

PLANNING APPLICATION

Biodiversity Checklist

All Local Authorities have a duty to consider the conservation of biodiversity (natural environment) when determining a planning application. Government planning policies for biodiversity are set out in Planning Policy Statement 9 – Biodiversity and Geological Conservation (PPS9)

As part of 1APP (National Application Form), the submission of a biodiversity survey and report is listed in 'Local Planning Application Requirements' – Further information is included in the Validation Of Planning Applications Guidance for Local Planning Authorities published by DCLG in December 2007

Most of the Hampshire Local Planning Authorities (under the umbrella group of HIPOG) have adopted a joint working approach to the local requirements. All Local Authorities in Hampshire have identified the submission of a biodiversity survey and report as a **requirement** for certain application types

For these applications (see local requirements matrix for relevant Local Authority), if a biodiversity survey and report is NOT submitted, the application will not be validated

This Biodiversity Checklist has been designed to assist applicants in defining the biodiversity submission required in order to supply the relevant biodiversity information needed by the Local Authority to validate and determine the application. You are strongly advised to use this tool in order to adhere to biodiversity standards expected by statutory nature conservation bodies

PLEASE COMPLETE THE SHADED BOXES IN SECTIONS 1, 2 AND 3 OF THE CHECKLIST AND SUBMIT ALONG WITH ANY SUPPORTING INFORMATION

If a proposed development could have impacts on or implications for biodiversity, and the submission of further information is indicated by the response to this checklist, supporting information **MUST** be submitted with this application or the application will not be validated.

Local Authorities may require further information during the application process

IF ANY OF THE INFORMATION SUBMITTED PROVES TO BE INADEQUATE, THE APPLICATION IS LIKELY TO BE REFUSED

For further advice on competent specialist ecologists to undertake elements of the above, please contact the Institute of Ecological and Environmental Management www.ieem.org.uk in the first instance.

Hampshire & Isle of Wight Chief Planning Officers Group

Development Control Practitioner's Group
(a sub-group of HIPOG)

h i p o g



SECTION 1A – Designated Sites and Priority Habitat

Please answer ALL questions		Please tick as appropriate	
Qa	Is the development of a type as listed in footnote ¹ below AND within 2 km of a <u>SAC</u>, <u>SPA</u> or <u>Ramsar</u> site? www.natureonthemap.org.uk/ www.magic.gov.uk Local Plan Proposals Map	YES ☐	NO ☒
Qb	Is the development of a type as listed in footnote ² below: AND within 500m of a <u>SSSI</u> www.natureonthemap.org.uk www.magic.gov.uk Local Plan Proposals Map	YES ☐	NO ☒
Qc	Are any of the following present on or within 100m of the application site? • <u>Broad-leaved woodland</u> • <u>Veteran trees</u> • <u>Water courses</u> • <u>Wetlands</u> • Flower-rich meadow/grassland • <u>Heathland</u> • <u>Mature Hedgerow</u>	YES ☐	NO ☒
If Yes, there may be a <u>SINC</u>, or other Priority Habitat within or adjacent to the application site. <u>Contact Hampshire Biodiversity Information Centre</u> to find out whether a SINC or Priority Habitat is present			
Using the answers given above, please answer the following question			
Qd	Is it likely that the development would have an <u>impact</u>³ on any designated sites⁴ or <u>Priority Habitat</u> (as listed in Qc) <i>prior to</i> applying mitigation⁵.	YES SAC/SPA/Ramsar ☐ SSSI ☐ SINCs ☐ Priority Habitats ☐	NO SAC/SPA/Ramsar ☒ SSSI ☒ SINCs ☒ Priority Habitats ☒
If you have answered 'YES' to ANY elements of Question d above Further information is required to support your application to show how the proposal has taken the potential impacts into account			Please go to SECTION 1B
If you have answered no to ALL elements of Question d above			Please go to SECTION 2

¹ >0.5ha, >10 units/dwellings, power station, sewage treatment works, fish farm, industrial/agricultural development next to or discharging pollutants into a water course, new road scheme

² Power station, sewage treatment works, fish farm, industrial/agricultural development next to or discharging pollutants into a water course, new road scheme, any housing or new industrial units, other infrastructure and services, industrial estate, road/rail line, service station, golf course, leisure centre/stadium, car park, industrial/agricultural unit with large powder/liquid discharges

³ Direct impacts such as removal or modification, or indirect through disturbance such as run-off, noise, dust, lighting or increased recreational use

⁴ Please contact Natural England to ascertain whether the development will have an impact on SPA/SAC/SSSI or Ramsar. Any relevant correspondence with Natural England should be submitted with the application

⁵ Mitigation = measures which avoid or make the impact less severe

SECTION 1B Designated Sites and Priority Habitat

Assessments ONLY for proposals that could potentially have an effect on a designated site or priority habitat (answered 'yes' section 1A Qd)

If the applicant answered 'yes' to Qd Section 1A , the application must be submitted with a Biodiversity Statement which demonstrates the following:

- Extent and location of habitats and features that could be affected
 - Likely impacts to designations/priority habitat
 - How alternative designs and locations have been considered
 - How adverse impacts will be avoided
 - How any unavoidable impacts will be mitigated⁵ or reduced
 - How impacts that cannot be avoided or mitigated⁶, will be compensated⁷
 - Any proposals for enhancements of biodiversity (this is particularly relevant and desired for Major Developments⁸ and other large developments)
-
- Any Protected Species statements required as indicated by section 2A/B should be integrated within the biodiversity statement
 - These reports may form part of a wider Environmental Impact Assessment
 - Reports may not be required where applicants are able to provide pre-application correspondence from Natural England which confirms that they are satisfied that the proposal will not have an adverse impact on any **SAC, SPA, SSSI OR RAMSAR**
 - Reports may not be required where applicants are able to provide pre-application correspondence from the Local Authority which confirms that they are satisfied that the proposal will not have an adverse impact on any **SINC or PRIORITY HABITAT**

NOW PLEASE COMPLETE SECTION 2 (if not already complete)

⁵ Mitigation = measures which avoid or make the impact less severe

⁷ Compensation = measures which counterbalance the impacts, amending damage or loss

⁸ A major application = more than 10 units, more than 0.5 Ha, or more than 1000m² floor area in non-residential development

SECTION 2A – PROTECTED SPECIES

PLEASE MARK 'X' IN COLUMN B NEXT TO ANY OF THE QUESTIONS IN COLUMN A THAT APPLY TO THE DEVELOPMENT

FOR EACH QUESTION MARKED X, COLUMN C INDICATES (BLACK DOTS) THE SPECIES SURVEYS REQUIRED

PLEASE MARK 'X' IN SHADED ROW (FOLLOWING PAGE) AGAINST **ALL** SPECIES SURVEYS REQUIRED

A PROPOSALS FOR DEVELOPMENT THAT WILL TRIGGER A PROTECTED SPECIES SURVEY	B MARK X/Y	C SPECIES PROTECTED BY LAW THAT MAY POTENTIALLY BE AFFECTED - FURTHER SURVEYS WILL BE REQUIRED.									
		Bats	Barn Owl	Dormouse	Breeding birds	Amphibians	Water Vole	Badger	Otter	Crayfish	Reptiles
Will the proposed works affect ⁹ existing buildings/structures with ANY of the following features?											
- Clay-tiled pitched roofs - Loft spaces <u>Hanging tiles</u> - Wooden cladding - Open <u>soffits</u> - Underground structures such as (but not exclusively) cellars, air raid shelters, ice-houses, tunnels - Bridge structures, aqueducts or viaducts especially over water or wet ground - Dense climbing plants		●			●						
Large agricultural buildings, particularly, but not exclusively, those of a traditional construction		●	●		●						
All other buildings in a derelict or decayed state in a rural location		●	●		●						
Are there streams, rivers, lakes or <u>other watercourses/aquatic habitat</u> on or within 200m of the proposals?		●					●		●	●	

⁹ Direct impacts such as removal or modification, or indirect through disturbance such as run-off, noise, dust, lighting or increased recreational use

Will the proposals affect ¹⁰ any areas of mature <u>deciduous woodland</u> , field hedgerows over 1m tall and over 0.5m thick or scrub well-connected to woodland or hedgerows on or adjacent to the site?		☒	☐	☒	☒	☐	☐	☒	☐	☐	☐
Will the proposal affect ¹⁰ any of the following • Old and veteran trees • Trees with obvious holes cracks, cavities or heavy vegetation • Trees with a girth greater than 1m at chest height		☒	☐	☐	☒	☐	☐	☐	☐	☐	☐
Is the proposal a major ¹¹ application within 500m or any other application within 200m of a large ¹² pond?		☐	☐	☐	☐	☒	☐	☐	☐	☐	☐
Will the proposal affect ¹⁰ mature/overgrown gardens over 0.25ha, any <u>rough grassland</u> or derelict/brownfield land, railway land, allotments, on or adjacent to the site?		☐	☐	☐	☒	☐	☐	☐	☐	☐	☒
Will the proposal affect ¹⁰ flower-rich meadows or grassland on or directly adjacent to the site?		☐	☐	☐	☒	☐	☐	☐	☐	☐	☐
		Bats	Barn Owl	Dormouse	Breeding birds	Amphibians	Water Vole	Badger	Otter	Crayfish	Reptiles
Please mark all protected species that potentially may be affected →											
If column B HAS been marked Y in response to ANY of the questions									Please go to SECTION 2B		
If column B has NOT been marked Y in response to ANY of the questions									Please go to SECTION 3		

Please note that the above list does not include all protected species and all circumstance where species may be affected. In all circumstances legislation pertaining to protected species still applies and it is the responsibility of the developer to ensure that protected species and habitats are not impacted as a result of development. If protected species are found during the course of development, work should be halted and advice is sought.

¹⁰ Direct impacts such as removal or modification, or indirect through disturbance such as run off, noise, dust, lighting or increased recreational use

¹¹ A major application = more than 10 units, more than 0.5 Ha, or more than 1000m² floor area in non-residential development

¹² Where the surface area of the pond, when water is at its highest level (excluding flood events), is 225m² (c. 15m x 15m)

SECTION 2B PROTECTED SPECIES

Assessments ONLY for those proposals that could potentially have an affect on PROTECTED SPECIES (IDENTIFIED IN SECTION 2A)

If section 2A identified that species may potentially be affected, the following should be carried out.

1. Contact HBIC for existing records for the area
2. Conduct preliminary survey¹³ to establish potential for habitat to support the species
3. Use the results of the preliminary survey to ascertain whether A or B below applies.

Please mark relevant box below and attach corresponding assessment to application

X

A	IF THE PRELIMINARY SURVEY INDICATES MODERATE/HIGH LIKELIHOOD OF PROTECTED SPECIES BEING PRESENT, A 'FULL SURVEY'¹² AND MITIGATION' STATEMENT IS REQUIRED.	
	PLEASE INCLUDE: - Extent and location of species populations (including supporting habitats and features) that could be affected (more detailed surveys¹² will be required) - Likely impacts to species populations - How alternative designs and location have been considered - How adverse affects will be avoided wherever possible - How unavoidable impacts will be mitigated or reduced - How impacts that cannot be avoided or mitigated against will be compensated - Any proposals for enhancements of biodiversity/species population (All Major Development and other large development are strongly encouraged to provide enhancements) Please note – a protected species licence may be required in order to carry out these works – please refer to Natural England guidance	

B	IF PRELIMINARY SURVEY INDICATES LITTLE OR NO LIKELIHOOD OF PROTECTED SPECIES BEING PRESENT, OR THERE ARE NO LIKELY IMPACTS TO SPECIES, FULL SURVEY IS NOT REQUIRED	
	Please provide the information required to demonstrate that there will be little or no likelihood of protected species being present, or there are no likely impacts to species. This can be in the form of a brief statement or letter from a suitably qualified person. Please note that in all circumstances legislation pertaining to protected species still applies and it is the responsibility of the developer to ensure that protected species are not impacted as a result of this development. If protected species are found during the course of the development, we recommend that work is halted and advice is sought.	

To improve the quality of the data held by the Hampshire Biodiversity Information Centre, the data provided by any protected species surveys can be submitted. **HBIC - your records**

If a biodiversity statement is to be submitted within the application as required by section 1B, then please integrate any species within the biodiversity statement.

NOW PLEASE COMPLETE SECTION 3

¹³ Surveys should:

- Be of appropriate scope and detail
- Be conducted at an appropriate time of year, in suitable weather conditions and using recognised methodologies as indicated within the guidance note
- Be undertaken by an appropriately qualified and experienced person
- Include copies of any correspondence with Nature Conservation Organisations (such as Natural England, Environment Agency)

Please note that if all required information is not included within the application, then it will NOT be validated.

X

[illegible]

Thank you for completing this checklist. Please return to the Local Authority all completed sections, along with the application and all supplementary information indicated above (in paper format or attached electronically).

**David Leach Ecology Ltd
Environmental Consultants**

**20 Sandy Beach Estate
Hayling Island
Hampshire**

Code for Sustainable Homes Ecology Report and Assessment

Date: May 2014

Report compiled by D. V. Leach BSc. (Hons), MCIEEM

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1.0 Executive Summary

- **David Leach Ecology Ltd. was commissioned to carry out an ecological survey of the site for a Code for Sustainable Homes level 3 Eco 1 – 4 assessment.**
- **The house and garage on site had insignificant potential for bats due to a lack of suitable roosting features.**
- **The area immediately surrounding the building has no vegetation such as lawns and flower beds and provides sub optimal habitat for reptiles such as Slow Worms.**
- **There were no large shrubs or trees which would provide suitable nesting area for birds in the immediate vicinity around the house.**
- **The development site has insignificant ecological value.**
- **No signs of any protected species, Badgers, Barn Owls etc. or habitats were found and the site has insignificant potential to support protected species.**

Code for Sustainable Homes ecology assessment.

Eco 1. The construction zone is confirmed of low ecological value. One credit can be awarded.

Eco 2. One credit is available on confirmation that all key and 30% of additional recommendations have been adopted.

Eco 3. There are no features of ecological interest within the construction zone. One credit is available by default.

Eco 4. The change in ecological value of the site is between -3 and 3 species which is a neutral change and 2 credits can be awarded. There are no proposed areas for planting on the site two further credits are unavailable.

Four credits can be awarded now. One further credit is available.

2.0 Introduction.

Client: Mr. J. McMahon
20 Sandy Beach Estate
Hayling Island

Property Surveyed: 20 Sandy Beach Estate
Hayling Island
Hampshire
PO11 9RG

Grid reference: SZ 746 981

Dates of Survey(s): 6th May 2014

Lead Surveyor: David Leach BSc (Hon) CBiol. MSB. MCIEEM

3.0 Aims of the Survey.

David Leach Ecology Ltd was commissioned to undertake an ecological appraisal of 20 Sandy Beach Estate, Hayling Island. It is proposed to demolish the existing house and build a new dwelling on the plot.

The report provides results of the ecological assessment used to inform the ecological criteria of the Code for Sustainable Homes 2010 for development of the site. A number of credits are potentially available under the scheme which relates directly to ecology:

Eco 1 – Ecological value of the site. (1 credit)

Eco 2 – Ecological Enhancement. (1 credit)

Eco 3 – Protection of Ecological Features. (1 credit)

Eco 4 – Change of Ecological Value of Site. (4 credits)

4.0 Site description.

The site lies at the south east corner of Hayling Island. There is an area of sandy heathland adjoining the site to the east and an area of amenity grass at the front of the property. The sea is 100m to the south. The nearest area of woodland is 1.5km to the north west.

5.0 Methodology

5.1 Desk Study

The <http://magic.defra.gov.uk> web site was accessed to determine whether any nature reserves or protected areas local to the site that would be affected by the proposed works.

If signs of protected species were found then a data search was also undertaken to look for records of protected species in the area.

5.2 Site Habitat Survey

A walkover survey was carried out by David Leach MCIEEM on the 6th of May 2014 when the weather was dry and sunny. The site was surveyed for protected species and habitats following recognized guidelines (CIEEM, ARC, BCT and JNCC).

The site was assessed for its ecological value and the presence of protected species and habitats.

The site was also inspected for non-native invasive species such as Japanese Knotweed *Fallopia japonica*, Giant hogweed *Heracleum mantegazzianum* and Himalayan Balsam *Impatiens glandulifera*.

6.0 Results.

6.1 Desk Study.

Sandy Point Nature Reserve (a SSSI) is adjacent to the site at the east boundary.

No designated sites will be affected by the proposed works.

No further data search is required at present as the results would not impact the decision making process at this stage.

6.2 Site Survey

Weather for initial survey:	Sunny and dry at the time of the survey (19:00)
	The external temperature was 13°C.

Habitats.

- There are two buildings on site, a small, flat roofed house with rendered/brick walls and a single garage with rendered walls and felted flat roof. There was no roof void and neither building had any features which would provide suitable roosting features for bats.
- There was a small area at the front of the property that had been covered with pebbles/gravel and paving slabs. The area the rear of the property had been covered with decking with a small area of pebbles. There were no areas of lawn on the plot and very few flowers/shrubs. There were no areas of native habitat and no trees on the plot.
- No invasive plant species were noted on the site.

Protected Species

Bats.

The site and surrounding area provides poor foraging habitat and there were no roosting features for bats on the site.

Badgers.

The site provides sub-optimal for Badgers. No evidence of Badger activity was seen on site or nearby.

Reptiles.

The site has no habitat suitable for reptiles.

Great Crested Newts

There are no ponds on site. Inspection of aerial photographs and Ordnance Survey maps did not find any ponds within 500m of the site.

Breeding Birds.

There are no opportunities for nesting birds on the site.

7.0 Assessment.

- The habitats on site are considered to be of no or insignificant ecological value.
- No protected species were found.
- The proposed works will not impact significantly on the local population of protected species.
- The proposed development will be on the same footprint as the existing property and will not have a significant effect on the adjacent nature reserve.

8.0 Recommendations.

- No further surveys are recommended.

9.0 Limitations.

A survey of this nature only provides a snapshot of what was found at the time. The absence of any protected species at the time of survey does not mean they may not be there in the future.

If any protected species are found during construction, work must stop and David Leach or Natural England contacted who will advise on how to proceed.

10.0 Code for Sustainable Homes assessment

Section A1: Contact Details

Ecologist's Details

Company name: David Leach Ecology Ltd.

Company address: Worth,
Lulworth Rd.
Wool.
Dorset.
BH20 6BU

Contact name: David Leach

Contact telephone number: 01929 462179 / 07756855212

Ecology Report Reference: May 2014

Client Details

Client name: Mr. J. McMahon

Client address: 20 Sandy Beach Estate
Hayling Island
PO11 9RG

Contact name: Mr. J. McMahon

Contact telephone number:

Section A2: Development Details

BRE Reference Number:

Client Reference Number:

Development Name:

Development Address: 20 Sandy Beach Estate
Hayling Island
Hampshire
PO11 9RG

Section B1: Suitably Qualified Ecologist's Qualifications

Do you hold a degree (or equivalent qualification, e.g. N/SVQ level 5) in ecology or related subject?

Yes ☒ No ☐

If Yes, please provide details

BSc (Hons). Open University degree, the course includes a number of ecological related modules.

Are you a practising ecologist with a minimum of 3 years relevant experience within the last 5 years?

Relevant experience must clearly demonstrate a practical understanding of factors affecting ecology in relation to construction and the built environment and will include acting in an advisory capacity to provide recommendations for ecological protection, enhancement and mitigation measures, e.g. ecological impact assessments.

Yes ☒ No ☐

If Yes, please provide details

Over 30 years in ecological research and consultancy. 1978 – 2006 worked for the Institute of Terrestrial Ecology, the Institute of Freshwater Ecology and the Centre for Ecology and Hydrology. For the past 8 years I have been working as an independent ecological consultant, on small scale developments and on sites up to 16 ha, advising on ecological issues including extended phase 1 site surveys, reports, recommendations for protection, mitigation and enhancement of identified ecological features and protected species.

Are you bound by a professional code of conduct and subject to peer review*?

A full member of one of the following organisations will be deemed suitable: Chartered Institution of Water and Environmental Management (CIWEM); Institute of Ecology and Environmental Management (IEEM); Institute of Environmental Management and Assessment (IEMA); Landscape Institute (LI).

Yes ☒ No ☐

If Yes, please provide details : I am a Full Member of the Chartered Institute of Ecology and Environmental Management (requires qualifications, experience and continuing personal development to keep trained in and informed of, current survey practices, enhancement and mitigation measures) since 2007. I am also Member of the Society of Biology (Chartered Biologist) since 2004.

**Peer review is defined as the process employed by a professional body to demonstrate that potential or current full members maintain a standard of knowledge and experience required to ensure compliance with a code of conduct and professional ethics.*

Note: If the answer to any question in Section B1 is 'No' then the ecologist writing the report does not meet the requirements of a *Suitably Qualified Ecologist* under the Code. The ecology report therefore cannot be used in the Code assessment unless it is verified by a 'Suitably Qualified Ecologist'. If this is the case, proceed to Section B2.

If the ecologist does meet the requirements of a *Suitably Qualified Ecologist*, proceed to Section C.

Section C: Site Survey

Have the findings of the ecology report been based on data collected from a site survey(s)?

Yes ☒ No ☐

If yes, please provide details to confirm this (e.g. date(s) and scope of site survey(s))

Ecological Survey - Site visit, walk over survey 6th May 2014

Note: If 'No' has been answered to Question 1 of Section C the ecology report cannot be used to determine compliance with the requirements of the relevant Code credits.

On what date did/ will initial site preparation works commence? Unknown at present.

Note: If the site survey was carried out after initial site preparation works commenced, the ecology report cannot be used to determine compliance with the requirements of the relevant Code credits.

Note to Suitably Qualified Ecologist and the Code assessor: The contents of the ecology report must be representative of the site's existing ecology immediately prior to the commencement of initial site preparation works.

Section D: Details from the Site Survey

Eco 1 Ecological Value of Site

Is the construction zone of low or insignificant ecological value?

The construction zone includes any land used for buildings, hard standing, landscaping, site access and any other land where construction work is carried out (or land being disturbed in any way), plus a 3 metre boundary in either direction around these areas. It also includes any areas used for temporary site storage and buildings.

Yes ☒ No ☐

If yes, is there any land outside the construction zone but inside the development site of ecological value?

Yes ☐ No ☒

Please give details:

If yes, is it possible for all areas / features of ecological value to remain undisturbed by the construction works?

Yes ☐ No ☐

Eco 2 Ecological Enhancement

Has the developer / client required you to provide advice and recommendations for enhancing site ecology?

Yes ☒ No ☐

If yes, please provide a brief statement outlining all of your **KEY** recommendations*:

- Install a **Schwegler Bat box (Type 1FR)** or a **Forticrete pipistrelle bat brick** in the south wall of the new building at a height of at least 3m above ground level.
- Rainwater recycling.
- Monitoring and maintenance.
- The adoption of horticultural good practice (e.g. no, or low, use of residual pesticides).
- Insect boxes to be fixed at suitable locations around each plot, (minimum of 2) in a sheltered but not fully shaded spot.

If yes, please provide a brief statement outlining all of your **ADDITIONAL** recommendations*.

- A **Schwegler sparrow terrace (Type 1SP)**, to be installed on the north wall under the eaves at least 3m above ground level.
- Install a stone or metal pedestal bird bath on each plot.
- Create a sedum roof on the plot.

*** The client / developer will be required to adopt / implement all KEY recommendations and 30% of ADDITIONAL recommendations.**

Eco 3 Protection of Ecological Features

Note: Eco 3 looks at protecting all existing features / areas of ecological value on the site and boundary area. If a feature of ecological value is to be removed as part of the development works, e.g. site clearance, then this credit cannot be achieved. If you have deemed the whole development site to be of poor ecological value then there will be no features of ecological value to protect. If the construction zone is of low ecological value but the wider site is not, give protection measures here. If there is an area(s) or feature(s) of low or insignificant ecological value you wish to advise be retained and enhanced / improved, e.g. a species-poor hedgerow to a species-rich hedgerow, then full details of this advice should be entered as a recommendation under *Eco 2 Ecological Enhancement*.

Are there any existing features/ areas of ecological value on the site or at the boundary of the site?

Yes ☐ No ☒

If yes, please provide a brief statement outlining the advice/ recommendations given for protecting all existing features and areas of ecological value:

Are any ecological features to be relocated on the site?

Yes ☐ No ☒

If yes, please provide a brief statement outlining the reasons for relocation and recommendations for protecting the ecological features:

.....

.....

.....

.....

Are there any species present on site that are protected by UK and EU law?

Yes ☐ No ☒

Where there are species present on site protected by UK and EU law, have recommendations been provided to the developer in order to protect such species in order to comply with UK and EU law?

Yes ☐ No ☐

Eco 4 Change of Ecological Value of Site

Are you able to provide the following information for before and after construction: habitat types and an estimate of the number of floral species present per habitat type (based on appropriate censusing techniques and confirmed planting regimes)?

Yes **X**No ☐

If yes, please provide the following information:

a. A brief description of the landscape and habitats surrounding the development site

The areas surrounding the site is urban mosaic, mainly residential properties with large gardens with typical garden planting and areas of mature trees.

b. The total site area (*this will be the same both before and after development*): 169 m²

c. Provide details of the site before development in the table below:

Habitat Type*	Area of habitat type (m ²)	Number of species per habitat type
Buildings	64	0
Hardstanding	105	0
Soft Landscaping	0	0

d. Provide details of the site after development in the table below:

Habitat Type*	Area of habitat type (m ²)	Number of species per habitat type
Buildings	94	0
Hardstanding	75	0
Soft Landscaping	0	0

* Habitat types will include natural areas, e.g. various grasslands and woodlands; as well as areas of the built environment, e.g. buildings, hard landscaping. The area of each habitat type when added together must always equal the total area of the development site.

Has your client / developer requested you to carry out the calculation for Eco 4 Change in Ecological Value of Site? The calculation must be carried out in line with the methodology provided in the most current version of the Code Guidance.

Yes **X**No ☐

If yes, please complete the tables below:

Calculation of the Ecological Value of the Site Before Development

Plot Type	Area of Plot Type [m²]		Species [No.] (from Table 2 or a SQE*)		Species x Area of Plot Type
Buildings	64	x	0	=	0
Hardstanding	105	x	0	=	0
Soft Landscaping	0	x	0	=	0
		x		=	
		x		=	
		x		=	
		x		=	
		x		=	
(1) Total site area =				(2) Total =	0
Species before development =					0
Total species x area of plot type / Total site area = (2)/(1) =					

Calculation of the Ecological Value of the Site After Development (TBC)

Plot Type	Area of Plot Type [m²]		Species [No.] (from Table 2 or a SQE*)		Species x Area of Plot Type
Buildings	94	x	0	=	0
Hardstanding	75	x	0	=	0
Soft Landscaping	0	x	0	=	0
		x		=	
		x		=	
		x		=	
		x		=	
		x		=	
(1) Total site area =				(2) Total =	0
Species after development =					0.00
Total species x area of plot type / Total site area = (2)/(1) =					

At present there will be a neutral change which equates to two credits.

There are no proposed areas for planting so no further credits are available

* SQE = Suitably Qualified Ecologist

Section E: Appendix

The required documentation to be included within the appendix of this guidance document will include: the ecology report; written confirmation from the verifier of the ecology report (where necessary); and any supplementary documentation, e.g. ecologist's curriculum vitae; maps, plans, drawings, letters / emails of correspondence, etc. Please include these details along with the appropriate reference to each document in the table below:

Document	Reference
BREEAM Ecology Report 20 Sandy Beach Estate	May 2014

Section F: Signature of Validation

I confirm that the information provided in this document is truthful and accurate at the time of completion.

Name of ecologist: David Leach

Signature of ecologist:

Date May 2014

D Leach

11.0 Appendices

i) Legislation.

Under the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way (CROW) Act 2000, all bats have legal protection. In addition any structure which shows signs of use by bats either currently or in the past, for shelter or protection, is classed as a bat roost and both the roost and any bats using it are protected by law which makes it an offence to:

- Intentionally or recklessly kill or injure or take any bat.
- Intentionally or recklessly damage or destroy any bat roost and to obstruct access to that roost.
- Intentionally or recklessly to disturb any bat using a structure as a roost.

Protection is also afforded to bats under the Conservation (Natural Habitats & c.) Regulations 1994 (the Habitats Regulations) Amended 2007

Annex IV lists all bats

Regulation 39 makes it an offence to:

- Deliberately kill or capture a bat.
- Deliberately disturb a bat.
- Damage or destroy a resting place or breeding site of any bat.

If any proposed development would result in the otherwise illegal acts above, a licence must be obtained from Natural England prior to any work being carried out. A licence will only be granted if there is no satisfactory alternative and the authorised action will not be detrimental to the maintenance of the population of the species concerned.

The Wildlife and Countryside Act 1981 (as amended) also protects all reptiles from killing, injury and sale.

The Wildlife and Countryside Act 1981 (as amended) makes it an offence to damage or destroy the nests of birds of breeding birds (with the exception of certain pest species). The bird nesting season is generally defined as being between mid-February and August inclusive although nesting outside of the period is not unusual if conditions are favorable.

The above are extracts only. Please refer to the original legislation for full interpretation.

ii) References

- **Mitchell-Jones A. J. & McLeish, 2004.** *Bat Workers' Manual.* Joint Nature Conservation Committee, Peterborough.
- **Stebbing R.E., 1986.** *Which bat is it?* The Mammal Society and The Vincent Wildlife Trust, London.
- **Natural England and Countryside Council for Wales, 2007.** *Disturbance and protected species: understanding and applying the law in England and Wales. - A view from Natural England and the Countryside Council for Wales.* United Kingdom.
- **Hundt L, 2012** BCT Bat Survey Guidelines 2nd ed. Bat Conservation Trust, London, United Kingdom.
- **English Nature 2004.** *Bat Mitigation Guidelines*

iii) Useful contacts.

Suppliers of Bat and Bird Boxes

http://www.nhbs.com/nest_boxes_and_habitats_eqcat_420.html

http://www.arkwildlife.co.uk/Category/0/Wildlife_Habitats~Ark_Environmental~Bat_Habitats.html

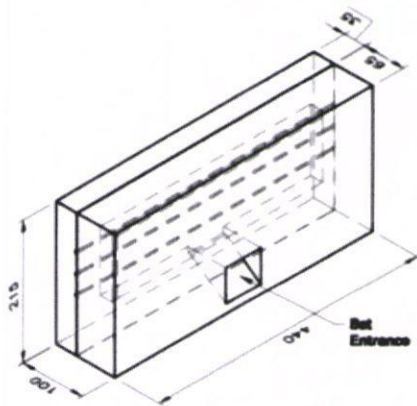
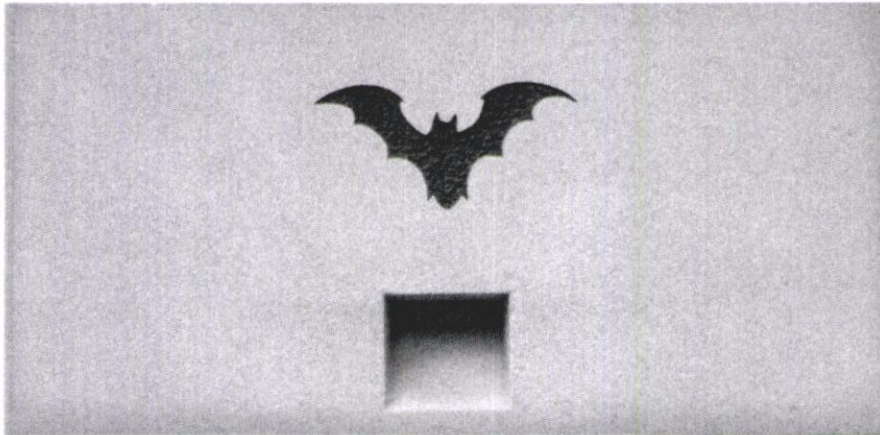
http://www.wildlifeshop.co.uk/acatalog/Basic_Products.html

<http://www.thecodestore.co.uk/shop/category/112/eco2-ecological-enhancement/nest-boxes/bats.html>

iv) Enhancement measures.

Bat Boxes

SMART LOOKING HOMES FOR PIPISTRELLE BATS



The Forticrete Bat Box has been developed to be used in new build construction or renovation work where there is a requirement to provide a habitat for Pipistrelle bats.

Benefits

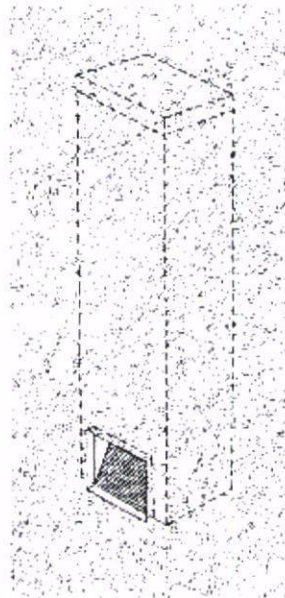
- The box is made of a conventional cast stone front face
- It is backed with high grade plywood which is sawn and roughened internally to provide a haven for bats
- The Bat Box is maintenance free due to the bottom entrance
- The Bat Box illustrated is available from Forticrete's 'Stone in Stock' range without the bat motif,
- Bespoke boxes can be designed and made for any application.

[Click here to find your nearest stockist for bat boxes](#)

Or obtain from -

<http://www.roofingsuperstore.co.uk/product/forticrete-bat-box.html?gclid=CMejwLy87sCFYUewwodASkAeA>

Schweglar 1FR bat tube. Can be hidden behind stone cladding or rendered over.

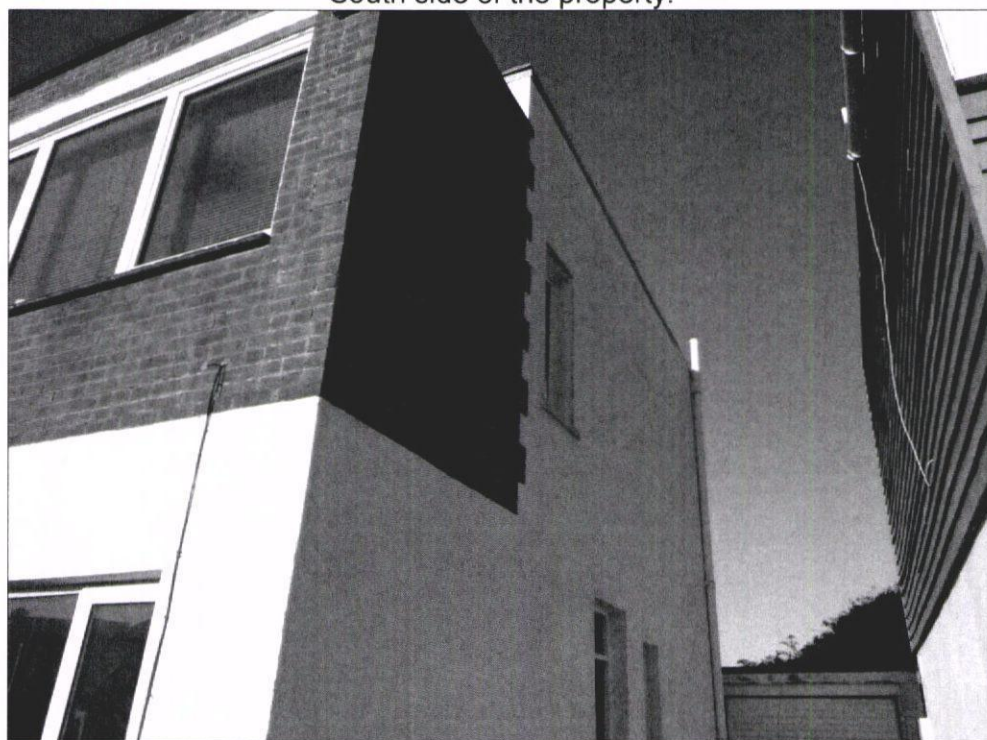


v) Photographs

Front of the property.



South side of the property.



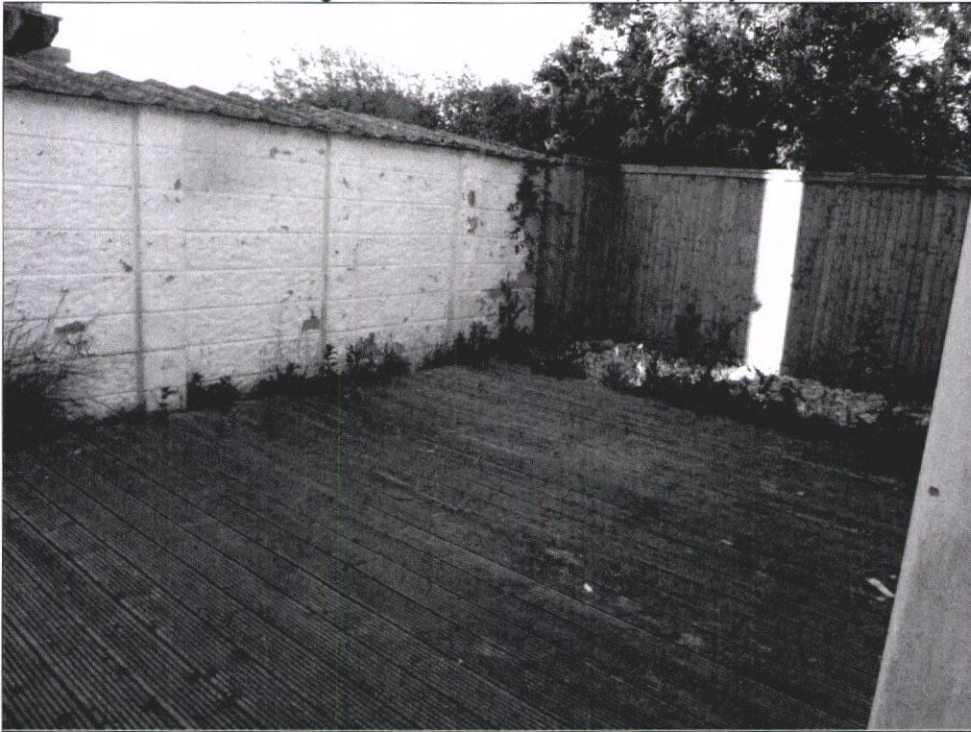
Rear of the house and garage.



Area at the front of the property



Decking area at the rear of the property.



David Leach BSc (Hons) CBiol. MSB. MCIEEM. David is a professional ecologist with over thirty years' research and fieldwork experience in many aspects of ecology and for the past six years in environmental consultancy work. David is an experienced bat surveyor with competency in activity surveys, bat roost assessments for buildings and trees and the production of reports providing advice on best practice, mitigation and compensation works relating to bats as may be required. David holds a Natural England licence to disturb bats for the purposes of science and education or conservation and has been involved in obtaining licences to permit development works affecting Bats and also Badgers. David also has experience in surveying for birds, reptiles and amphibians, Badgers and Phase 1 habitat surveys. He also is a suitably qualified ecologist and has undertaken a number of BREEAM Code for Sustainable Homes assessments.



David Leach BSc. (Hons) CBiol. MSB. MCIEEM

Disclaimer.

All reasonable effort has been made to provide accurate information at the time of the survey. However weather conditions and the timing of surveys can affect the results. Some species or signs of that species will only be visible at certain times of the year e.g. the nesting season for birds is usually between March and September. The absence of certain species or signs of use at the time of a survey does not mean that they are not present at other times of the year and does not imply that a species might not use the site at some time in the future.

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David Leach Ecology Ltd

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Havant Borough Council

The Town and Country Planning Act 1990

Consultation on Planning Application

From : Executive Head of Planning and Built Environment

To: Building Control

DC Case Officer Mr. S Andrews Ext: 92 446516

Date: 14 April 2014

Application No. APP/14/00373

Site Address: 20 Sandy Beach Estate, Hayling Island, PO11 9RG

Proposed Development: Demolition of existing two storey 3 bed house and construction of three storey 2 bed house.

I attach a copy of the above application that has been received under the Town and Country Planning Acts.

Any views you should wish to make should be returned to me no later than 28 April 2014.



Mr Chris Murray
Service Manager (Planning Development)

From: Building Control

The application has been examined under the following areas where Building Regulations may impact on the planning application. In achieving Building Regulation compliance there may be a number of design solutions available and until a Building Regulations submission has been made it is not always possible to advise what, if any, changes may be required to the design.

The following areas have been considered:

Fire Brigade Access✓ Solid Waste Storage✓ Glazing (Positions, quantities, cleaning)✓

Siting of building/structure✓ Building over public sewers✓ Flues† Other†

Please note no observations have been made in respect of disabled access. The DC Case Officer should discuss any access concerns with Building Control at the Access Surgery following assessment of the scheme using the access check sheet.

Observations:

Bin Storage to be provided.
No public sewer.

Signed: P. Coleman

Dated: 16th April 2014