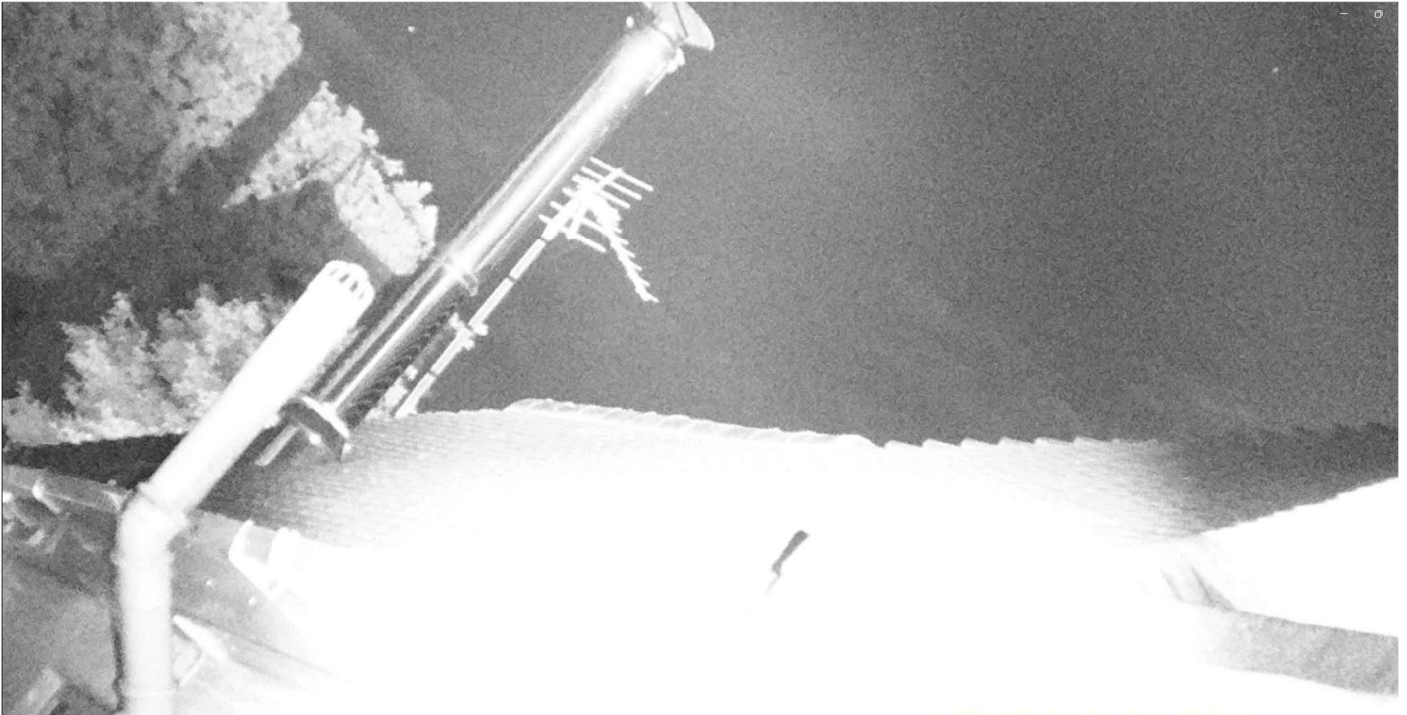
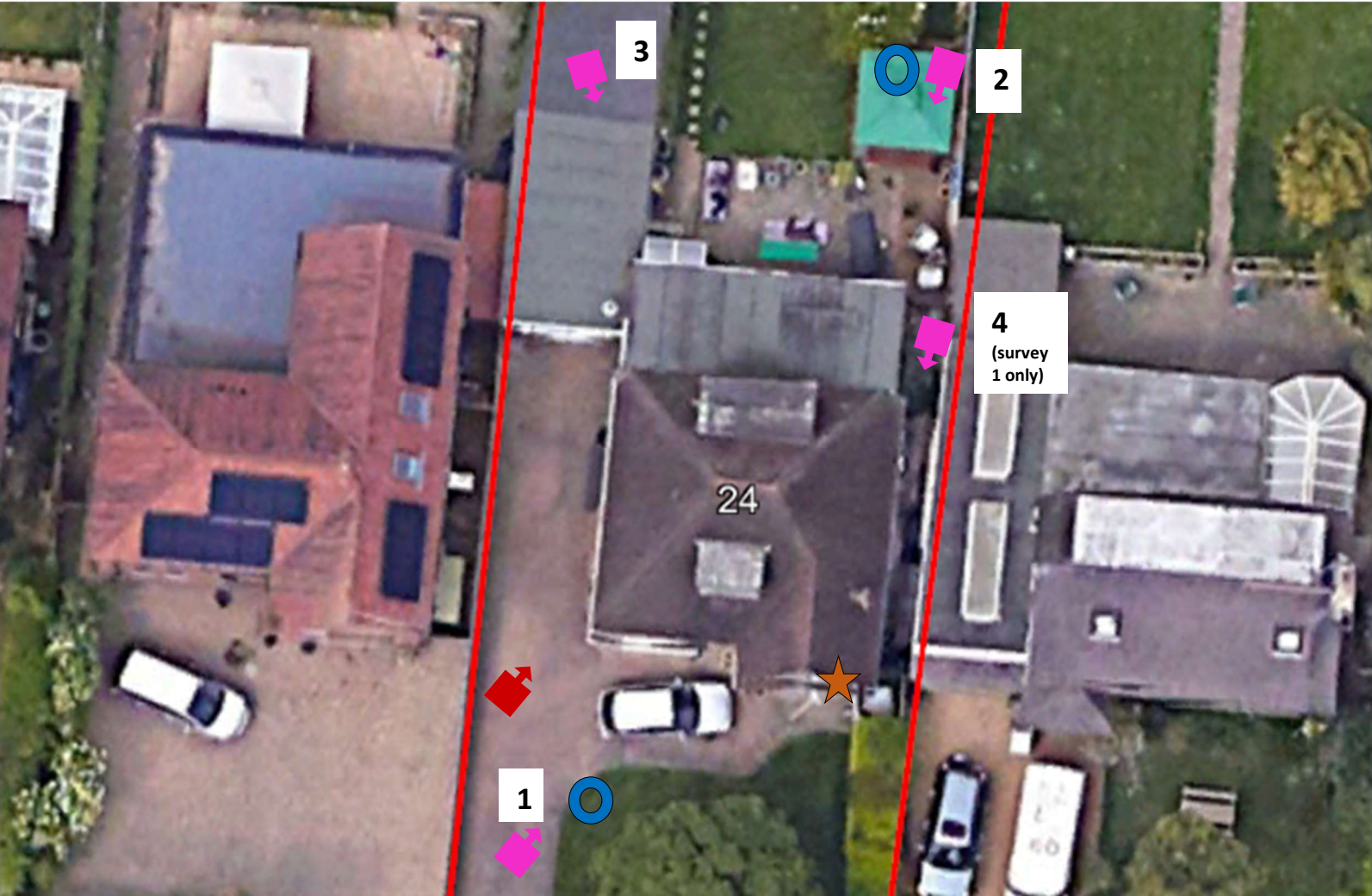


Photo 16 – Thermal imager view.



14.0 Appendix C – Bat Emergence Survey Plan



- Legend:**
- Surveyor
 - Night Vision Aid
 - Thermal Imager
 - Common Pipistrelle Roost Point

