

A1 LOO HIRE OPERATION ASTON ROAD WATERLOOVILLE

ECOLOGICAL IMPACT ASSESSMENT (EcIA)



Ecology
Archaeology
Arboriculture
Landscape Architecture

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QUALITY ASSURANCE

- 1.1. This report has been prepared in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Report Writing (2nd Edition, December 2017).
- 1.2. The facts stated in this report are true to the best of our knowledge and belief, and any opinions expressed are held genuinely and in accordance with the accepted standards of the profession. ACD Environmental Ltd is a CIEEM Registered Practice.

Client:	McConnell Planning
Site/job:	A1 Loo Hire Operation Aston Road WaterlooVille
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1 EXECUTIVE SUMMARY

Purpose of report	To assess the ecological impacts and potential ecological impacts of a proposed redevelopment of an industrial area known as A1 Loo Hire.
Description of proposed development	Planning permission is being sought for demolition of the existing main operations building and re-erection of the building to provide a safer and more modern space.
Brief description of the Site	The proposed development site (hereafter referred to as the Application Site) comprises a large building, a smaller outbuilding, associated hardstanding and a small section of ruderal vegetation.
Designated nature conservation sites	No statutory designated sites will be impacted as a result of the redevelopment. The redevelopment does not meet the criteria to require a nutrient impact assessment.
Key habitats	The Application Site supports no habitats of intrinsic value.
Key species	The Application Site has the potential to support low numbers of nesting birds. .
Key impacts & mitigation/compensation measures	Checks for nesting birds will need to be done prior to demolition of the building.
Enhancements	To achieve Biodiversity Net Gain; Bird nesting boxes will be included in the development. Bird boxes will target species known to nest in association with buildings.
Conclusions	The proposed development will not result in an adverse effect on biodiversity provided the measures outlined in this report are implemented.

2 INTRODUCTION

- 2.1. This report provides an assessment of the potential ecological effects of the proposed development of an area of at A1 Loo Hire Operation Aston Road Waterloooville, PO7 7RH, (Grid reference: SU 67973 10091) hereafter referred to as the Application Site (see Image 1).



Image 1: The Application Site boundary (red).

Background

- 2.2. The Application Site is located centrally within an urban area of Waterloooville and is within an industrial estate with multiple industrial and commercial buildings surrounding. The Application Site is used for storage operations and is comprised of a large building, smaller open outbuilding, hardstanding and recently established ruderal vegetation.
- 2.3. The Application Site is seeking planning permission for demolition of the existing main building of operations and replacement by another similar building. This is due to the age and condition of the current building.

Competence

- 2.4. This report has been written by Katie Crawford of ACD Environmental Ltd. Katie is a Graduate Ecologist and has been involved in a wide range of surveys including Extended Phase 1 Habitat Surveys and Phase 2 surveys for protected species; and reports including Preliminary Ecological Appraisals (PEAs) and Ecological Impact Assessments (EclAs). Katie is a Qualifying member of the Chartered Institute of Ecology and Environmental Management (CIEEM).

- 2.5. A Technical Review of this report has been undertaken in line with ACD Environmental Ltd's Quality Assurance procedures. The Technical Review was undertaken by Lisa Durrant, Senior Ecologist at ACD Environmental Ltd who has over 11 years' experience and has been involved in a wide range of ecological projects including extended Phase 1 Habitat Surveys, Phase 2 surveys for protected species and European Protected Species (EPS) licence applications. She is a full member of CIEEM (MCIEEM) and holds Natural England Class licences to survey for bats, barn owl *Tyto alba*, dormouse *Muscardinus avellanarius* and great crested newt *Triturus cristatus*.

Purpose of the report

- 2.6. The purpose of this Ecological Impact Assessment (EclA) is as follows:
- To identify and describe all potentially significant ecological effects associated with the proposed development
 - To set out the mitigation measures required to ensure compliance with nature conservation legislation and relevant planning policy, and to address any potentially significant ecological effects
 - To identify how mitigation measures will/could be secured
 - To identify any significant residual ecological effects and set out any compensation measures proposed to address these
 - To identify appropriate enhancement measures in order to achieve Biodiversity Net Gain
 - To set out the requirements for post-construction monitoring

3 PLANNING POLICY AND LEGISLATION

Legislation

3.1. The following pieces of legislation are of specific relevance to this assessment:

- The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019¹. This piece of legislation is of relevance because the Application Site has the potential to support nesting birds, the legislation states that a general system of protection prohibits deliberate destruction of or damage to their nests and eggs or removal of their nests.
- Wildlife and Countryside Act 1981² (as amended, including by the Countryside and Rights of Way Act 2000).
- Natural Environment and Rural Communities (NERC) Act 2006³. Section 41 includes lists of habitats and species recognised as of 'principal importance' for the conservation of biodiversity. Section 40 of the NERC Act 2006 requires all public bodies to have regard for biodiversity conservation when carrying out their function. This is commonly referred to as the 'biodiversity duty'. This piece of legislation is of relevance because the Application Site has potential to support house sparrow *Passer domesticus* and other birds which are listed as species of principal importance.

3.2. The following pieces of legislation have been considered, but are not considered to be of specific relevance in this case:

- Protection of Badgers Act 1992 (not badger setts are present within the Application Site or sufficiently close to be affected)
- Hedgerows Regulations 1997 (there are no hedgerows within the Application Site or sufficiently close to be affected).

¹ Great Britain. *The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019* No.579 [online]. Available from: <https://www.legislation.gov.uk/ukdsi/2019/9780111179512/contents>

² Great Britain. *Wildlife and Countryside Act 1981* [online]. Available from: <http://www.legislation.gov.uk/ukpga/1981/69/contents>

³ Great Britain. *Natural Environment and Rural Communities Act 2006* [online]. Available from: <http://www.legislation.gov.uk/ukpga/2006/16/contents>

Planning policy

National Planning Policy Framework 2021⁴

3.3. Paragraph 180 of the NPPF states that when determining planning applications, local planning authorities should apply the following principles:

- If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused
- Development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest
- Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists
- Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Havant Local Plan (Core Strategy) adopted March 2011

3.4. Policy CS11 is on Protecting and Enhancing the Special Environment and Heritage of Havant Borough.

Planning permission will be granted for development that:

1. Ensures the key landscape and built form principles set out in the Havant Borough

⁴ Great Britain. *National Planning Policy Framework (2021)*. Available at:
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced by partnership working with developers, groups and the wider community.

2. Protects and where possible enhances the borough's statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland.

3. Has particular regard to the following hierarchy of nature conservation designations within the borough (as identified on the Proposals Map):

(i) Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar [International].

(ii) Sites of Special Scientific Interest (SSSI) and National Nature Reserves [National].

(iii) Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii) above [Local].

4. Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

5. Supports an ongoing programme of survey of habitats and species and designation of Sites of Importance for Nature Conservation.

6. Incorporates partnership working with conservation organisations to improve public understanding of biodiversity and to manage public access to designated sites, particularly on the coast, to reduce harm to nature conservation interests.

7. 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.

8. Protects wildlife habitats and wildlife corridors to prevent the fragmentation of existing habitats and to allow species, for example Brent Geese, to respond to the impacts of climate change by making provision for habitat adaptation e.g. coastal managed realignment and species migration.

9. Maintains undeveloped gaps between the settlements of Emsworth/Havant; Havant/Waterlooville; Havant/Portsmouth; Emsworth/Westbourne and Leigh Park/Rowlands Castle as shown on the Proposals Map.
10. Protects the best and most versatile agricultural land that has the greatest potential for local food security.
11. Responds to the emerging evidence from the Solent Disturbance and Mitigation Project, the published recommendations, and future related research.

4 METHODOLOGY

Scope of assessment

- 4.1. The EcIA focuses on 'important ecological features', i.e. those which are considered to be of relevance to the decision-making process and could be affected by the proposed development. Important ecological features include protected species, habitats/species of 'principal importance' for biodiversity conservation (i.e. Section 41 habitats/species⁵), birds of conservation concern⁶, invasive non-native plant species⁷, and habitats and species identified as priorities for conservation.

Zone of influence

- 4.2. The 'zone of influence' (ZOI) is the area over which important ecological features (on-site or off-site) may be affected as a result of the proposed development and associated activities. The ZOI can vary for different ecological features, depending on their sensitivity to environmental change.
- 4.3. The ZOI for statutory designated sites has been informed by Natural England's Sites of Special Scientific Interest (SSSIs) Impact Risk Zones⁸ (IRZs). IRZs define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts. This has been determined as part of the desk study, as discussed below.

Desk Study

- 4.4. The following information was requested from Hampshire Biodiversity Information Centre (HBIC) for a search area of 2km around the Application Site central grid reference of the Application Site:

- Protected and notable species

⁵ Section 41 (41) of the Natural Environment and Rural Communities (NERC) Act, which came into force on 1st October 2006, requires the Secretary of State to publish a list of habitats and species which are of principle importance for the conservation of biodiversity in England.

⁶ Red list species are those that are globally threatened, whose population or range has declined rapidly in recent years (i.e. by more than 50% in 25 years), or which have declined historically and not recovered. Amber list species are those whose population or range has declined moderately in recent years (by more than 25% but less than 50% in 25 years), those whose population has declined historically but recovered recently, rare species (<300 breeding pairs or <900 wintering individuals), those with internationally important populations in the UK, those with localised populations, and those with an unfavourable conservation status in Europe. Species that meet none of these criteria are Green-listed.

⁷ Invasive non-native plants (Section 14) on Schedule 9 of the Wildlife & Countryside Act 1981 (as amended).

⁸ Natural England (June 2019). Natural England's Impact Risk Zones for Sites of Special Scientific Interest (For use by Local Planning Authorities to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites and determine when to consult Natural England).

- Invasive species
- Non-statutory designated sites

4.5. The data search results were received on 1st July 2022.

4.6. The MAGIC website⁹ was used to carry out a 5km data search for SSSIs, Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) with an IRZ that falls within the Application Site, in July 2022.

Field surveys

4.7. An Extended Phase 1 Habitat Survey was undertaken in June 2022. Descriptions of full survey methods are provided in Appendix 2 and summarised below.

Assessment methodology

4.8. The habitats and species evaluations and likely effects are made with reference to the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Impact Assessment¹⁰.

4.9. The importance of ecological features has been assessed by carrying out a specialist survey to determine whether protected species/habitats, and/or species/habitats of conservation concern are present in the Application Site or its ZOI, then comparing their status at the international/national/county/regional/local scale, through the use of available contextual information to establish the importance of those features in a geographical context.

4.10. The overall effect of the proposed development on a given feature has been predicted, considering the baseline data collected through desk study and field survey, and the various impacts expected to occur. An assessment has then been made as to whether the effect on each important ecological feature is likely to be significant or not.

4.11. Significance is the weight that should be attached to effects when decisions are made. For the purpose of EcIA, a likely significant effect is an effect that either supports or undermines biodiversity conservation objectives for important ecological features (which could be species populations/groups of species, habitats, or a designated site), or for biodiversity in general. Effects have been considered significant at a wide range of scales, from national to local.

⁹ Multi Agency Geographic Information for the Countryside [online]. Available at: <https://magic.defra.gov.uk/>

¹⁰ CIEEM (2019). Guidelines for Ecological Impact Assessment in the UK and Ireland. Terrestrial, Freshwater and Coastal, Version 1.1. updated September 2019. Chartered Institute of Ecology and Environmental Management, Winchester.

- 4.12. A sequential process has been adopted to avoid/mitigate, and if required, compensate for significant negative ecological effects. This is referred to as the 'Mitigation Hierarchy'. Avoidance includes measures to change the design of the proposed development to avoid an impact occurring. Mitigation includes measures to avoid or reduce the negative impacts of the proposed development. Compensation addresses significant negative residual effects (those likely to occur after avoidance and mitigation have been considered). It is this objective of compensation, and not its location, that distinguishes compensation from 'mitigation'.
- 4.13. In EclA, it is only essential to assess and report significant residual effects that remain after mitigation measures have been taken into account. However, the potential significant effects without mitigation as well as the residual significant effects following mitigation have been presented where the mitigation proposed is experimental, unproven or controversial and/or to demonstrate the importance of securing the measures proposed through planning conditions or obligations.

Valuation

- 4.14. The value of important ecological features (sites, habitats and species) is assigned according to their scale of importance using the following terms:
- International importance – ecological features of international importance such as SPAs and SACs, and/or sites that support internationally-important populations of species.
 - National importance – ecological features of national importance such as SSSIs, features which meet the criteria for designation as a SSSI, and/or sites that support nationally-important populations of certain species.
 - Regional importance – ecological features of regional importance, such as a species population that is of importance at a scale greater than the County, but does not meet the criteria for National Importance
 - County importance – ecological features of county-scale importance, including features that have been designated as local wildlife sites, or meet the criteria for designation as a local wildlife site, and/or county-important populations of species
 - Local importance – ecological features of local importance, including habitats or species populations listed as being of nature conservation importance (e.g. S41, local BAP, or listed in local planning policy) which are not considered to

be of County importance by virtue of the quality, size/number, rarity, the extent to which they are threatened throughout their range, or to their rate of decline.

- Site level importance – features of low ecological value whose loss would not be likely to have local level impacts but would otherwise result in a net loss of biodiversity onsite in the absence of any mitigation.

Precautionary principle

- 4.15. The evaluation of significant effects is based on the results of the ecological surveys carried out in the Application Site and other available evidence. In cases of reasonable doubt, where it is not possible to robustly justify a conclusion of no significant effect, a significant effect is assumed. Where uncertainty exists, it has been duly acknowledged.

5 BASELINE ECOLOGICAL CONDITIONS

Context

- 5.1. The Application Site is located centrally within an urban area of Waterlooville and is within an industrial estate with multiple industrial and commercial buildings surrounding. The Application Site is used for storage operations and is comprised of a large building, smaller open outbuilding, hardstanding and recently established ruderal vegetation.

Designated Sites

- 5.2. SSSIs, SACs and SPAs with IRZs within 5km of Application Site are shown in Table 3.

Table 1: Statutory designated sites with an IRZ within the Application Site

Name of statutory designated sites	Approximate distance and direction from Application Site	Reason for designation	Scale of importance
Portdown SSSI	4km South	An isolated east-west chalk anticline with a long south-facing escarpment which remains un-reclaimed. Despite the absence of grazing and extensive disturbance, these slopes still support a rich chalk grassland flora and a rich and diverse insect fauna. The site supports a number of species of limited distribution, including hairy rock-cress <i>Arabis hirsuta</i> , pale flax <i>Linum bienne</i> , meadow cranesbill <i>Geranium pratense</i> and horseshoe vetch <i>Hippocrepis comosa</i> . Of interest is the occurrence in an atypical habitat of the	National

Name of statutory designated sites	Approximate distance and direction from Application Site	Reason for designation	Scale of importance
		bush cricket <i>Conocephalus discolor</i> and a substantial population of the largest of the British bush crickets <i>Tettigonia viridissima</i> .	
Langstone Harbour SSSI/Solent Maritime SAC	4.8km South	The harbour includes one of the largest areas of mixed saltmarsh on the south coast, and extensive cord-grass <i>Spartina anglica</i> marsh in an advanced state of degeneration. The harbour is of international importance as a rich intertidal system supporting high densities of intertidal invertebrates and large populations of migrant and overwintering waders and wildfowl, dependent upon them and upon the extensive beds of eelgrass <i>Zostera</i> species. The <i>Zostera angustifolia</i> and <i>Z. noltii</i> beds are among the largest in Britain.	International

5.3. Portsmouth Down SSSI is situated approximately 4km south of the Application Site. The IRZ citation states that all developments of 500 units or more must assess impacts on this statutory site. The development consists of replacement of a building for identical use (commercial) and within the same footprint as the original building and therefore it is considered that no impacts on these statutory sites will occur as the criteria has not been met.

5.4. The Application Site can scope out nutrient impacts due to the development being non-

residential.

- 5.5. Local (non-statutory) wildlife sites within 2km of the Application Site are discussed below.
- 5.6. There are 27 Sites of Importance for Nature Conservation (SINCs) within 2km of the Application Site, these comprise Sheepwash/tattle/Dunsland Coppices, Pound Coppice Remnant, Piper's Hill Wood, Alsfordmoor Coppice, Soake Farm Meadows, Kings Pond Meadow, Marrelsmoor Row, Newlands Farm Meadow, Newlands Row & Plant Row, Marrelsmoor Coppice, Anmore Dell Meadow, Wecock Common, Stakes Coppice Remnant 1, Newlease Copse Havant, Park Wood Havant, Frank's Coppice, Stakes Coppice Remnant 2, Longwood (Idlewood), Stakes Coppice Remnant 4, Wecock Wood, Stakes Coppice Remnant 5, Stakes Coppice Remnant 6, Stakes Coppice Remnant 7, The Queen's Inclosure, Hurst Wood, Havant, Outhurst/Inhurst/Beech Woods and Beech Wood East.
- 5.7. Of these, the closest is Park Wood Havant, located approximately 0.6km northeast of the Application Site. Impacts on non-statutory sites are considered to be negligible due to the construction of a single building within the footprint of the existing building, the commercial rather than residential nature of the building and the lack of connectivity and heavily urban nature of the developments' context.

Habitats

- 5.8. Habitats are listed in order of importance. All the features described are shown on the Phase 1 Habitat Map in **APPENDIX 1**.

Buildings and hardstanding

- 5.9. The Application Site itself comprises two buildings and associated hardstanding.
- 5.10. Building 1 is a broadly rectangular building to the north and supports a flat roof with wooden weatherboarding on all sides. The weatherboarding is deteriorating in condition and as a result has begun grow mould and has cracks within the interior of the building. Given its flat roofed nature the building lacks a loft space.
- 5.11. Building 2 is a small open fronted building with corrugated metal and snug fitting wooden panels. This building was generally in good condition.
- 5.12. Existing hard standing comprises car parking facilities in the areas surrounding the buildings. At the time of survey, much of this hardstanding had portable toilet facilities on it.
- 5.13. The buildings and hardstanding are of **negligible intrinsic value**. Their value with respect to

protected species is considered in the respective sections below.

Ruderal

- 5.14. At the north of the Application Site there was a small section of ruderal species. This area had been cleared in march but had re-established. Species comprise nettle *Urtica dioica*, dock *Rumex obtusifolius*, tufted vetch *Vicia cracca*, bindweed *Calystegia sepium*, hogweed *Heracleum sphondylium* and dogwood *Cornus sanguinea* .
- 5.15. This area of ruderal was both recently established and relatively species poor. Considering this, the ruderal is considered to be of **site-level value** only.

Great crested newts

- 5.16. The data search revealed nine records of great crested newt *Triturus cristatus* within 2km from the Application Site, with the majority of these records originating from Newlands Farm, located 2km west of the Application Site. Other amphibian records include common toad *Bufo bufo*.
- 5.17. A single EPS licence for great crested newt was granted within 2km of the Application Site, this was granted in 2017 approximately 1.8km south-west of the Application Site.
- 5.18. A search indicated that no mapped ponds are present within 500m of the Application Site boundary. There are no ponds or waterbodies within the Application Site and only a small section of suitable habitat in the form of ruderal, this is unconnected to further suitable habitat.
- 5.19. Given the above in addition to the lack of onsite habitat, and urban setting, great crested newts and other more widespread amphibians are considered to be absent from the Application Site and the site is considered to be of **negligible value** to amphibians.

Reptiles

- 5.20. The data search returned numerous records of reptiles within 2km of the Application Site, including 28 records of slow worm *Anguis fragilis*, 10 records of grass snake *Natrix helvetica*, six records of adder *Vipera berus* and nine records of common lizard *Zootoca vivipara*. The majority of these records were collected in 2002, with the newest record being in 2014.
- 5.21. The Application Site has some ruderal within the boundary, which may constitute superficially suitable habitat for common reptile species, however, as this is both recently established and does not have any connectivity to larger sections of vegetation, it is considered that this patch has very low suitability for any species of reptile.

- 5.22. The Application Site is considered to be of **negligible value** to reptiles, with no impacts on reptiles anticipated as a result of its redevelopment. Reptiles will therefore not feature further in this report.

Birds

- 5.23. The Application Site provides some nesting opportunities within the buildings where they are relatively open access. The small section of ruderal species may provide limited foraging habitat for a small number of birds. A wood pigeon *Columba palumbus* was observed nesting within the western section of the main building during the phase one survey. Three bird nest boxes were present on the northern elevation of the main building, these looked disused at the time of survey.
- 5.24. Demolition of the existing building has limited potential to impact upon nesting birds, therefore these will require consideration during the construction phase.
- 5.25. In summary the Application Site offers limited opportunities for common species of nesting birds and is considered to be of no more than **site-level value**.

Bats

- 5.26. The data search returned records of common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, brown long eared bat *Plecotus auritus*, noctule *Nyctalus noctula*, serotine *Eptesicus serotinus*, whiskered *Myotis mystacinus*, Natterers *Myotis nattereri*, and Brandt's *Myotis brandtii*. A further search of MAGIC maps indicates that a total of eight EPS licences have been granted for long-eared, common pipistrelle and soprano pipistrelle within 2km of the Application Site. These were granted from 2010-2020.
- 5.27. The buildings on the Application Site provide no potential roosting habitat. The cracks within the degraded building were inspected with a torch and found to be unsuitable for bats as they were growing mould and relatively open. No evidence of bats or droppings was found in either building. The foraging and commuting habitat onsite is very limited and comprises the section of ruderal species. This habitat is poorly connected and in a heavily urban area.
- 5.28. Given the above, the Application Site is considered to be of **negligible value** to bats.

Dormice

- 5.29. Magic revealed four EPS licences within 2km of the Application Site, these were all within the new development area south-west of the Application Site. These were granted in 2013, 2015 2017 and 2018. Thirteen records of hazel dormouse were revealed in the data search.

- 5.30. Hazel dormice *Muscardinus avellana* are primarily an arboreal species requiring a well-connected network of dense vegetation such as woodland blocks and hedgerows. The Application Site lacks any vegetative features of value to dormice with no trees or hedges nearby and spatially isolated from any interconnected habitats which could support hazel dormice.
- 5.31. Given this, the Application Site and adjacent habitats are considered to be of **negligible value** to hazel dormice and they will not feature further in this report.

Water voles

- 5.32. The data search found no water vole records within 2km of the Application Site.
- 5.33. No habitat on the Application Site is capable of supporting water voles and is therefore of **negligible value**.

Badgers

- 5.34. The data search returned one record of badgers *Meles meles* and/or badger setts within 2km of the Application Site. This record was located approximately 1.4km north-west of the Application Site and was dated 2008.
- 5.35. The Application Site lacks features of value to badgers and is poorly connected to habitats likely or known to support badgers. No sett building opportunities are available to badger on the Application Site and very limited foraging opportunities are provided by the small strip of ruderal vegetation, it is considered unlikely they would be utilising the Application Site.
- 5.36. The Application Site is of **negligible value** to badgers which do not feature further in this report.

6 ASSESSMENT OF EFFECTS AND MITIGATION MEASURES

- 6.1. In accordance with CIEEM guidelines, the following important ecological features have been identified with the potential to be affected by the proposed development and carried forward for further assessment:

Table 5: Important ecological features requiring further consideration.

Statutory sites	N/A
Local Wildlife sites	N/A
Habitats	None
Species and species groups	Nesting Birds

Birds

- 6.2. Due to the open nature of the buildings and lack of regular disturbance, it is likely that birds will use them to nest in. It is recommended that given the protection afforded to nesting birds, building demolition should be undertaken outside of bird nesting season (March to August) and will be preceded by a check for active birds' nests undertaken by an ecologist. If no birds' nests are found then works can proceed within 48 hours, however, if an active birds' nest is found then works must stop and an appropriate buffer installed around the nest (usually 5m). The buffer must remain in place until the ecologist confirms the young have fledged. However, it must be noted that, due to climate change, the season for breeding birds is no longer as predictable, with species such as robin and blackbird now known to nest as early as January and the species observed nesting (wood pigeon) have been recorded breeding in every month of the year.
- 6.3. To compensate for the loss of nesting habitat, it is recommended that the following bird boxes (or similar) are installed on the new building:
- Two Habitat Small Bird Nest Box.

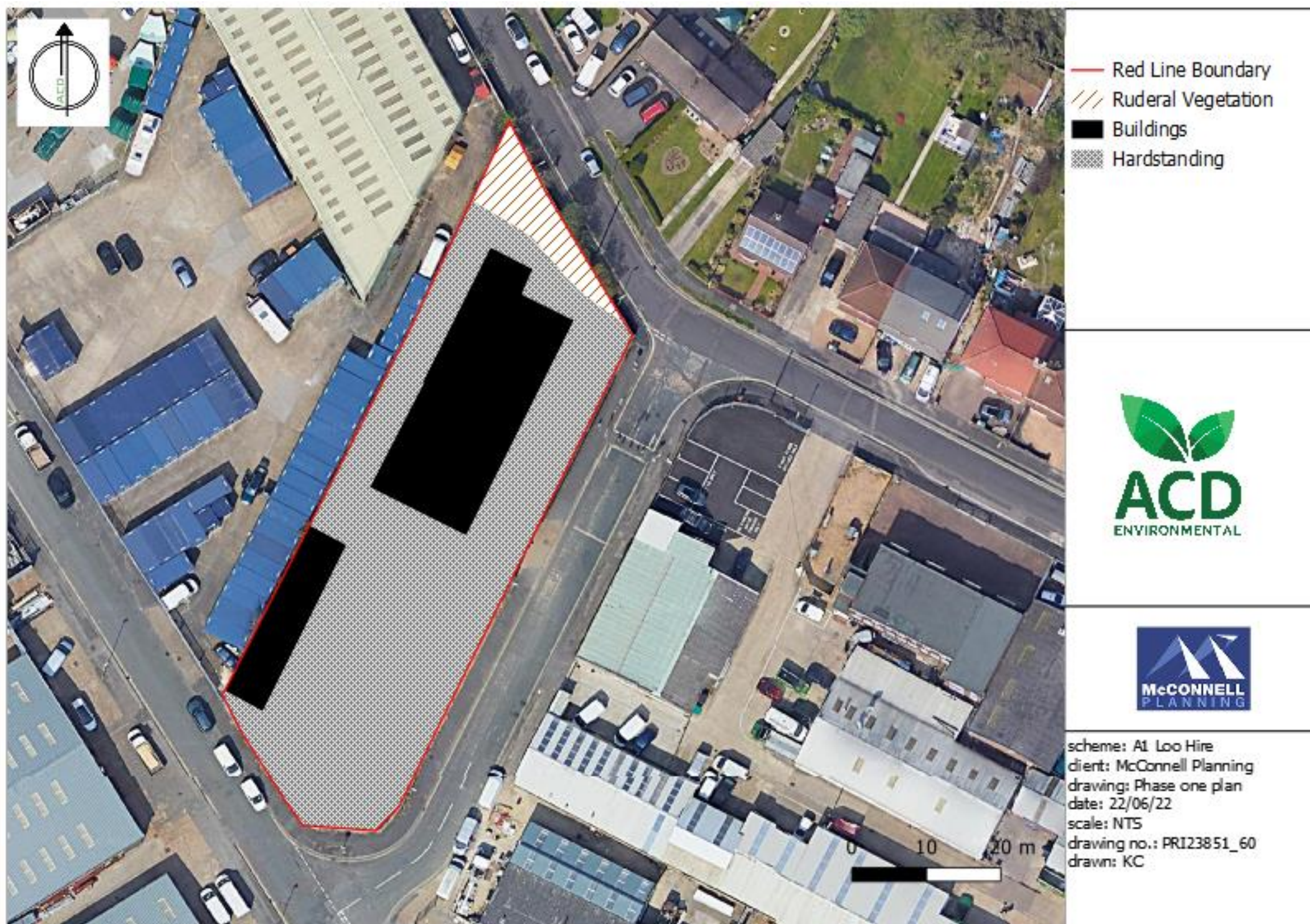
7 BIODIVERSITY NET GAIN

- 7.1. In order to comply with Local and National planning policy and planning policy guidance, the following enhancements will be delivered as a commitment to the planning application:
- Four Habitat bird boxes will be installed with two at the same northern elevation that bird boxes have been installed previously as compensation (as above) and two installed at the eastern elevation as an enhancement.
- 7.2. The above measures are considered to be a significant contribution to the overall biodiversity value of the Application Site. If the above enhancements were delivered, the proposed development would deliver net biodiversity gains.

8 CONCLUSIONS

- 8.1. The Application Site comprises buildings and hardstanding of negligible intrinsic ecological value, however, nesting birds were observed during the survey and therefore demolition of the building will need to be undertaken outside of nesting bird season. A pre-commencement check for nesting birds will also be required prior to demolition of the building.
- 8.2. The proposals comprise replacement of the existing main building with a nearly identical replacement within the building's footprint.
- 8.3. A net gain in biodiversity is anticipated to be achieved as a result of the proposed development due to the provision of an increased number of bird nest boxes.

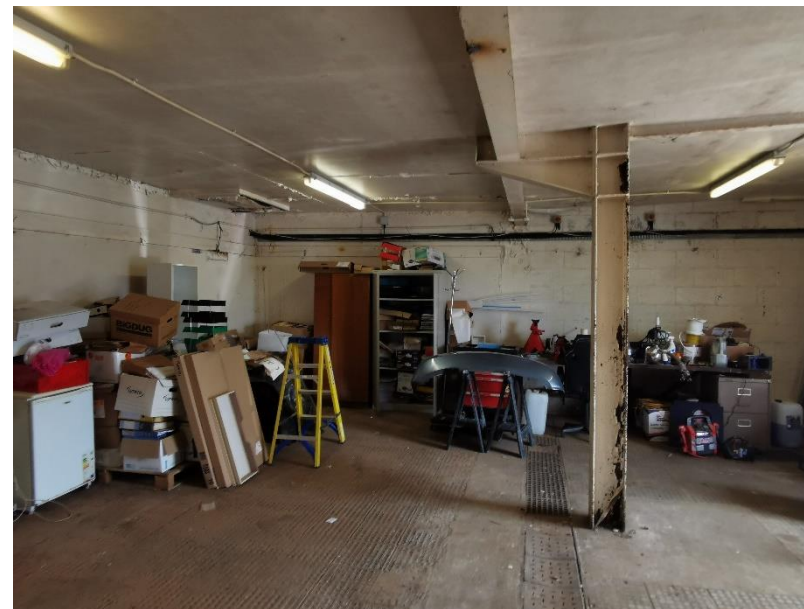
APPENDIX 1: PHASE 1 HABITAT MAP



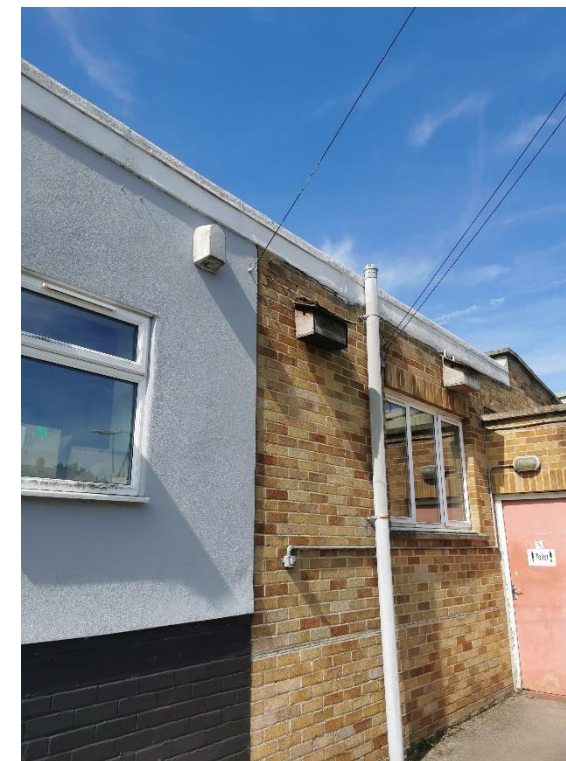
APPENDIX 2: SITE PHOTOGRAPHS



Inside of building southern facing- showing internal cracks and mould



Inside building northern facing showing open internal space and lack of crevice opportunities



Bird boxes on north-eastern elevation of current main building



South-eastern facing elevation of main building showing degraded building and lack of roosting features



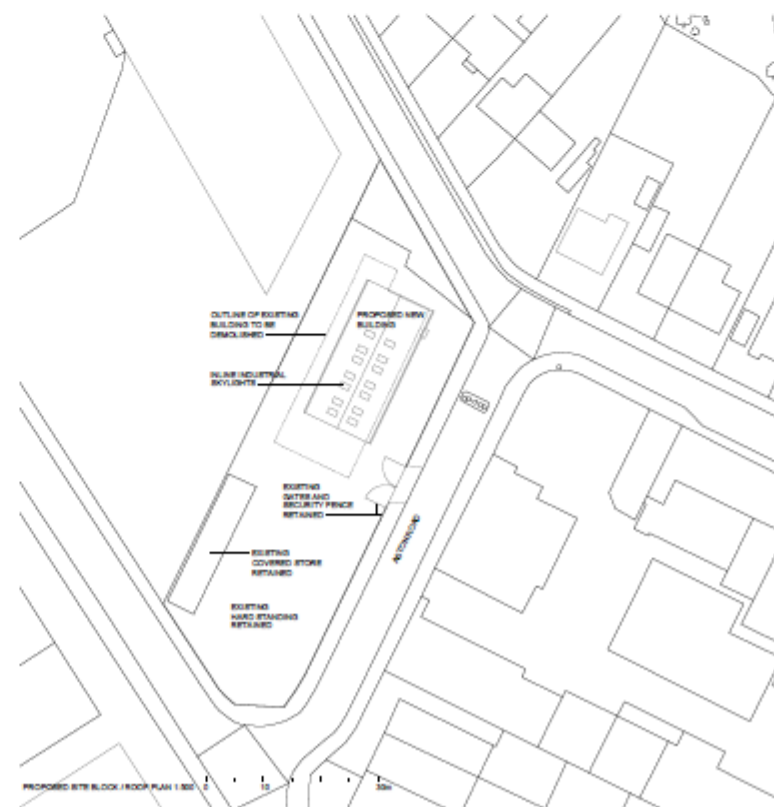
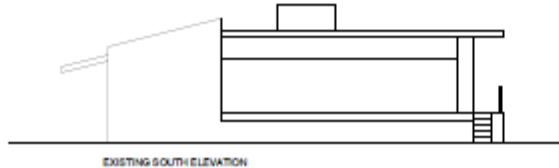
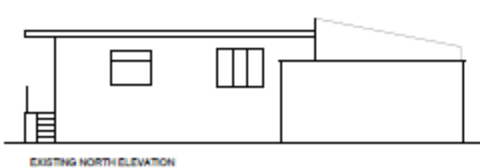
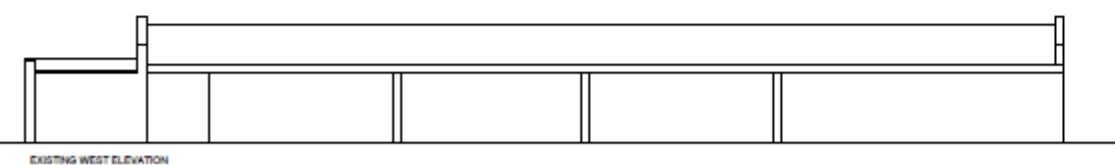
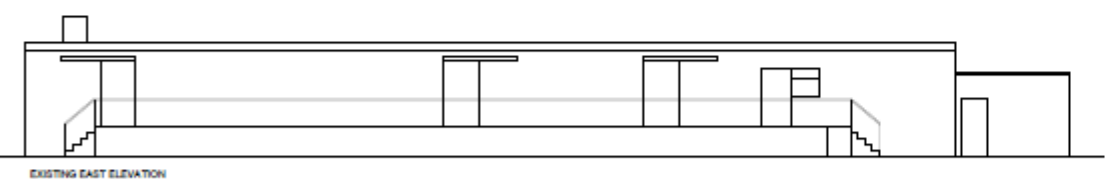
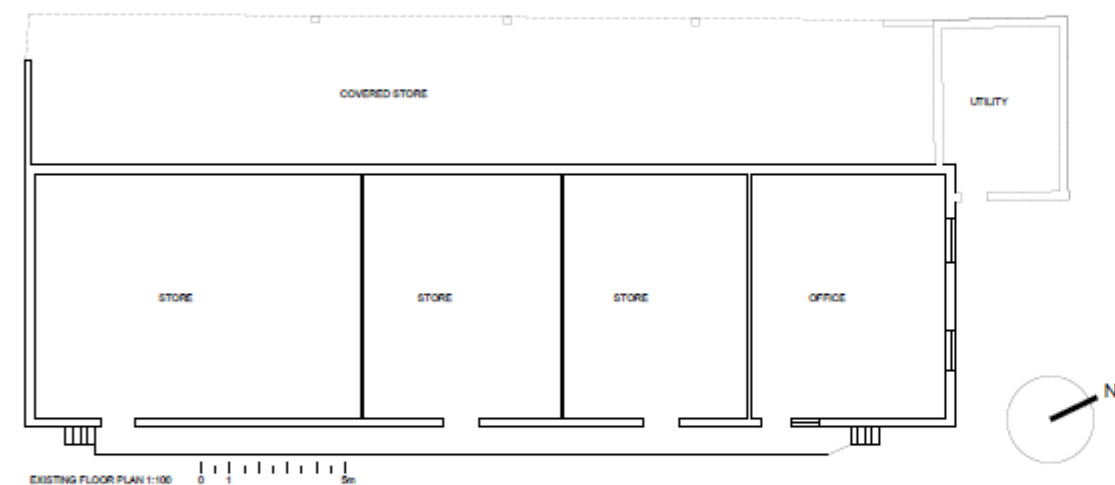
Ruderal present at northern elevation of building



Outbuilding to the south of the Application Site

APPENDIX 3: BUILDING PLANS





- All rights described in copyright of the copyright, designs and patents and 3D have been generally covered.
- Where any drawing is to be used in conjunction with another, including this one, the two drawings shall be cross-checked and any discrepancies reported to the architect before the work is put to hand.
- All drawings are to be checked, if necessary, at least once, unless otherwise stated.
- Any discrepancies in dimensions or details or in between these drawings/specifications should be shown to the attention of the design team and or the engineer in writing for clarification.
- Drawing prepared solely for the use of client as described in text and is not to be copied, used or used by any third party without written permission.

B planning application 03/22
Rev

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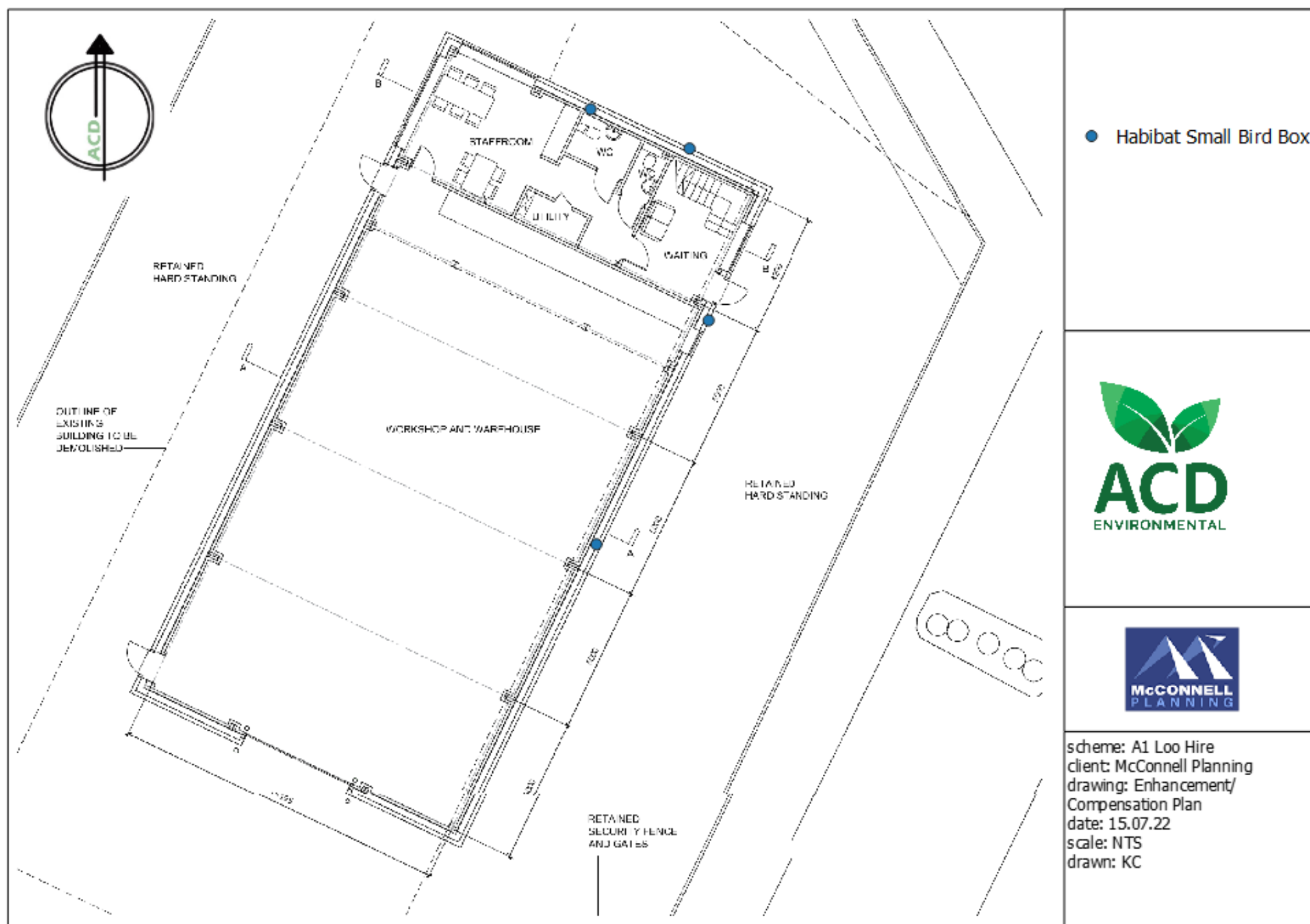
EXISTING & PROPOSED:
SITE LOCATION PLAN
BLOCK ROOF PLANS
EXISTING PLANS / ELEVATIONS

as noted @ A1 mar 2022

22-037/PL/01 Rev B

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APPENDIX 4: ENHANCEMENT/COMPENSATION PLAN



APPENDIX 5: FIELD SURVEY METHODOLOGY

Extended Phase 1 Habitat Survey

The Phase 1 Habitat Map is shown in Appendix 1.

The Phase 1 Habitat Survey methodology¹¹ was used to classify the Application Site into habitat types, as listed in the Phase 1 Manual. Where appropriate, dominant species codes within habitat types were recorded. Descriptive target notes were used for particular areas of interest.

Incidental records of fauna were made during the Phase 1 Habitat survey and the habitats identified were evaluated for their potential to support legally protected species and species of Principal Importance.

Limitations

There were no significant limitations associated with the Extended Phase 1 Habitat Survey.

Preliminary Bat Roost Assessment

A Preliminary Roost Assessment (PRA) was carried out¹². This is an inspection survey, the purpose of which is to search for bats/evidence of bats and assess the likelihood of bats being present and the need for further survey and/or mitigation.

A systematic search was made of the buildings and the ground, especially below potential access points where present. Such features include windows sills, window panes, walls, tiles, weather boarding, lead flashing, eaves, behind surfacing materials and under tiles, and other cracks and crevices that provide protection from the elements. Such features are known to be used by roosting bats.

The internal inspection included searching for the following evidence of roosting bats:

- Roosting bats within crevices or free-hanging
- Bat corpses e.g. on the floor, in uncovered water (header) tanks or other containers in roof voids
- Bat droppings beneath roosting features
- Feeding remains e.g. moth/butterfly *Lepidoptera* spp. wings and beetle *Coleoptera* spp. wing

¹¹ JNCC, (2010), *Handbook for Phase 1 habitat survey - a technique for environmental audit*. JNCC, Peterborough.

¹² Collins J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)*. The Bat Conservation Trust, London.

casings

- Scratch marks and characteristic staining from urine and/or fur oil beneath roosting features e.g. on roofing timbers and walls within roof voids
- 'Clean' gaps associated with bat roosts
- Bat-fly *Nycteribiid* spp. pupal cases
- Droppings, corpses, feeding remains and/or bat-fly pupal cases beneath roof insulation, which indicates use by bats before the insulation was installed
- Clean swept floors, which may indicate evidence has been removed

The internal inspection included searching for the following features:

- Gaps within the structure of the roof e.g. mortise joints and junctions between roof timbers and between timbers and walls, and between the roof lining and roof covering
- Gaps within the structure of walls and potential access points to cavity or rubble-filled walls
- Gaps around the structure chimneys or within disused chimneys
- Suitable locations for free-hanging bats and/or night/feeding perches e.g. timber beams
- Gaps between lintels above windows or doors
- Light gaps in the roof indicating access points to the outside
- Cool areas suitable for torpor or hibernation e.g. cellars.

The following equipment was used for the bat survey:

- Powerful torch to illuminate dark corners from the ground
- Camera to record evidence and potential roosting sites; and
- Personal protective equipment (e.g. boots, gloves, mobile telephone).

Limitations

There were no limitations to the Preliminary Roost Assessment.

Bird nesting

Evidence of nesting birds recorded during the PRA and any incidental bird observations/birds heard were noted.



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ECOLOGICAL SURVEYS * PROTECTED SPECIES LICENSING * MITIGATION * IMPACT ASSESSMENT
ARBORICULTURAL SITE MONITORING AND SUPERVISION * ARCHAEOLOGY
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