
Preliminary Ecological Appraisal

For proposed development at:

24 Beacon Square
Emsworth
Hampshire
PO10 7HU

Survey and Report by:
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Director

11th September 2018
Project Ref: 17162

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1 Summary

Site:	24 Beacon Square, Emsworth, Hampshire PO10 7HU
Grid Reference (from the centre of the site):	SU 74500 05409
Report Commissioned by:	Mr and Mrs Nicholls
Date of Phase 1 Habitat Survey:	6 th July 2018

Considerations	Description	Timings and potential impacts
Statutory wildlife sites:	Chichester And Langstone Harbours SSSI, RAMSAR, SPA immediately adjacent to the south Solent Maritime SAC immediately adjacent to the south Eames Farm LNR 1500m east. Warblington Meadow SSSI 1500m west Brook Meadow LNR 800m north east	No impacts are predicted
Non-statutory sites within 2km:	None known	No impacts are predicted
Phase 2 surveys:	Bat Surveys	Undertaken 26 th July 2018
Precautionary methods:	Commuting and foraging bats.	No direct lighting (during or post-construction) to the retained mature trees, new planted trees, boundary vegetation.
	Badgers, hedgehogs and other nocturnal animals.	Escape planks to be secured within any deep holes or foundations. Any existing heaped materials must be dismantled with care to allow any individuals to move out of harms way
	Nesting Birds	Any vegetation clearance should be carried out outside of the bird breeding season (March to August inclusive), or a pre-works breeding bird assessment should be undertaken.
Habitat types:	Habitats within the application site comprised of residential amenity grass lawns, landscaped shrub borders, mature broadleaves and coniferous trees.	

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2 Introduction

2.1 Background

Bright Green Environmental was commissioned by Mr and Mrs Nicholls to undertake a preliminary ecological at 24 Beacon Square, Emsworth, Hampshire PO10 7HU.

This report details the findings of an Extended Phase 1 Habitat Survey to identify the potential for presence of species protected under European Legislation (Conservation of Habitats and Species Regulations 2010, as amended), UK legislation (Wildlife and Countryside Act 1981; Protection of Badgers Act 1992), and other priority species and habitats which are a consideration under the National Planning Policy Framework (NPPF). Where best practice guidelines exist, these have been used to assess the likelihood that individual species will be present, for example Bat Surveys: Good Practice Guidelines (BCT 2012) and Habitat Suitability Index for Great Crested Newt (Oldham *et al*, 2000).

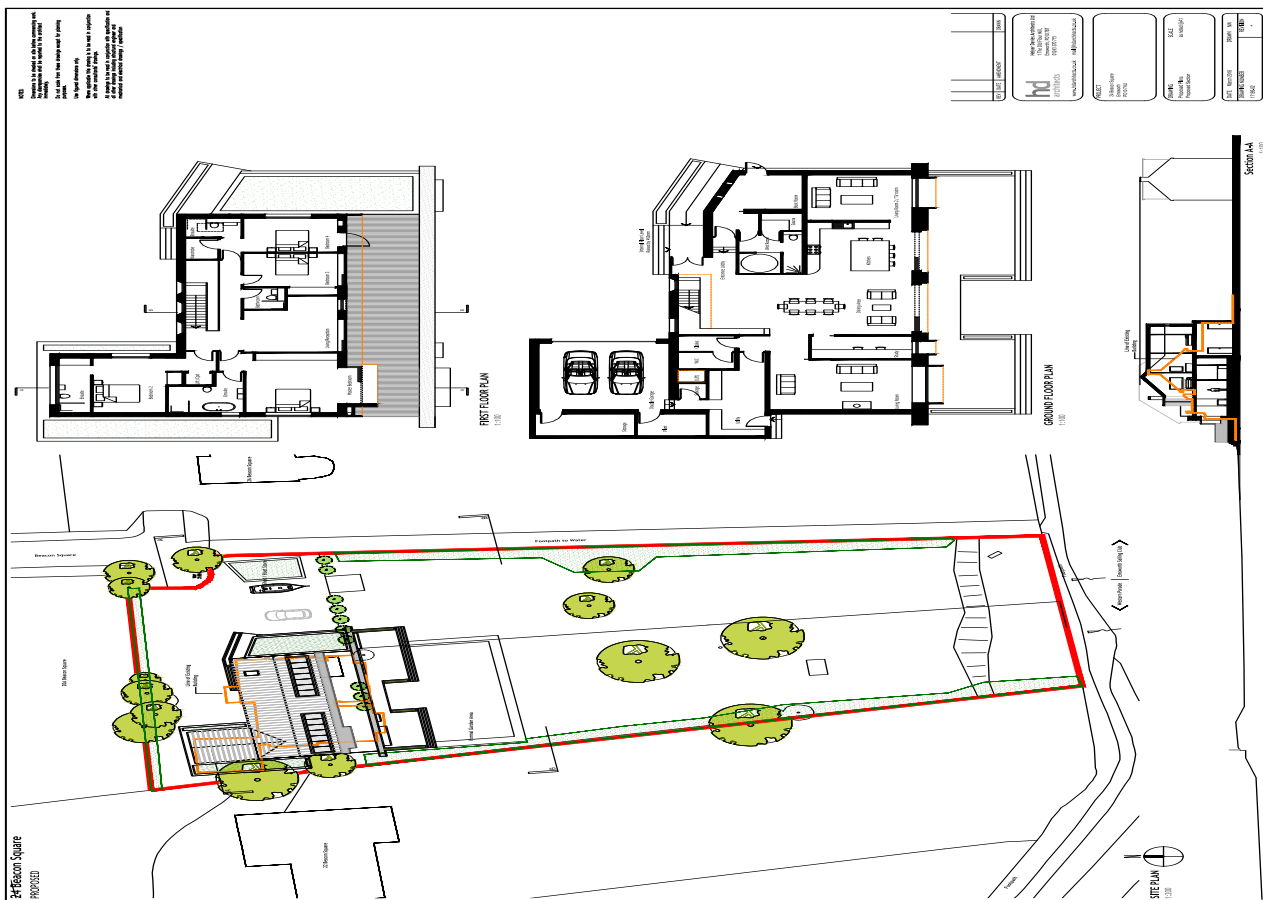
The Natural Environment and Rural Communities (NERC) Act 2006, under Section 41, lists Species of Principal Importance for Conservation of biodiversity in England (SPIE species). Protected and UK SPIE species are a material consideration for individual planning consents under the NPPF, which promotes the enhancement of natural and local environments through planning, and encourages a move towards achieving net gains for biodiversity where possible (DCLG, 2012).

The site survey is supported by a desk study, to identify records of any protected species, which could be impacted by development of the site.

2.2 Proposed Development

The proposed development is understood to involve the demolition of the existing residential property and construction of a single replacement property largely upon the existing footprint, utilising the existing driveway, with some additional landscaping.

Figure 2.1 Location and layout of proposed development



2.3 Scope of Survey

This Preliminary Ecological Appraisal is based on a single site survey and provides an overview of the likelihood of protected species occurring on the site. Where no evidence is found, this does not mean that species are not present, or using the site. Further surveys are only recommended if there is a significant likelihood that protected species may be present and impacted by the proposed development, based on the suitability of the habitat and any direct evidence.

The Phase 1 habitat survey does not constitute a full botanical survey or a detailed Phase 2 survey for protected or notable species (unless where stated).

The protected species assessment provides a preliminary view of the likelihood of protected species occurring on the site, based on the suitability of the habitat and any direct evidence on the site. It should not be taken as providing a full and definitive survey of any protected species group. It is only valid at the time the survey was carried out. Additional surveys may be recommended if, based on the preliminary assessment or during subsequent surveys, it is considered reasonably likely that other protected species may be present.

3 Survey Methodology

3.1 Habitat Survey

The survey involved a site visit to record and map habitat types and ecological features on the site. The survey was undertaken in accordance with Guidelines for Preliminary Ecological Assessment produced by the Chartered Institute of Ecology and Environmental Management (CIEEM, 2012), and the general principles and methods outlined in the Handbook for Phase 1 Habitat Survey (JNCC 2010). Features of interest were identified as target notes and included with photographs in Appendix C.

The potential for presence of protected species was assessed as follows:

Amphibians - Known ponds within 500m of the site (unless ecologically separated by significant barriers) were assessed for potential to support breeding protected amphibians, such as great crested newts or toads.

Bats - Trees within, and adjacent to, the site boundary were assessed from the ground for potential to support roosting bats. The buildings were surveyed externally for their potential to support roosting bats. Habitat was also assessed for foraging and commuting potential, aided by aerial photographs of the surrounding landscape.

Dormice - Any scrub or woodland areas were assessed for potential to support dormice: Good understorey/shrub layer, arboreal connectivity, and a range of food sources throughout the active dormouse season.

Reptiles - The presence of suitable reptile habitat was assessed according to the criteria described in the Herpetofauna Workers' Manual (Gent and Gibson 1998) and Froglife guidelines (Froglife 1999).

Invertebrates - The site was surveyed for high quality aquatic, dead-wood or other habitats which could be used by significant assemblages of invertebrates.

Flora and habitats - Habitats and dominant plant species which were identifiable at the time of the survey were recorded, including Wildlife and Countryside Act Schedule 9 invasive plant species, such as Japanese knotweed *Fallopia japonica* and giant hogweed *Heracleum mantegazzianum*.

Badgers - A visual assessment for setts, hair, latrines, prints, foraging disturbance or other signs of badgers was undertaken within, and directly adjacent to, the site boundary.

Birds - A visual survey of bird activity and suitable nesting habitat was carried out, to determine if any areas would be suitable for WCA Schedule 1 birds, Birds of Conservation Concern (BoCC), SPIE or other common and widespread nesting birds.

Adjacent habitat - Aerial photographs, maps and field observation were used to identify habitats in the wider landscape which could be impacted by development of the site.

3.2 Desk Study

Data was obtained from the following sources:

3.2.1 Protected Species

The Multi-Agency Geographic Information for the Countryside (MAGIC) and other open source data was accessed on 5th July 2018, to identify the presence of protected species licenses within a 1km radius.

3.2.2 Statutory Designated Sites

The Multi-Agency Geographic Information for the Countryside (MAGIC), was accessed on 5th July 2018, to identify the presence of statutory designated sites within a 2km radius.

3.3 Surveyor Details

The site survey was undertaken by Tony Hargreaves BSc (Hons) AIEMA Ecologist at Bright Green Environmental, on 6th July 2018. During the survey, the temperature was example 24°C; there was a light breeze (Beaufort scale 0-1), clear skies and good visibility.

3.3.1 The surveyor is an associate member of the Chartered Institute of Environmental Management and Assessment (AIEMA) and subject to the IEMA Professional Code of Conduct and licensed by Natural England to survey for bats (2016-20863-CLS) and great crested newts (2016-23214-CLS). He has extensive experience in undertaking various ecological surveys on behalf of public and private sector clients, throughout the UK.

4 Results and Discussion

4.1 Site and Habitat Description

The site is located Emsworth on the north shore of Chichester Harbour, within a residential area. The property is a well maintained detached residential dwelling. It is set within well maintained mature landscaped gardens.

To the north, east and west are adjoining similar residential properties, separated by timber fences and planted shrub/tree boundaries. The southern boundary is the harbour shoreline and the footpath that runs around it.

Figure 4.1 Aerial image of site and surrounding habitats.



4.2 Desk Study

4.2.1 Statutory Designated Sites within 2km

The site itself is not situated within a designated wildlife area, however immediately to the south lies the overlapping designation of Chichester and Langston Harbours RAMSAR, Chichester Harbour SSSI, Chichester and Langston Harbours SPA, Solent Maritime SAC are immediately adjacent to the southern boundary. Eames Farm LNR is approximately 1500m to the east. Warblington Meadow SSSI is approximately 1500m to the west. Brook Meadow LNR is approximately 800m to the north east

4.2.2 Habitats within 2km

The surrounding habitat of the site is predominantly the urban residential areas of Emsworth and the designated tidal flood plain marsh and mudflats to the south within Chichester Harbour.

4.2.3 Protected, Priority, Rare Species within 1km

There are known records of protected species within 1km of the site.

Bats

There are no known records of bats in the area, however the surrounding habitat offers suitable foraging and commuting habitats, and through personal experience bats are known to forage along the shore of Chichester Harbour.

Birds

There are a large number of priority and rare bird species within 2km of the site, these are associated with the wetland designated habitats of the harbour.

Reptiles

There are records of slow worms and adders within Chichester Harbour.

Amphibians

There are records of Great Crested Newts within the farmland habitats approximately 1km to the west of the site.

Others

There are records of Badgers, Hedgehogs, Red squirrel in the area.

4.3 Potential for Protected Species

The site was assessed to identify whether proposed works within the site boundary could impact on protected or locally rare species, either on the site or within the local area.

4.3.1 Habitats and Species

No protected, BAP, SPIE or locally important plant species were recorded at the site during the survey, which was carried out at an optimal time of year for botanical surveys.

Vegetation within the application site comprised of well managed residential amenity lawns.

Landscaped ornamental shrub borders to both east and west boundaries, and down the centre of the garden including species such as potentilla, eleagnus, mahonia, hebe, cotoneaster, St. Johns Wort, acer.

Semi-mature trees to the western boundary including ash, oak, birch, tree of heaven.

There are 3 semi mature conifers (larch and 2 scots pine) to the rear of the garden.

There is a dried-up pond which has a cracked concrete base which is largely colonised by bramble, hawkweed, rosebay willow herb.

As well as vegetation there is an existing tarmac driveway to the east and north of the property.

There are also patio slabs that extend from the driveway around to the rear (southern) elevation.

The proposed replacement will largely utilise the existing footprint of the current building, and will have limited impact outside of the existing paved areas.

4.3.2 Bats

There are no known records of bats within 1km of the site however the area is considered to offer suitable foraging and commuting habitat, the range of residential buildings are considered likely to offer some roosting opportunities

4.3.2.1 Roosting Bats - trees

No trees on site were considered to offer suitable roosting opportunities for bats, due to age and condition with lack of crevices.

4.3.2.2 Roosting Bats - buildings

The house is of relatively modern brick construction, with a concrete tiled roof which is generally in good order with the exception of a few gaps along the ridge where the roof is sagging. The upper walls are clad in composite timber cladding that is well fitting with not gaps. The fascias and soffits are UPVC and well-sealed to the wall cladding offering no opportunities for bats to access the property. The soffits have ventilation slots which are meshed to prevent access.

The loft interior is open, boarded and fully accessible. The roof is lined with a bituminous type felt beneath the tiles, there is no light ingress into the loft void other than from the grilled vents in the soffits. The roof timbers are of a modern construction with no crevices present. There was no evidence of bats internally.

There is a detached garage which is flat felt roofed, with UPVC fascia. The interior is well lit through the windows. The internal timbers are of a modern construction with no crevices present. There was no evidence of bats internally.

The property is considered to offer **low roost suitability** for bats with the only opportunity for access is the gaps in the ridge tiles which would afford access to the tile felt void.

4.3.2.3 Foraging and Commuting Bats

The boundary shrubs vegetation and trees offer suitable foraging and commuting lines, as does the harbour shoreline.

4.3.2.4 Survey Results

In accordance with the Bat Survey Guidelines a dawn re-entry survey was carried out on 26th July 2018. The survey was undertaken by two experienced surveyors who were positioned around the property to view the potential access points identified along the ridge.

The weather on the was dry with clear skies, with a temperature of 18oC. Surveying started at 0340 and finished at 0530, sunrise was at 0520.

0435 – Common pipistrelle seen foraging around the garden.

0438 – Common pipistrelle seen foraging around the garden, along west hedges, then over trees to the west.

0444 – Soprano pipistrelle seen foraging around driveway trees, then flew north along lane.

No bats entered the property.

No bats showed any interest in the property through their flight patterns of as a potential roost.

The site boundary features which include the hedges and trees form linear features that are shown to be used as foraging and potentially commuting routes within the residential urban habitat.

It is not considered that bats use of the site and its boundary features will be adversely affected by the proposals which include the retention of the boundary shrubs and semi mature trees.

There is potential to enhance the site for bats through the inclusion of roost opportunities within the replacement dwelling.

4.3.3 Reptiles

There are known records of reptiles in the local area although these are within the marsh habitat of the harbour.

The site comprises mainly of well managed short mown residential lawns with boundary shrub borders which offer limited opportunities for reptiles.

To the south of the garden, outside of the application site, the shoreline where there is some marsh and ruderal bankside vegetation, and concrete and gravel path and slipways offers suitable habitat for reptiles. However, this is outside of the site and the footprint of the development is approximately 50m away across mown lawns.

Given the scale of the development and the limited habitats on site that could support reptile populations it is unlikely there will be an adverse impact upon them.

However, in the unlikely event any reptiles are discovered works should cease and the Ecological Clerk of Works (ECOW) should be called for guidance. Any individual in immediate harm should be moved by hand and placed in a suitably sheltered undisturbed safe position.

Precautions should be carried out, as detailed in Section 5, to ensure that any potential for harm to reptiles is avoided, during the construction phase.

No further surveys necessary.

4.3.4 Amphibians (Great Crested Newt and Common Toad)

There are records of a common toad, common frog, great crested newt and smooth newts within 1km. There are no known ponds within 250m of the site, there is a dried up concrete lined pond to the southern end of the garden.

The site comprises mainly of well managed short mown residential lawns with boundary shrub borders which offer negligible opportunities for amphibians.

Given the scale of the development and the limited habitats on site that could support amphibian populations it is unlikely there will be an adverse impact upon them.

However, in the unlikely event any amphibians are discovered works should cease and the Ecological Clerk of Works (ECOW) should be called for guidance. Any individual in immediate harm should be moved by hand and placed in a suitably sheltered undisturbed safe position.

Precautions should be carried out, as detailed in Section 5, to ensure that any potential for harm to amphibians is avoided, during the construction phase.

No further surveys necessary.

4.3.5 Birds

The site could provide nesting and foraging habitat for birds in the trees and boundary shrubs although no nesting activity noted in the surveys. There was no evidence of nesting birds wither on or within the property. Any clearance of vegetation should take place outside of the breeding bird season (March to August inclusive) or preceded by a breeding bird survey.

Opportunities exist for enhancement of the site through the installation of bird boxes to boundary walls/fences or on the replacement building.

4.3.6 Badger and Fox

No signs of badgers or foxes were identified during the survey.

Precautions should be carried out, as detailed in Section 5, to ensure that foxes and other nocturnal mammals are not harmed during the construction phase (foxes are protected under the Wild Mammals Protection Act, 1996).

No further surveys necessary.

4.3.7 Dormice

The site is not considered suitable for dormice and is not connected to known or suitable dormice habitats. No further survey necessary.

4.3.8 Hedgehogs or Other Protected, BAP or Rare Species

The site had potential to be used by hedgehogs particularly to the boundary shrub vegetation.

No direct or indirect impact is likely if precautions recommended for other nocturnal mammals are followed. Should any hedgehogs be discovered works should cease and the Ecological Clerk of Works (ECOW) should be called for guidance. Any individuals in immediate harm should be moved by hand and placed in a suitably sheltered undisturbed safe position.

No further surveys are recommended.

4.3.9 Invertebrates

The site is considered likely to support common and widespread invertebrate species typical of the habitats present.

No further surveys necessary.

4.3.10 Non-Native Invasive Species (WCA Schedule 9)

No species that are listed on Schedule 9 of the Wildlife & Countryside Act 1981 were identified during the survey. Species listed on Schedule 9 of the Wildlife & Countryside Act 1981 should be treated/removed/disposed of by an appropriately qualified and licensed contractor to ensure legal compliance and prevent spread of invasive species. Species listed under WCA Schedule 9 should not be spread or moved to other sites during the clearance process.

4.3.11 Impact on Designated Wildlife Sites

Whilst there are designated sites nearby, these are designated due to their wetland tidal habitats and associated species. The proposed development site does not include any of those habitats and its influence outside of the boundaries are considered extremely limited.

The scale of the development is for the demolition and replacement of a single residential dwelling. The associated noise and dust that may result is considered to be limited in amount and duration. The designated harbour is immediately adjacent to the residential properties that run along its shore, and there is a public footpath that is well utilised combined these are considered to offer a certain level of disturbance through people and pets. It is therefore considered that the proposed development or its construction is likely to have any significant adverse impact upon the designated sites.

4.4 Limitations and Assumptions

The baseline conditions reported and assessed in this document represent those identified at the time of the preliminary ecological survey on the 6th July 2018 and the subsequent bat activity survey on the 26th July 2018. Although a reasonable assessment of habitats present can be made during a single walkover survey, seasonal variations are not observed. All areas of the site were accessible during the surveys.

5 Recommendations

5.1 Key Recommendations and Further Surveys

- Bat activity survey considered necessary due to low roost suitability, undertaken as report on 26th July 2018.

5.2 Avoidance/Precautionary Methods

- Any works to the trees or hedge, should be undertaken outside of the nesting bird season (March to August inclusive), to avoid infringing legislation which protects all nesting birds (WCA 1981). If not, this is not possible then works should be preceded by a nesting bird survey, if an active nest is identified, there will be a delay in this area (and an exclusion zone, as recommended by the project ecologist), until all young birds have left the nest.
- To minimise risk of disturbance to potential foraging and commuting bats, during and post development, any external lighting should be minimised as follows:
 - Any task lighting (during construction) or security lighting on the new building, should not be directed at boundary vegetation or mature trees.
 - Any necessary security lighting should be set on short timers and be sensitive to large moving objects only.
 - Other lighting around the site should be kept to the minimal feasible level and be directed downward and shielded to minimise light spillage.
 - Hoods, cowls or directional lighting should be used to avoid light directed at the sky or towards boundary vegetation or ditches.
 - Lighting times should be limited, to provide dark periods.
 - Low pressure sodium security lights with glass glazing are recommended, as these produce the least amount of UV light. Avoid white and blue wavelengths of the light spectrum. The brightness of the lamps should be kept as low as feasibly possible (ILE/BCT, 2007; BCT interim guidance 2014).
- Bats use of buildings, especially by small numbers, is often difficult to confirm. Their detection during surveys which present a snapshot of time can be difficult, as use of roosts may be sporadic and opportunistic. In the unlikely event that an individual should be discovered during the demolition of the property works must cease and advice be sought from a suitably qualified ecologist or Natural England.
- A general observance during clearance works should be followed to ensure amphibians and reptiles are considered, any foundations, holes or deep pits which are left overnight should have a secured plank or other means of escape, made available. Any excavations should be inspected prior to infilling.

- Due to potential for hedgehogs and other mammals in the area, any foundations, holes or deep pits which are left overnight should have a secured plank, or other means of escape for mammals, made available. Any excavations should be inspected prior to infilling.
- The site should be continued to be managed as a short sward through cutting prior to development.
- In the event a non-native invasive species is identified during the works they should be removed from the site/disposed/destroyed of at an approved facility, to avoid spread of WCA Schedule 9 species.

If the above recommendation and precautionary measures are followed, then potential impact of the proposed development on local biodiversity is considered to be minimal.

5.3 Recommended Mitigation

Given the scale of the development and that the proposals are considered likely to have a negligible impact upon the biodiversity of the site and its surroundings, a suitable mitigation is not necessary.

5.4 Enhancement Recommendations

There is opportunity to enhance the biodiversity value of the site through the inclusion of bat and bird boxes around the site on mature trees or on/within the replacement dwelling. Where the replacement dwelling is clad in timber there is an opportunity to create cavities within the void for crevice dwelling bats using either Schwegler 1FF bat boxes or constructing them from timber onsite.

6 Conclusion

It is considered that, providing the avoidance, precautionary methods, as detailed in Section 5, are implemented, to protect any potential individuals that may be using parts of the site, the development of the site can proceed with negligible impact on any protected, SPIE or locally important species.

Providing opportunities to enhance the site are incorporated then the site has the potential to be further enhanced from its current state.

If you require any further information in relation to the ecology of the site, please do not hesitate to contact Bright Green Environmental.

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7 References

- Conservation of Habitats and Species Regulations 2010 (as amended). HMSO, London.
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- JNCC (2010) Handbook for Phase 1 habitat survey: a technique for environmental audit (revised reprint) JNCC: Peterborough.
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- Natural Environment and Rural Communities Act (NERC Act) (2006) HMSO London.
- Wildlife and Countryside Act (1981). HMSO, London.

Appendix A – Legislation & Planning Policy

Conservation of Habitat and Species Regulations

The Conservation of Habitats and Species Regulations transpose Council Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna (Habitats Directive) into English law, making it an offence to deliberately capture, kill or disturb wild animals listed under Schedule 2 of the Regulations. It is also an offence to damage or destroy a breeding site or resting place of such an animal (even if the animal is not present at the time).

Wildlife & Countryside Act

The Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act (CROW) 2000 and the Natural Environment and Rural Communities Act (NERC) 2006, consolidates and amends existing national legislation to implement the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and Council Directive 79/409/EEC on the Conservation of Wild Birds (Birds Directive), making it an offence to:

- Intentionally kill, injure or take any wild bird or their eggs or nests (with certain exceptions) and disturb any bird species listed under Schedule 1 to the Act, or its dependent young while it is nesting;
- Intentionally kill, injure or take any wild animal listed under Schedule 5 to the Act; intentionally or recklessly damage, destroy or obstruct any place used for shelter or protection by any wild animal listed under Schedule 5 to the Act; intentionally or recklessly disturb certain Schedule 5 animal species while they occupy a place used for shelter or protection;
- Pick or uproot any wild plant listed under Schedule 8 of the Act.

Sites of Special Scientific Interest (SSSI) are designated under this Act.

Special Protection Areas (SPA) are strictly protected sites, designated under the Birds Directive, for rare and vulnerable birds and for regularly occurring migratory species.

Natural Environment & Rural Communities Act

The NERC 2006 places a duty on authorities to have due regard for biodiversity and nature conservation during the course of their operations.

National Planning Policy Framework (NPPF)

The NPPF sets out current government policy on biodiversity and nature conservation and places a duty on planners to make material consideration to the effect of a development on legally protected species when considering planning applications. NPPF also promotes sustainable development by ensuring that developments take account of the role and value of biodiversity and that it is conserved and enhanced within a development.

NPPF replaced PPS9 in April 2012. NPPF works in conjunction with Government Circular 06/2005 *Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System*.

Biodiversity Action Plans

The UK Biodiversity Action Plan (UKBAP) (Anon, 1995) was organised to fulfil the Rio Convention on Biological Diversity in 1992, to which the UK is a signatory. A list of national priority species and habitats has been produced with all listed species/habitats having specific action plans defining the measures required to ensure their conservation. Regional and local BAPs have also been organised to develop plans for species/habitats of nature conservation importance at regional and local levels.

Local Structure Plans

County, District and Local Councils have Structure Plans and other policy documents that include targets and policies which aim to maintain and enhance biodiversity. These are used by Planning Authorities to inform planning decisions.

Natural England Standing Advice

Natural England has adopted national standing advice for protected species. It provides a consistent level of basic advice which can be applied to any planning application that could affect protected species. It replaces some of the individual comments that Natural England has provided in the past to local authorities.

Appendix B – Proposed Development Plan



Appendix C – Target Notes and Site Photos

TN1 Existing front driveway access and north elevation of house.



TN2 Existing front (north) and side (east) elevation



TN3 Rear elevation with identified tile gaps highlighted.



TN4 Gable end side elevation, soffit detail of meshed vents.



TN5 Loft clean with no evidence



TN6 Garage southern elevation



TN7 Garage roof space



TN8 Rear garden looking south



TN9 Dried up pond



TN10 Adjacent harbour beyond rear fence.

