

**22 MANOR CLOSE, PRINCE GEORGE STREET,
HAVANT, HAMPSHIRE**

PRELIMINARY ECOLOGICAL APPRAISAL

Final Document

November 2017

Preliminary Ecological Appraisals • Protected Species Surveys and Licensing • NVC • EclA • Management Plans
Habitats • Badger • Bats • Hazel Dormouse • Birds • Reptiles • Amphibians • Invertebrates • Riparian and Aquatic Species

ECOSA, Ten Hogs House, Manor Farm Offices, Flexford Road, North Baddesley, Hampshire, SO52 9DF
Tel: 02380 261065 Email: info@ecosa.co.uk Web: www.ecosa.co.uk

Registered Office: 3-4 Eastwood Court, SO51 8JJ Registered in England No: 6129868



ECOSA Quality Assurance Record

This report has been produced in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Report Writing 2015¹. The report has been prepared in line with current best practice guidance and survey work has been undertaken in line with references within CIEEM's Source of Survey Guidance².

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Author:	 Samantha Munslow BSc (Hons) MCIEEM CEnv Principal Ecologist
Reviewed by:	 Simon Colenutt BSc (Hons) MCIEEM CEnv Principal Ecologist

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This is a technical report which does not represent legal advice. You may wish to seek legal advice if this is required.

This report may or may not be suitable to support a planning application. Should this report contain recommendations for further survey work or assessment, the results of this would be required in order to support a planning application.

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¹ Chartered Institute of Ecology and Environmental Management (2015). *Guidelines for Ecological Report Writing*. Technical Guidance Series. <http://www.cieem.net/publications/23/ecological-report-writing>

² www.cieem.net

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Map 1 Site Location Plan

Appendix 1 Site Proposals Plan

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Appendix 3 Assessment Criteria for Bats

Appendix 4 Protected Species Legislation

EXECUTIVE SUMMARY

22 Manor Close is located in central Havant, Hampshire, and consists of studio accommodation with an adjoining shed, a covered car port, and a semi-detached tin garage, situated within a small area of hardstanding and amenity grassland. The site proposals entail the demolition of all on-site buildings/structures and the construction of a new one-bedroom annexe and car port within a similar footprint to the existing buildings/structures. Three on-site trees are to be removed.

ECOSA were commissioned by PDP Architecture LLP on behalf of their client Mr Peter Heaton to carry out a Preliminary Ecological Appraisal of the site to assess its ecological baseline and to determine any impacts and effects of the proposal. The main findings of the Preliminary Ecological Appraisal are:

- The site is of relatively limited value in terms of biodiversity. None of the existing buildings/structures/trees provide any suitability for roost bats and the site is unlikely to provide an important area for foraging/commuting bats.
- Three small trees are to be removed to facilitate the redevelopment. As the site has suitability for nesting birds, it is recommended that the removal of woody vegetation is undertaken outside of the main nesting season (March to August). If this is not possible, an ecologist should check the works area prior to vegetation removal for any active nests.
- Removed trees should be replaced with native species and example species are provided.
- The nearby watercourse should be protected during the construction activities to ensure it is not inadvertently polluted.
- As a way of enhancing the site, a sparrow terrace should be erected on the new, replacement building.
- If the planning application boundary changes or the proposals for the site alter, a re-assessment of the impacts and effects may be required.

1.0 INTRODUCTION

1.1 Background

Ecological Survey & Assessment Limited (ECOSA) have been appointed by PDP Architecture LLP on behalf of their client Mr Peter Heaton to undertake a Preliminary Ecological Appraisal to support a planning application for the redevelopment of 22 Manor Close, Prince George Street, Havant, Hampshire PO9 1BD (hereafter referred to as the 'site').

1.2 The Site

The site is located in central Havant, Hampshire centred on National Grid Reference (NGR) SU 71884 06488 (**Map 1**), approximately 130 metres south-east of Havant rail station.

The site covers approximately 0.03 hectares and consists of studio accommodation with an adjoining shed, a covered car port, and a semi-detached tin garage, situated within a small area of hardstanding and amenity grassland. The site is immediately bounded by residential property and associated gardens to the east and south. Prince George Street car park lies opposite the site to the north. Manor Close, a footpath, is accessed from Prince George Street to the west.

The site is immediately surrounded by urban development interspersed with areas of amenity greenspace associated with the town of Havant. To the south of Havant lies the coastal village of Langstone and agricultural land bounded by mature treelines and hedgerows beyond which are located Langstone Harbour and Hayling Island. Havant is located between Portsmouth to the west, Waterlooville to the north-west and Chichester to the east. To the north of Havant lies Staunton Country Park, an extensive area of parkland and woodland blocks. Beyond Havant and Waterlooville lies the South Downs National Park, an undulating landscape of farmland, ancient woodland and lowland heaths.

1.3 Aims and Scope of Report

The information within this report is based on a field survey and desktop study carried out during August 2017. The report provides an initial assessment of any potential ecological impacts³ and associated effects⁴, and likely ecological constraints to the proposed development of the site, based on the identified features of ecological interest. It identifies the need for any measures to avoid or mitigate negative effects on habitats and species, outlines enhancements to be implemented as part of the

³ Defined by CIEEM as an 'action resulting in changes to an ecological feature' e.g. hedgerow removal.

⁴ Defined by CIEEM as an 'outcome to an ecological feature from an impact' e.g. loss of habitat.

development and provides recommendations for further ecological work, if required.

The objectives of the assessment are:

- To provide baseline information on the current habitats and ecological features both on site and in the immediate vicinity of the site, where relevant;
- To identify the proximity of any statutory sites designated for nature conservation importance and provide an assessment of potential effects the proposed development may have on these;
- To identify the presence/potential presence of diverse habitats and protected species and to provide an appraisal of potential effects the proposed development may have on these; and
- To provide recommendations for avoidance, mitigation, compensation and enhancement measures and, where required, recommendations for additional survey work and/or consultation required to support the planning application.

1.4 Site Proposals

The site proposals entail the demolition of all on-site buildings/structures and the construction of a new one-bedroom annexe and car port within a similar footprint to the existing buildings/structures. At this stage, lighting proposals are unknown, however, lighting will form part of the scheme design. Three on-site trees are to be removed. Site access to 22 Manor Close will remain as existing from Prince George Street to the west.

The report is based on PDP Architecture LLP 'Site and Location Plan' Drawing No. 28021-PD100 (no revision) dated October 2017 (**Appendix 1**). Planning permission is being sought during the latter half of 2017, with construction expected to commence in 2018.

2.0 PLANNING POLICY CONTEXT

2.1 Introduction

This section summarises the planning policy in relation to ecology and biodiversity within the Havant Borough Council administrative area. This information is then used to assess the compliance of the scheme in relation to relevant planning policy and where necessary make recommendations for mitigation and enhancements (see Section 6.0).

2.2 Planning Policy

2.2.1 National Policy

The National Planning Policy Framework (NPPF) sets out the government's requirements for the planning system in England. A number of sections of the NPPF are relevant when taking into account development proposals and the environment. As set out within Paragraph 14 of the NPPF *"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking"*. However, Paragraph 119 goes on to state that *"The presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined"*.

The general impetus of the NPPF in relation to ecology and biodiversity is for development proposals to not only minimise the impacts on biodiversity but also to provide enhancement. Paragraph 109 states that the planning system should contribute to and enhance the natural environment by *"...minimising impacts on biodiversity and providing net gains in biodiversity where possible..."*

Paragraph 118 states that *"when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity"*. A number of principles are set out in Paragraph 118, including that where harm cannot be adequately avoided then it should be mitigated for, or as a last resort, compensated for. Where impacts occur on nationally designated sites, the benefits must clearly outweigh any adverse impact and incorporating biodiversity in and around developments should be encouraged. Protection of irreplaceable habitats, such as ancient woodlands and those sites proposed as Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites or acting as compensation for SPAs, SACs and Ramsar sites, should receive the same protection as European sites.

In addition to the NPPF, Circular 06/05 provides guidance on the application of the law relating to planning and nature conservation as it applies in England. Paragraph 98

states “the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat”. Whilst paragraph 99 states “it is essential that the presence or otherwise of a protected species, and the extent that they may be affected by the proposed development, is established before planning permission is granted”.

2.2.2 Local Policy

Local planning policy within Havant Borough is provided by the Havant Borough Core Strategy March 2011 with a single policy referring in part ecology and biodiversity:

- **Policy CS11:** Protecting and Enhancing the Special Environment and Heritage of Havant Borough. This policy refers in part to biodiversity stating that planning permission will be granted for development that:
 - Protects and where possible enhances the borough’s statutory and non-statutory designated habitats and features of biological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures;
 - Has particular regard for nature conservation designations with international designations given the highest regard;
 - Supports an ongoing programme of survey of habitats, species and designations of SINC’s;
 - Incorporates partnership working with conservation organisations to improve public understanding of biodiversity and to manage public access to designated sites, particularly associated with the coasts, in order to minimise harm;
 - Incorporates partnership working with landowners and developers to ensure land management practices restore, enhance and where appropriate create new valued landscapes, habitats and their soil structure, particularly the ancient woodland remnants of the Forest of Bere and coastal salt marsh;
 - Protects wildlife habitats and corridors to prevent fragmentation and to allow species to adapt to climate change; and
 - Responds to the emerging evidence from the Solent Disturbance and Mitigation Project and published recommendations and further research.
- **Policy DM9:** Development in the Coastal Zone. This policy refers to the protection of the coastal zone as defined on the Proposals Map.

Permission will only be granted in the coastal zone where the following criteria are met:

- Has no harmful effects on nature conservation within the Chichester and Langstone Harbour SSSIs and SPA, Solent Maritime SAC and Ramsar site, or any SINC and Local Nature Reserves;
- Maintains and enhances the appearance and distinctiveness of existing settlements and landmarks along the coast;
- Contributes positively to the landscape and has regard to best practice on the design of new buildings in coastal locations;
- Upgrades existing footpaths and ensures that public access is retained and provided to connect existing paths along the waterfront where appropriate;
- Would result in improvements to or redistribution of moorings, marine berths or launch on demand facilities (dry berths) in the harbours;
- Would not be detrimental to infrastructure for, and quality of, water-based recreation, or be detrimental to the safety of navigation; and
- Provides recreational opportunities that do not adversely affect the character and appearance of the coast.

3.0 METHODS

3.1 Introduction

This section details the methods used during the field survey and desktop study carried out as part of the Preliminary Ecological Appraisal. This section also considers any significant limitations to the appraisal.

3.2 Zone of Influence

To define the total extent of the study area for this appraisal (Zone of Influence⁵), the proposed scheme was reviewed to establish the spatial scale at which ecological features could be affected. The appropriate survey radii for the various elements of the appraisal (i.e. desktop study and field survey) have been defined in the relevant sections below. These distances are determined based on the professional judgement of the ecologist leading the appraisal, taking into account the characteristics of the site subject to appraisal, its surroundings and the nature and scope of the proposals.

3.3 Scoping

Protected species considered within this appraisal are those species/species groups considered likely to be encountered given the geographical location and context of the site. As the impacts of the proposed works are limited to within a similar footprint to the existing on-site buildings/structures, only species likely to occur within buildings have been considered within this appraisal. These are discussed within the results section (Section 4.0) of the current report. Where such a species is unlikely to be present on site a justification for likely absence is provided. Species considered likely absent from the site are not then considered in the potential development impacts and ecological effects section (Section 5.0), and recommendations and conclusions section (Section 6.0) of this report.

3.4 Desk Study

A full biological record centre desktop study was not undertaken as part of this assessment. This was not considered necessary given the limited scale of impacts and the nature of on-site and surrounding habitats.

3.4.1 Multi-Agency Geographic Information for the Countryside

The Multi-Agency Geographic Information for the Countryside (MAGIC)⁶ database was reviewed on 24th August 2017 to establish the location of statutory designated sites located within the vicinity of the site. This included a search for all internationally and nationally designated sites such as Special Protection Areas (SPAs), Special Areas of Conservation (SACs), Wetlands of International Importance (Ramsar sites), Sites of

⁵ The Zone of Influence (Zoi), as defined by CIEEM, is the area over which ecological features may be subject to significant effects as a result of the proposed project and associated activities.

⁶ www.defra.magic.gov.uk

Special Scientific Interest (SSSIs), National Nature Reserves (NNRs) and Local Nature Reserves (LNRs) within one kilometre of the site. Where appropriate, the desk study search area has been extended to take account of any appropriate statutory designated sites which need consideration in terms of potential in-direct effects and which support particularly mobile species⁷. The Impact Risk Zones (IRZ) were also obtained from MAGIC, which are used to help guide and assess planning applications for likely effects on SSSIs.

Sites within two kilometres of the site boundary where European Protected Species Mitigation (EPSM) licences have been granted in relation to bats were reviewed. This information allows a greater understanding of the potential for roosting bat species to be present in the local area.

Online mapping resources, at an appropriate scale, were used to identify the presence of habitats such as woodland blocks, ponds, watercourses and hedgerows, in the vicinity of the site to provide a greater understanding of surrounding nearby area.

3.5 Field Survey

The field survey broadly followed standard Phase 1 habitat survey methodology⁸ and included a search for evidence of the presence of, and an assessment of the site's suitability to support, protected and notable species as recommended by CIEEM⁹. The field survey covered all accessible areas of the site, including boundary features.

3.5.1 Protected and Notable Species Appraisal

A preliminary appraisal of the site's suitability to support legally protected and notable species was carried out. The following species/species groups were considered during the appraisal.

Bats

The survey conformed to current Bat Conservation Trust guidelines¹⁰. An assessment was made of the suitability of buildings and trees on the site and immediately on the site boundary to support roosting bats based on the presence of Potential Roosting Features such as loose or missing roof tiles or lifted lead flashing for buildings and holes, cracks, splits, loose bark and ivy cladding for trees. A detailed external and internal inspection of accessible structures was undertaken to compile information on potential and actual bat entry/exit points; potential and actual bat roosting locations;

⁷ Search areas for bat records are based upon information contained within Collins, J. (Ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (Third Edition). The Bat Conservation Trust, London. Relevant distances for consideration of impacts on SPAs, SACs, Ramsar sites have been based on current published guidance available through web-based sources.

⁸ Joint Nature Conservation Committee (2010) *Handbook for Phase 1 habitat survey: A technique for environmental audit*

⁹ CIEEM (2013). *Guidelines for Preliminary Ecological Appraisal*

¹⁰ Collins, J. (Ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (Third Edition). The Bat Conservation Trust, London

any evidence of bats found and the number of ecologists that will be required for any subsequent surveys.

An assessment was made of the suitability of the site and the surrounding landscape to support foraging and/or commuting bat species. The assessment of the suitability of the site to support roosting, foraging and commuting bats is based on a four-point scale as detailed in **Appendix 3**.

Birds

The appraisal of breeding birds on the site was based on the suitability of habitat present to support nesting bird communities, the presence of bird species that may potentially nest within the available habitat and evidence of nesting such as old or currently active nests.

3.6 Field Survey Details

The field survey was carried out by Samantha Munslow, Principal Ecologist of ECOSA on 14th August 2017. The weather conditions were dry with approximately 70% cloud cover, an ambient temperature of 17°C and a light breeze.

During the survey, the surveyor was equipped with a ladder, 10x40 binoculars, a high powered torch and a digital camera.

3.7 Limitations

Ecological surveys are limited by factors which affect the presence of plants and animals such as the time of year, migration patterns and behaviour. The field survey has therefore not produced a complete list of plants and animals and in the absence of evidence of any particular species should not be taken as conclusive proof that the species is absent or that it will not occur in the future.

Not all potential bat roosting features are accessible to the surveyor, e.g. gaps beneath roof materials or holes or cracks in trees, and therefore assessments are based upon the potential for these features to provide suitable roosting opportunities.

It is not always possible to provide definitive assessments of a species' presence/likely absence at a site and so in the absence of direct evidence, assessments and recommendations are based on the presence of suitable habitat within/adjacent to a site.

4.0 BASELINE ECOLOGICAL CONDITIONS

4.1 Introduction

This section details the results of the Preliminary Ecological Appraisal undertaken for the site. It assesses the baseline ecological conditions of the site at the time the desktop study was completed and based on the ecological features recorded during the field survey carried out on 14th August 2017.

4.2 Desktop Study

4.2.1 Statutory Designated Sites

There are no statutory designated sites of nature conservation interest situated within one kilometre of the site boundary. The nearest statutory designated sites of conservation are: Chichester and Langstone Harbours Ramsar and SPA, Chichester Harbour SSSI and Solent Maritime SAC, located approximately 1.3 kilometres south; Langstone Harbour SSSI, located approximately 1.5 kilometres south; and Warblington Meadow SSSI located approximately 1.6 kilometres south-east. Further information on sites designated for nature conservation is provided in **Appendix 2**.

4.3 Habitats

4.3.1 Field Survey Results

Habitats are described in general terms using standard Phase 1 habitat survey terminology, with reference to dominant, characteristic and notable species in each vegetation type. The main habitats recorded on site during the Phase 1 habitat survey were as follows:

4.3.2 Buildings

Buildings and structures on site consist of studio accommodation with an adjoining shed (**Figure 1**), a covered car port (centre of **Figure 2**), and a semi-detached tin garage (left of **Figure 2** and **Figure 3**). A full building assessment is provided in Paragraph 4.4.1.



Figure 1: South-eastern elevation of studio accommodation (left) and adjoining shed (right)



Figure 2: Car port on north-western elevation (centre) and tin garage (left)



Figure 3: Eastern elevation of tin garage

4.3.3 Scattered Trees

Mature scattered trees on site include elder *Sambucus nigra*, sycamore *Acer pseudoplatanus* and plum *Prunus domestica*.



Figure 4: Trees in close proximity to the area of the proposed redevelopment

4.3.4 Other Habitats

Buildings on site are immediately surrounded by gravelled and concrete hardstanding, mown amenity grassland and small areas of introduced shrub/ornamental planting. Wooden fencing along the south-western and north-eastern boundaries is covered with ivy *Hedera helix*. Off-site scattered trees and shrub immediately bound the site. A small stretch of stream is located just off-site to the north (approximately 20 metres away), bounding Prince George Street car park. From reference to aerial photos, this stream feeds into Brockhampton Springs some 200 metres west of the site but is culverted for much of its route.

4.3.5 Summary

Habitats on site consist of buildings, hardstanding, amenity grassland and introduced shrub/ornamental planting. The site is a typical garden and house site and supports common and widespread species and habitats of relatively limited value.

4.4 Notable and Legally Protected Species

4.4.1 Bats

Desktop Study Results

A review of the MAGIC website revealed one EPSM licence granted by Natural England in respect of bats within a two kilometre radius of the site, located approximately one kilometre west. This licence (2014-2015) was granted for the destruction of a resting place of common pipistrelle *Pipistrellus pipistrellus*.

Building Assessment

All on-site buildings and structures to be directly impacted by the works were assessed for their suitability to support roosting bats. Buildings and structures on site consist of studio accommodation with an adjoining shed (**Figure 1**), a covered car port (centre of **Figure 2**), and a semi-detached tin garage (left of **Figure 2** and **Figure 3**). All buildings and structures were found to be in generally poor condition.

Studio Accommodation and Shed

The studio accommodation is a small building of wooden construction with a flat bitumen felt roof (**Figure 1**). The adjoining shed is also of wooden construction but has a single pitched roof (**Figure 1**). No direct evidence of bats such as droppings, or potential bat roosting features such as gaps in roofing materials suitable for crevice dwelling species, was recorded externally at either building. The structure of both buildings renders them unsuitable to support roosting bats. The flat roof of the studio provides no suitable roosting opportunities. Both buildings have large windows which allow light to flood in. Both buildings are also subject to regular human disturbance. The studio accommodation and adjoining shed are therefore assessed as having negligible suitability to support roosting bats.

Car Port

The car port consists of an open area covered by a roof of transparent corrugated plastic, supported by wooden and metal beams (centre of **Figure 2**). This roof is attached to the adjacent tin garage and studio accommodation. No direct evidence of bats such as droppings or feeding remains, or potential bat roosting features such as gaps in roofing materials suitable for crevice dwelling species, was recorded externally or internally. The structure is open, light and airy, which renders it unsuitable to support roosting bats. The car port is therefore assessed as having negligible suitability to support roosting bats.

Tin Garage

The tin garage is a small semi-detached building of corrugated tin construction with a single pitched roof. No direct evidence of bats such as droppings, or potential bat

roosting features such as gaps in roofing materials suitable for crevice dwelling species, was recorded externally. The building has large windows which allow light to flood in, which renders it unsuitable to support roosting bats. The tin garage is therefore assessed as having negligible suitability to support roosting bats.

Tree Assessment

Three trees will be impacted by the proposals and were assessed for their suitability to support tree roosting bats. A mature elder located immediately adjacent to the buildings has an upward facing old branch scar on the main stem, which, superficially appears to provide a suitable roosting feature for bats. However, this feature would become wet with rainwater ingress and is therefore discounted in terms of its “superficial” suitability as a roost for bats. None of the trees on site which will be affected by the proposals have any suitability for roosting bats.

Foraging and Commuting Habitat

Vegetation on site and within the immediate surrounding gardens provides suitable bat foraging and commuting habitat; however, these areas are relatively small in size and are located within a dense urban environment. Pockets of greenspace and mature treelines in the local vicinity offer more suitable foraging and commuting bat habitat. More suitable foraging and commuting bat habitat of a wider extent is present surrounding Havant in the form of mature hedgerows, treelines and woodland blocks. The site is therefore assessed as having low suitability to support foraging and commuting bats, and does not form a primary resource for this species group.

4.4.2 Birds

Field Survey Results

Bird species recorded during the survey were restricted to robin *Erithacus rubecula* and woodpigeon *Columba palumbus* (both heard but not seen). No direct evidence of breeding bird activity, such as old or new nests/accumulations of droppings, were recorded within any of the on-site buildings, structures or woody vegetation. Trees and the woody vegetation surround the area of proposed redevelopment is suitable to support nesting birds.

4.5 Summary of Key Ecological Features

The site mainly comprises buildings, hardstanding and amenity grassland and is of relatively limited value. On-site buildings and structures have negligible suitability to support roosting bats. No evidence of breeding birds was recorded during the survey. The following features are those with greatest ecological value:

- The garden is likely to provide a resource for foraging/commuting bats; and

- Scattered trees and other vegetation on site is suitable to support breeding birds.

5.0 POTENTIAL DEVELOPMENT IMPACTS AND ECOLOGICAL EFFECTS

5.1 Introduction

This section considers, in outline, the potential impacts of the proposed development scheme and effects on the features of ecological interest as identified in Section 4.0 and summarised in Paragraph 4.5. The impacts considered may have either a positive or a negative effect and are considered unmitigated i.e. prior to any mitigation or compensation being implemented.

The proposed redevelopment entails the demolition of all on-site buildings/structures and the construction of a new one-bedroom annexe and car port within a similar footprint to the existing buildings/structures. No external lighting is proposed. Three on-site trees are to be removed. Site access to 22 Manor Close will remain as existing from Prince George Street to the west.

The proposals will result in the loss of a relatively small area of habitat of limited value, including buildings, hardstanding, a small area of amenity grassland and introduced shrub/ornamental planting. In the absence of mitigation, the potential ecological effects of these works are detailed in the sections below.

5.2 Designated Sites

There will be no impacts on any designated sites arising from the proposed redevelopment.

5.3 Habitats

Habitats of greater ecological value on the site comprise scattered trees which are also of value to bats and birds. Removing trees will result in the loss of habitat of ecological value on site.

Construction works have the potential to indirectly impact the stream adjacent to the site via run-off of pollutants such as fuel and potential increases in sediment loading due to dust/particulate matter from the construction activities.

5.4 Notable and Legally Protected Species

Of those notable and protected species identified as being likely present on site during the Preliminary Ecological Appraisal the following potential effects have been identified:

5.4.1 Bats

Buildings/structures and trees on site which will be affected by the proposals are of negligible suitability to support roosting bats and there will be no impacts on roosting bats as a result of the works. Vegetation removal is restricted to a small area of the garden and will not result in a significant loss of habitat that is likely to be used by foraging/commuting bats.

In England, bats and their habitat are fully protected under the Wildlife and Countryside Act 1981 through inclusion in Schedule 5. In addition, all bat species are protected under the Conservation of Habitats and Species Regulations 2010. Refer to Appendix 4 for details.

5.4.2 Birds

The proposals will result in the loss of a relatively small area of suitable nesting bird habitat. Tree removal and vegetation clearance works may impact breeding birds if undertaken during the main nesting bird season.

All birds, their nests, eggs and young are legally protected, with certain exceptions, see **Appendix 4** for details.

6.0 RECOMMENDATIONS AND CONCLUSIONS

6.1 Introduction

This section provides a summary of the recommendations resulting from the baseline ecological condition and the outline assessment of impacts and effects. Methods for addressing potential negative effects on features of ecological interest have been approached in accordance with the mitigation hierarchy¹¹ with avoidance of negative effects prioritised where possible. Where negative effects cannot be avoided mitigation¹² is prioritised over compensation¹³. Enhancement¹⁴ has been recommended to provide a net gain in biodiversity post-development.

6.2 Mitigation/Compensation

6.2.1 Habitats

Although some 20 metres away from the site, suitable protection measures should be adopted on site to ensure there is no accidental pollution of the watercourse during the construction activities. A spill kit should be available on site and all debris/waste materials etc arising from the redevelopment should be taken off site. Further information in relation to protection of watercourses during construction may be available from the local planning authority or alternatively from CIRIA.

6.2.2 Birds

All necessary tree removal and woody vegetation clearance required should be undertaken outside the main breeding bird season of March to August, inclusive, or if not possible, an ecologist should be present immediately prior to clearance to check vegetation. Active nests should be left with an undisturbed 5-10 metre buffer until nesting ends. Trees removed should be replaced with native species and species such as rowan *Sorbus aucuparia*, hazel *Corylus avellana* and silver birch *Betula pendula* would be suitable for this site.

¹¹ In accordance with CIEEM Ecological Impact Assessment guidance a sequential process is adopted to address impacts on features of ecological interest, with 'Avoidance' prioritised at the top of the hierarchy and Compensation/Enhancement' at the bottom. This is often referred to as the 'mitigation hierarchy'.

¹² "Measures taken to avoid or reduce negative impacts. Measures may include: locating the development and its working areas and access routes away from areas of high ecological interest, or timing works to avoid sensitive periods." CIEEM (2017) Technical Guidance Series - EclA Guidelines - Glossary [online]. Available from: <http://www.cieem.net/glossary> [Accessed 9th January 2017]

¹³ "Measures taken to make up for the loss of, or permanent damage to, biological resources through the provision of replacement areas. Any replacement area should be similar to or, with appropriate management, have the ability to reproduce the ecological functions and conditions of those biological resources that have been lost or damaged." CIEEM (2017) Technical Guidance Series - EclA Guidelines - Glossary [online]. Available from: <http://www.cieem.net/glossary> [Accessed 9th January 2017]

¹⁴ "The genuine enhancement of the natural heritage interest of a site or area because the project includes improved management or new habitats or features, which are better than the prospective management, or the habitats or features present there now. There is, therefore, a net or new benefit to the natural heritage." CIEEM (2017) Technical Guidance Series - EclA Guidelines - Glossary [online]. Available from: <http://www.cieem.net/glossary> [Accessed 9th January 2017]

6.3 Enhancement

6.3.1 Birds

An inexpensive and straight forward way of increasing biodiversity on site would be installing a sparrow terrace on the new building and it is recommended that one Schwegler 1SP sparrow terrace be erected.

6.4 Conclusion

The site supports buildings, hardstanding, amenity grassland and introduced shrub/ornamental planting, habitats of limited ecological value. No direct evidence of nesting birds was recorded on site, however trees and other woody vegetation on site and on the site boundaries are suitable to support breeding birds. Proposed enhancement for the site comprises the provision of a sparrow terrace on the new building. If the recommendations within this report are followed, the development proposals will accord with current legislation for protected species.

6.5 Updating Site Survey

Given the mobility of animals and the potential for colonisation of the site, it is recommended that an updating walkover of the site is undertaken prior to the development commencing should this not occur within 12 months of the date of the survey.

Map 1 Site Location Plan

22 MANOR CLOSE, PRINCE GEORGE STREET, HAVANT, HAMPSHIRE

PRELIMINARY ECOLOGICAL APPRAISAL

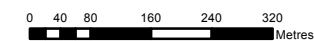
Map 1 - Site Location Plan

Client:	PDP Architecture LLP / Mr Peter Heaton
Date:	November 2017
Status:	Final

KEY

 Site Boundary

Scale at A4: 1:10,000

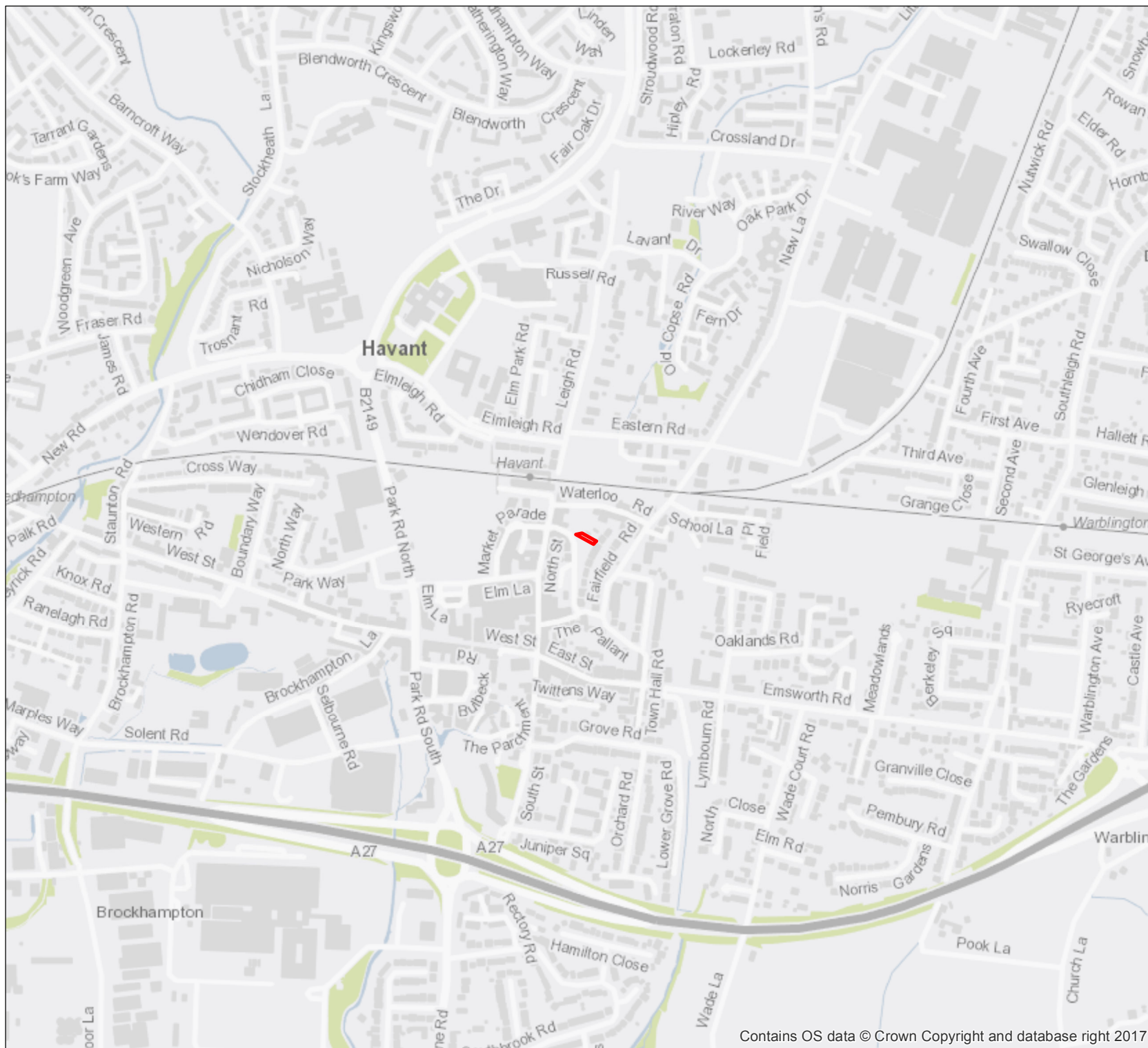


ECOSA

Ecological Survey & Assessment

ECOSA Ltd., Ten Hogs House, Manor Farm Offices,
Flexford Road, North Baddesley, Hampshire SO52 9DF
Telephone: 02380 261065 Email: info@ecosa.co.uk
Web: www.ecosa.co.uk

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Appendix 1 Site Proposals Plan

Appendix 2 Sites Designated for Nature Conservation

Statutory Sites

Internationally Designated Sites - Ramsar Sites, Special Areas of Conservation and Special Protection Areas

Special Protection Areas (SPA) and Special Areas of Conservation (SAC) form a network of protected sites across the European Union called Natura 2000 sites. In the United Kingdom the primary legislative protection is afforded to these sites under the Conservation of Habitats and Species Regulations 2010 (as amended).

Ramsar sites are designated as wetlands of international importance which are afforded similar legislative protection to Natura 2000 sites.

SACs are sites which support internationally important habitats or internationally important assemblages or populations of species. SPAs are designated for supporting internationally important populations of birds listed in the annexes of the Birds Directive. SACs, SPAs and Ramsar sites are generally also designated as Sites of Special Scientific Interest.

Under Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) there is a legal requirement that competent authorities, such as local planning authorities, need to consider whether plans or projects are likely to have a significant adverse effect on Natura 2000 sites or Ramsar sites, either alone, or in combination with other plans or projects. In the event that a likely significant effect cannot be ruled out, on the basis of objective information, then the competent authority must undertake an “Appropriate Assessment” to fully assess the plan or project against the site’s conservation objectives. Unless certain defined derogation tests can be met, the competent authority may not authorise nor undertake any plan or project which adversely affects the integrity of a Natura 2000 site or Ramsar site.

Nationally Designated Sites – Sites of Special Scientific Interest and National Nature Reserves

Sites of Special Scientific Interest (SSSI) receive legal protection under the Wildlife and Countryside Act 1981 (as amended). Such sites are designated to protect specific areas of biological or geological interest of national importance. Such sites also generally receive strict protection through the planning system.

National Nature Reserves (NNR) are also usually designated as SSSIs and are specifically managed for their wildlife value. They receive legal protection through the National Parks and

Access to the Countryside Act 1949 and the Wildlife and Countryside Act 1981 (as amended). As with SSSIs, these sites generally receive strict protection through the planning system.

Locally Designated Sites – Local Nature Reserves

Local Nature Reserves (LNR) are designated by local authorities under the National Park and Access to the Countryside Act 1949. These are generally designated not only for their local wildlife value but also for education, scientific and recreational purposes. These sites generally receive protection from development through the planning system.

Appendix 3 Assessment Criteria for Bats

Criteria used to Assess Suitability of the Site for Bats

The criteria used to assess the suitability of roosting and foraging/commuting habitat for bats is based on industry guidelines and outlined in **Table 1**¹⁵.

Table 1: Criteria used to Assess Suitability of Roosting and Foraging/Commuting Habitat for Bats

Suitability	Description of roosting habitats	Commuting and foraging habitats
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status.	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically/structure that does not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain potential roost features but with none seen from the ground or features seen with only very limited roosting potential.	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerows or un-vegetated stream, but isolated (i.e. not very well connected to the surrounding landscape by other habitat). Suitable, but isolated, habitat that could be used by small numbers of foraging bats such as a lone tree or a patch of scrub.
Negligible	Negligible habitat features on site likely to be used by roosting bats.	Negligible habitat features on site likely to be used by commuting or foraging bats.

¹⁵ Table adapted from Collins, J. (Ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (Third Edition). The Bat Conservation Trust, London

Appendix 4 Protected Species Legislation

Bats

All UK bat species are listed in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of the Conservation of Habitats and Species Regulations 2010. They are afforded full protection under Section 9(4) of the Act and Regulation 41 of the Regulations. These make it an offence to:

- Deliberately capture, injure or kill any such animal;
- Deliberately disturb any such animal, including in particular any disturbance which is likely:
 - To impair its ability to survive, breed, or rear or nurture their young;
 - To impair its ability to hibernate or migrate;
 - To affect significantly the local distribution or abundance of that species;
- Damage or destroy a breeding site or resting place of any such animal;
- Intentionally or recklessly disturb any of these animals while it is occupying a structure or place that it uses for shelter or protection; or
- Intentionally or recklessly obstruct access to any place that any of these animals uses for shelter or protection.

In addition, five British bat species are listed on Annex II of the Habitats Directive. These are:

- Greater horseshoe bat *Rhinolophus ferrumequinum*;
- Lesser horseshoe bat *Rhinolophus hipposideros*;
- Bechstein's bat *Myotis bechsteinii*;
- Barbastelle *Barbastella barbastellus*; and
- Greater mouse-eared bat *Myotis myotis*.

In certain circumstances where these species are found the Directive requires the designation of Special Areas of Conservation (SACs) by EC member states to ensure that their populations are maintained at a favourable conservation status. Outside SACs, the level of legal protection that these species receive is the same as for other bat species.

Breeding Birds

With certain exceptions, all wild birds, their nests and eggs are protected by Section 1 of the Wildlife and Countryside Act 1981 (as amended). Therefore, it is an offence, to:

- Intentionally kill, injure or take any wild bird;
- Intentionally take, damage or destroy the nest of any wild bird while it is in use or being built; or
- Intentionally take or destroy the egg of any wild bird.

These offences do not apply to hunting of birds listed in Schedule 2 subject to various controls. Bird species listed on Schedule 1 of the Act receive further protection, thus for these species it is also an offence to:

- Intentionally or recklessly disturb any bird while it is nest building, or is at a nest containing eggs or young; or
- Intentionally or recklessly disturb the dependent young of any such bird.