

Northshore, 40 Sinah Lane, Hayling Island, Hampshire, PO11 0HH

Ecological Appraisal Report

September 2020

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Ecological Appraisal Report
Northshore, 40 Sinah Lane, Hayling Island, Hampshire, PO11 0HH
for
Mr & Mrs Nunn

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This report represents sound industry practice; reports and recommends correctly, truthfully and objectively; is appropriate given the local site conditions; scope of works proposed and resources allocated to us by the client; and avoids invalid, biased, and exaggerated statements.

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EXECUTIVE SUMMARY

1. This report provides information from an ecological appraisal carried out by Hampshire Ecological Services Ltd for Mr & Mrs Nunn in connection with a proposal to demolish and rebuild the existing buildings at Northshore, 40 Sinah Lane, Hayling Island PO11 0HH (approximate Ordnance Survey Grid Reference SZ704998). The site location is shown in *Figures 1 and 2*; and a site plan is given in *Figure 3* (see *Section 6*).
2. An ecological appraisal was carried out during the daytime on the 21st August 2020 by Nicola Pyle MCIEEM
3. The site consists of a 0.5ha site on the shore of Langstone Harbour in West Hayling and comprises the main house (a much altered un-listed 1930s art deco villa with flat roofs) with garage/annexe nearby and summer house by the shore. The habitats are shown in the Phase 1 Habitat Survey map given in *Figure 4* (see *Section 6*) with vascular plant species listed in *Appendix B*.
4. No plant species listed on *Schedules 8 or 9* of the *Wildlife and Countryside Act 1981* (as amended) were recorded on the site.
5. Three buildings that lie within the site were assessed for their bat roost suitability: The main house, annexe/ garage and summer house all have negligible bat roost suitability. Therefore, they can be demolished without further consideration to bats. In the unlikely event that bats are discovered prior to or during the proposed works, then works must stop immediately, and advise from a licenced ecologist sought.
6. The majority of trees on site were identified as having negligible bat roost suitability. However, there are two mature tree on the site that have features that could be used by roosting bats such as broken limbs and crevices. These are as follows:
 - a mature *Betula pendula* (Silver Birch) tree (*Target Note 1*) with low bat roost suitability; and
 - a mature *Quercus robur* (Pedunculate Oak) tree (*Target Note 2*) with low bat roost suitability.

If any of these trees are to be felled or be subject to tree surgery (*e.g.* pruning or crown-lifting), they will need detailed surveys to establish if bats are using them.
7. The mature trees provide some foraging habitat for bats. They also link to a network of hedges, tree-lines and gardens in the wider landscape. In addition, the Langstone Harbour is immediately adjacent to north of the site and also provides high quality foraging habitat for a number of different species of bat.

8. According to aerial photographs (GoogleEarth™) and online Ordnance Survey 1:25,000 maps there are no significant ponds within 500m of the site. Given the low impact of the scheme and lack of suitability, great crested newts are not considered further.
9. No badgers or evidence of badger was found during the survey. Development works are free to proceed without further regard to this species,
10. The shoreline with Langstone Harbour to the north is suitable for both breeding and overwintering birds therefore the proposed works are likely to have an adverse impact on a designated site through disturbance. To mitigate, works will follow the relevant sections of a separate Construction Environmental Management Plan (CEMP) to minimise visual and noise disturbance particularly for overwintering birds.
11. As works to the summer house/ decking area will be close to the shoreline (and carried out during the breeding bird season), a pre-works check for nesting birds along the shore will be carried out by an ecologist immediately prior to works. If any active nests are found, a minimum 5m buffer zone will be established around them and be temporarily fenced off on-site to prevent plant or personnel disturbing the nest until the end of the breeding bird season (or until the nest is no longer in use).
12. All trees and bushes provide suitable habitat for nesting birds. Any affected vegetation with the potential to support nesting birds should be cut to near ground level (approximately 30cm) outside the bird breeding season (which is late February to August inclusive). The destruction of active bird nests is prohibited under the *Wildlife and Countryside Act 1981* (as amended). Care must be taken so not to disturb overwintering birds in Langstone Harbour. If vegetation has to be removed during the nesting season, then it should be inspected (by an ecologist) for nests immediately prior to removal of the vegetation.
13. The grassland is closely mown and has a very short sward with no cover in the vicinity of the proposed buildings. This is generally unsuitable habitat for widespread species of reptile.
14. To minimise the impact on the retained trees, Heras fencing or similar should be used to protect the roots of the trees and bushes during construction. The guidance provided in BS 5837 *Trees in relation to Construction* provides further advice.
15. Runoff, including soil, dust and debris from the works must not be allowed to enter the water of Langstone Harbour, on the north boundary. The harbour is a SAC, SPA, Ramsar and SSSI, therefore any silt or pollution could be washed down the shore and have a negative impact on the habitats and species for which it is designated.
16. National Planning Policy Framework (NPPF 2019) states "*opportunities to incorporate biodiversity in and around developments should be encouraged*" as part of the consideration for "*presumption in favour of sustainable development*". Subject to final plans, the following

outline enhancements are proposed which should be conditioned via a biodiversity mitigation and management plan (or equivalent):

- There are existing low-level deck lights and wayfinding lights in the drive. Any new external lighting will not be directed onto any retained vegetation or any planting carried out following construction to enhance the site so that light disturbance will not be a problem for bats.
- One integrated bat box or bat brick (*e.g.* a Habibat™ Bat Box or an Ibstock Enclosed Bat Box, a Schwegler Bat Tube or similar) is to be incorporated into the new building on the east elevation. This should be located on an elevation near to retained vegetation
- At least one woodcrete bat box (*e.g.* Vivara Pro WoodStone Bat Box, Beaumaris Woodstone or similar) should be mounted on a mature tree on site, to provide suitable roosting opportunities for bats on the site.
- The site will be enhanced for birds. The bird boxes should consist of a mixture of three types of boxes, including;
 - two swift boxes, such as Ibstock Eco-habitat or No. 18 Schwegler swift box, incorporated into the build structure high on the east elevation.
 - one open fronted box suitable for robins and wrens, such as Schwegler 2B or Vivara Pro Barcelona;
 - one box suitable for tits and hole-nesting birds such as the Vivara Pro Seville 32mm Woodstone Nest Box

The proposed bird boxes are summarised in *Table 5.6.4.1*.

17. This survey data is valid for a maximum of 12 months. If more than 12 months elapses after completion of all surveys, it may be advisable to conduct further survey work to obtain up-to-date information prior to commencement of construction to ensure protected species compliance.
18. There are three internationally statutory designated sites within 5km of the site, and two nationally and county designated sites within 2km of the site. These are listed in *Table 4.1.1.1*. None of these will be directly affected by this (small-scale) development. There have been no European Protected Species (EPS) licences granted within 2km of the site.
19. A Havant Borough Council '*European Site avoidance and mitigation checklist*' will need to be completed for the application.

2 INTRODUCTION

2.1 Purpose of this report

This report provides information from an ecological appraisal carried out by Hampshire Ecological Services Ltd for Mr & Mrs Nunn in connection with a proposal to demolish and rebuild the existing buildings at Northshore, 40 Sinah Lane, Hayling Island PO11 0HH (approximate Ordnance Survey Grid Reference SZ704998). The site location is shown in *Figures 1 and 2* in *Section 6*.

2.2 Site description

The existing buildings sit in a 0.5ha site on the shore of Langstone Harbour in West Hayling and comprise the main house (a much altered un-listed 1930s art deco villa with flat roofs) with garage/annexe nearby and summer house by the shore. A site plan is given in *Figure 3* in *Section 6*.

The site lies to the north of Sinah Lane on the north-west edge of West Town on the north-west coast of Hayling Island. The immediate surroundings consist of Langstone Harbour on the northern boundary, and residential properties to the east, south and west. In the wider landscape, built-up areas of Hayling Island extend to the east and south, Langstone Harbour is to the north and open areas such as a golf course and holiday park are to the west.

2.3 Proposed activities

This survey was carried out in connection with a proposal to demolish and rebuild the existing buildings to a modern specification in more or less the same position with a very similar footprint and form, and to landscape the garden.

2.4 Current planning status

Planning permission is being applied for.

2.5 *Structure of this report*

This report is structured as follows:

- *Section 1* contains the executive summary;
- *Section 2* contains an introduction;
- *Section 3* describes the survey methods;
- *Section 4* describes the results;
- *Section 5* evaluates the findings;
- *Section 6* contains the figures including:
 - *Figure 1* gives aerial photographs showing the site location;
 - *Figure 2* gives an Ordnance Survey map showing the location of the site;
 - *Figure 3* gives a site plan;
 - *Figure 4* gives a Phase 1 Habitat Survey map for the site;
- *Section 7* gives photographs of the site;
- *Section 8* lists the references;
- *Appendix A* lists key legislation and regulations;
- *Appendix B* lists vascular plant species recorded on site.

3 **METHODS**

3.1 **Desk study**

The *Multi-Agency Geographic Information for the Countryside* website (www.magic.gov.uk) was used to search for designated sites on or adjacent to the site including Local Nature Reserves (LNRs), National Nature Reserves (NNRs), Sites of Special Scientific Interest (SSSIs), Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites. The search area was 5km for SAC and SPA sites and 2km for LNRs, NNRs, Ramsar sites and SSSIs, as specified in Hampshire's *Biodiversity Checklist*. The search area is also 500m for Sites of Importance to Nature Conservation (SINCs) and ancient semi-natural and ancient replanted woodlands.

In addition, the *Multi-Agency Geographic Information for the Countryside* website (www.magic.gov.uk) was used to search for granted European Protected Species (EPS) licences within 2km of the site.

A data search from the Hampshire Biodiversity Information Centre (HBIC) has not been commissioned in relation to this site.

3.2 **Field survey**

3.2.1 *General*

An ecological appraisal was carried out on this site. This type of survey is not designed to prove presence or absence of significant or protected species; it is used to highlight habitat that is suitable and to identify where further work to show presence or absence is required. However, in some circumstance's species can be ruled out because there is unsuitable habitat or barriers to inward migration.

Significant species were defined as follows:

- European Protected Species (listed on *Schedules 2 and 5 of the Conservation of Habitats & Species Regulations 2017*);
- nationally protected species under *Schedules 1, 5 and 8 of the Wildlife & Countryside Act 1981*, the *Protection of Badgers Act 1992* (as amended) and the *Deer Act 1991*;
- non-native pest species listed on *Schedule 9 of the Wildlife & Countryside Act 1981* (as amended);
- species listed as Critically Endangered, Endangered or Vulnerable on the *IUCN Red List*;
- all species listed on the *RSPB Birds of Conservation Concern 2015* as Red or Amber; and
- Nationally Rare or Nationally Scarce species.

3.2.2 *Date(s), times and weather*

An ecological appraisal was carried out during the daytime on the 21st August 2020. The weather was warm (20.5°C) and dry with 50% cloud cover and a fresh breeze (Beaufort scale 5).

3.2.3 *Personnel*

The survey was carried out by Nicola Pyle MCIEEM who is a full member of the Chartered Institute of Ecology and Environmental Management (CIEEM). She has over 13 years of experience in ecological consultancy and is a highly competent ecologist trained in Phase 1 Habitat Survey and protected species surveys. She is a multi-species licence holder and holds a Natural England licence allowing the disturbance and handling of bats for the purposes of survey in all counties of England (current Bat Class Licence Registration number 2015-18259-CLS-CLS).

This report was reviewed by John Poland CEnv MCIEEM CBiol MSB, who is a full member of the CIEEM, a Chartered Environmentalist (CEnv), a Chartered Biologist (CBiol) and multi-species licence holder with 20 years of experience in ecological consultancy.

All staff adhere to the Chartered Institute of Ecology and Environmental Management's (CIEEM) *Code of Professional Conduct*.

3.2.4 *Botanical surveys - Phase 1 Habitat Survey*

The botanical surveys in this report are based on the Phase 1 Habitat Survey methodology (Joint Nature Conservation Committee 2003) and involve the following elements: habitat mapping using a set of standard colour codes to indicate habitat types on a Phase 1 Habitat Survey map; and descriptions of habitats and features of ecological or nature conservation interest relating to locations on the Phase 1 Habitat Survey map.

Basic Phase 1 Habitat Survey methods are described in detail in Joint Nature Conservation Committee (JNCC, 2003). Limits to the method are discussed in Cherrill & McClean (1999).

Plant species lists were compiled for the various habitat types on the site. Subjective estimates of the relative abundance of species were added to the plant species list using a DAFOR scale. The DAFOR scale ranks species according to their relative abundance in a given parcel of land as follows: d – dominant, a – abundant, f – frequent, o – occasional, r – rare. The terms 'abundant' and 'rare' are used by convention and apply only to relative-abundance within the recorded area. It does not mean that species are 'rare' in the general sense.

Plant nomenclature in this report follows Poland & Clement (2009) for native, naturalised and garden species of vascular plant. Plant names in the text are given with scientific names first, followed by the English name in brackets. Uncertain identifications are preceded by 'cf.' placed before the specific epithet where the plant is very probably the species indicated, but it is impossible to distinguish it from similar members of the genus with certainty.

3.2.5 *Animal surveys*

General

The habitat was assessed to determine whether or not it is suitable for those protected vertebrates that occur in the region. Initial surveys do not usually confirm species presence or absence, but obvious signs and incidental sightings of protected species would have been noted had they been encountered.

An assessment was made of the likelihood of protected vertebrates using the site. Taking into consideration the geographical region and habitat type, species and groups that might be encountered are:

- bats;
- dormice;
- badger;
- nesting birds; and
- reptiles.

According to aerial photographs (GoogleEarth™) and online Ordnance Survey 1:25,000 maps, there are no suitable ponds within 500m of or adjacent to the site, therefore great crested newt/ otter/ water vole are not considered further.

Details of initial survey methods for each of the relevant species that might have been encountered are given below and an overview of the legal protection of the species and groups is provided in *Appendix A*.

Bats

General

The survey for bats concentrated on identifying foraging opportunities and potential roost locations or hibernation sites.

Building assessment

Because bats are crevice-dwelling mammals it is often difficult to thoroughly inspect buildings for bats and evidence of bats without a destructive search, which is not generally practical or acceptable. Examples are where bats roost between the roofing felt and tiles, around window frames and behind barge boards. These areas cannot be inspected, but a surveyor would know that bats might roost here because there are places where bats could gain entry. A pipistrelle bat is small enough to fit into a match box and can roost in gaps just 14-20mm wide.

The building was assessed for its **bat roost suitability** according to the following factors that influence the likelihood of bat roosting:

- Surrounding habitat: whether there are potential flight-lines and bat foraging areas nearby.
- Construction detail: the type and construction of architectural features such as voids, barge boards, soffit boxes, lead flashing, cavity walls and hanging tiles that could be used by roosting

bats. Some construction details and materials are more favourable to bat occupation than others.

- Building condition: whether the building has no roof or has a sound roof without any potential bat access points.
- Internal conditions: bats favour sheltered locations with a stable temperature regime, protection from the elements and little wind/light/rain penetration.
- Potential bat access points: whether there is flight and crawl access.
- Potential roosting locations: the presence of bat-accessible voids, cracks and crevices.

The risk of bat roosts being present will be lower where structures have:

- Urban setting with little greenspace.
- Heavy disturbance.
- Small, cluttered roof void (particularly for brown long-eared).
- Modern construction with few gaps or crevices that bats can fly or crawl through (although pipistrelles may still be present).
- Prefabricated of steel or sheet materials.
- Active industrial premises.

The above list provides generic criteria and there are exceptions to consider. For example, pipistrelle roost sites are often found in modern housing estates and therefore the absence of bats from such locations should not always be assumed.

Tree assessment

Detailed surveys of individual trees were not carried out. However, features such as holes and crevices that could be used by roosting bats were noted and their overall bat roost suitability was assessed. If any mature trees are subsequently to be removed or if tree surgery (*e.g.* crown-lifting) is required, then a bat survey at an appropriate time of year may be required.

Following the internal and external inspections, the building and trees are assigned a level of suitability for being used by roosting bats. This is based on the criteria in *Table 3.2.5.1* (Collins, 2016).

Table 3.2.5.1. Bat Roost Suitability.

Suitability	Description of roosting habitats	Description of commuting and foraging habitats
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
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do 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>i.e.</i> unlikely to be suitable for maternity or hibernation).	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or un-vegetated stream, but isolated, <i>i.e.</i> 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 (not in a parkland) or a patch of scrub.
Moderate	A structure 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 (with respect to roost type only)	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.
High	A structure 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. The site is close to and connected to known roosts.

Assessment of commuting and foraging habitat

Bats use a variety of habitats for foraging, in particular hedgerows, woods and water bodies, and roost in a range of structures including buildings, trees, bridges and caves. Areas that could be used for foraging were noted.

Dormice

The site was assessed for habitat with the potential to support dormice. Habitats typically suitable for dormice include:

- deciduous woodland, with a dense understory, species-rich shrub-layer and thick ground cover;
- continuous, thick, wide hedgerows over 4m high with connections to nearby suitable woodland;
- hazel or sweet chestnut coppice; or
- thick continuous areas of scrub, particularly bramble, close to hedgerows or woodlands.

Dormice open hazel nuts in a distinctive manner, and this survey technique is based on identifying the characteristically opened shells. The area beneath the canopy of each individual *Corylus avellana* (Hazel) on site is systematically searched for 20 minutes for hazel nuts opened by dormice.

Great crested newt

All water bodies on the site or within 500m that could be used as breeding locations for this species were identified, and the suitability of terrestrial habitat for this species was considered. Great crested newts can travel up to 500m from pond to pond, and between ponds and terrestrial habitat. The suitability of terrestrial habitat was assessed with this in mind.

Badger

An initial assessment was carried out to identify areas that might be used by badger for commuting, foraging and sett-building within at least 30m of all areas potentially affected by the works (where access was possible). Evidence of badgers including setts, latrines, feeding signs and paths were searched for.

Birds

Habitat that might be used by nesting birds was identified. Different bird species use buildings, trees and shrubs, undergrowth or even open fields to nest. The suitability of the site for use by a range of bird species was assessed, giving consideration to factors such as cover, food, disturbance and other habitat requirements.

Widespread species of reptile

The site was assessed for widespread species of reptile, with particular attention paid to those features that could be used as basking areas (*e.g.* south-facing slopes), hibernation sites (*e.g.* banks, walls, piles of hardcore) and opportunities for foraging (rough grassland and scrub). The site was assessed for its suitability for each of the four widespread reptile species which have broadly similar habitat requirements. However, more specific requirements include the following (Beebee & Griffiths 2000):

- common lizards (*Zootoca vivipara*) use a variety of habitats from woodland glades to walls and pastures, although one of their favoured habitats is rough grassland;
- slow-worms (*Anguis fragilis*) use similar habitats to common lizards, and are often found in rank grassland, gardens and derelict land;
- grass snakes (*Natrix natrix*) have broadly similar requirements to common lizards with a greater reliance on ponds and wetlands, where they prey on common frogs; and
- adders (*Vipera berus*) use a range of fairly open habitats with some cover, but are most often found in dry heath.

Reptile activity is highly seasonal; they hibernate over the winter (October to March) and are active over the summer months. They become increasingly active as temperatures increase in spring, and in most years they are fully active by mid-April. Reproduction varies between species, but generally peaks in mid-summer when reptiles are at their most active. In late September/ October, activity begins to decrease as reptiles seek frost-free refuges for hibernation.

RESULTS**4.1 Desk study****4.1.1 Designated sites**

According to the *Multi-Agency Geographic Information for the Countryside* website (www.magic.gov.uk), the site is immediately adjacent to four designated areas of nature conservation. There are three internationally statutory designated sites within 5km of the site, and two nationally and county designated sites within 2km of the site. In addition, there is one Site of Importance for Nature Conservation (SINC) within 500m of the site. These are listed in *Table 4.1.1.1*.

Table 4.1.1.1. Statutory designated sites; non-statutory designated sites and ancient semi-natural and ancient replanted woodlands within the designated search areas of the site.

Level of designation	Designation	Name	Distance & direction from site
International	SPA	Chichester and Langstone Harbours	Immediately adjacent north
	Ramsar	Chichester and Langstone Harbours	Immediately adjacent north
	SAC	Solent Maritime	Immediately adjacent north
National	SSSI	Langstone Harbour	Immediately adjacent north
		Sinah Common	c.625m south
	NNR	-	-
County	LNR	Hayling Billy	c.450m north-east
		The Kench, Hayling Island	c.1,085m west
Local	SINC	Sinah Warren Village Marsh	c.475m west
	Ancient woodland	-	-

4.1.2 European Protected Species

According to the *Multi-Agency Geographic Information for the Countryside* website (www.magic.gov.uk), there have been no granted European Protected Species (EPS) licences within 2km of the site.

4.2 *Habitats and plant species*

4.2.1 *Habitats*

The site consists of a driveway up to the main house and adjacent annex with brick parking to the south of the house. To the north there is a large lawn of short, mown amenity grassland with ornamental borders at the edges. At the north end of the property there is a line of trees along the foreshore and a gravel beach beyond this.

The amenity grassland contains the grasses *Agrostis capillaris* (Common Bent), *Anthoxanthum odoratum* (Sweet Vernal-grass), *Dactylis glomerata* (Cock's-foot), *Lolium perenne* (Perennial Ryegrass), *Festuca rubra* (Red Fescue), *Holcus lanatus* (Yorkshire-fog) together with common forbs including *Achillea millefolium* (Yarrow), *Hypochaeris radicata* (Cat's-ear), *Lotus corniculatus* (Common Bird's-foot-trefoil), *Plantago lanceolata* (Ribwort Plantain), *Potentilla reptans* (Creeping Cinquefoil), *Prunella vulgaris* (Selfheal) and *Taraxacum officinale* agg. (Dandelion), and some common weeds including *Medicago lupulina* (Black Medick), *Picris echinoides* (Bristly Oxtongue) and *Senecio jacobaea* (Common Ragwort). Where it is more shaded, there is also some *Hedera helix* (Ivy).

The ornamental borders contain species including *Agapanthus* cf. *praecox* (African Lily) and *Lavandula angustifolia* (Garden Lavender), as well as some native colonisers such as *Aegopodium podagraria* (Ground-elder), *Carex pendula* (Pendulous Sedge) and *Rubus fruticosus* agg. (Bramble).

The trees around the edges of the site, including near the foreshore include *Acer pseudoplatanus* (Sycamore), *Aesculus hippocastanum* (Horse-chestnut), *Betula pendula* (Silver Birch), *Castanea sativa* (Sweet Chestnut), *Ilex aquifolium* (Holly), *Prunus avium* (Wild Cherry), *Prunus cerasifera* (Cherry Plum) and *Quercus ilex* (Evergreen Oak). The line of trees along the foreshore is primarily *Quercus robur* (Pedunculate Oak).

A Phase 1 Habitat Survey map showing the location of the various habitats is given in *Figure 4* in *Section 6*

4.2.2 *Plant species*

No plant species listed on *Schedules 8* or *9* of the *Wildlife and Countryside Act 1981* (as amended) were recorded on the site.

Vascular plant species recorded from each habitat type (along with relative abundance) are given in *Appendix C*.

4.3 Protected vertebrates

4.3.1 Bats

Bat roost suitability of buildings

Three buildings on the site were assessed for their bat roost suitability: the main house, the annex/ garage, and the summer house. The construction details and photographs of the buildings are summarised in *Table 4.3.1.1*. There is also a small wooden shed with a felt roof.

Table 4.3.1.1. Summary of the buildings construction details.

Type/Name	Main house	Annex/ garage	Summer house
Description	A three-storey flat-roofed building with roof terraces.	A single-storey flat-roofed building with wooden cladding.	A single-storey flat-roofed building with wooden cladding and large floor to ceiling windows.
No. of storeys	3	1	1
Roof type	Flat	Flat	Flat
Roof cladding	Waterproof membrane, wooden decking	Waterproof membrane	Waterproof membrane
Ridge	N/A	N/A	N/A
Wall type	Unknown - rendered	Unknown – rendered in part and covered with wooden cladding elsewhere	Unknown – covered with wooden cladding and glass
Exterior	Rendered	Wooden cladding	Wooden cladding
Photos	North elevation 	North elevation 	North elevation 
	East elevation 	East elevation 	East elevation 

	South elevation 	South elevation 	South elevation 
	West elevation 	West elevation 	West elevation 
Building dimensions	c.16.5m wide x c.21m long	c.5.5m wide x c.19m long	c.5m wide x c.12m long
Roof void description	No roof void	No roof void	No roof void
Frame	Unknown	Unknown	Unknown
Roof lining	N/A	N/A	N/A
Roof void dimensions	N/A	N/A	N/A
Roof void height	N/A	N/A	N/A
Potential roosting locations	None	None	None
Bat evidence	None	None	None
Bat suitability	Negligible	Negligible	Negligible
Further surveys needed?	No	No	No

The roofs of all the buildings appear well-sealed and in good condition.

Bat roost suitability of trees

The majority of trees on site were identified as having negligible bat roost suitability. However, two mature trees have features that could be used by roosting bats such as broken limbs and crevices. These trees and potential bat access points are detailed in *Table 4.3.1.2*. The locations of the trees are shown on the Phase 1 Habitat Survey map (see *Figure 4* in *Section 6*).

Table 4.3.1.2. Summary of tree features and bat roost suitability. The trees are numbered on the Phase 1 Habitat Survey map (see Figure 4 in Section 6).

Target Note	Species	Photograph	Bat Roost Suitability
1	<i>Betula pendula</i> (Silver Birch)		It has a woodpecker hole in the trunk. It has low bat roost suitability .
2	<i>Quercus robur</i> (Pedunculate Oak).		It has a small amount of rot around a cut branch. It has low bat roost suitability .

Commuting and foraging habitat

The mature trees provide some foraging habitat for bats. They also link to a network of hedges, tree-lines and gardens in the wider landscape. In addition, the Langstone Harbour is immediately adjacent to north of the site and also provides high quality foraging habitat for a number of different species of bat.

Bats follow linear landscape features such as lines of trees, hedges, buildings and waterways in order to commute from their roost sites to their feeding grounds. Likewise they use these features to navigate between feeding areas and alternative roosts.

4.3.2 *Dormice*

There is no suitable habitat for dormice on site or on adjacent land. As the site is a closely managed garden and there is no connectivity to potential dormouse habitat in the wider landscape.

4.3.3 *Great crested newt*

According to aerial photographs (GoogleEarth™) and online Ordnance Survey 1:25,000 maps there are no significant ponds within 500m of the site. There also no public access records of great crested newts within 500m of the site.

4.3.4 *Badger*

No badgers or evidence of badger was found during the survey.

4.3.5 *Birds*

All the trees and bushes on the site have the potential to support nesting birds during the breeding season. In addition, the shoreline habitat with Langstone harbour to the north is suitable both for breeding birds in the summer and for overwintering birds.

There are many bird species on the UK and Local BAP (or in the RSPB *Birds of Conservation Concern*) that could be using this site for nesting and foraging.

4.3.6 *Widespread species of reptile*

The grassland on site is mown very short and as such is unsuitable for reptiles due to the lack of cover and risk of predation.

5 INTERPRETATION AND EVALUATION

5.1 Constraints on the survey

No constraints on the survey were noted. However there was evidence that vegetation in the garden had been recently removed.

5.2 Survey report expiry

This survey data is valid for a maximum of 12 months. Bats frequently move around and adopt new roosting sites, therefore if more than 12 months elapses it may be advisable to conduct further survey work to obtain up-to-date information to advise work, thereby ensuring protected species compliance.

Survey data supporting EPS licence applications must be up-to-date *i.e.* have been conducted within the current or most recent optimal survey season (May to August for bats). Therefore, if surveys show bats are present and licensable work is delayed until, during or after the next survey season, updated survey(s) will be required to support an application.

Given the mobility of bats, it is recommended that a walkover of the site to update the survey information is undertaken prior to the development commencing, if this does not occur before the end of August 2021.

5.3 Legal context

Habitat has not been identified on site that is suitable for protected species. However different species are afforded different levels of protection; as detailed in *Appendix A*.

The site is not designated for its wildlife interest at an international, national or local scale.

5.4 Potential impacts of the proposed development

5.4.1 Desk study

According to the *Multi-Agency Geographic Information for the Countryside* website (www.magic.gov.uk), the site is not designated, but is immediately adjacent to designated areas of nature conservation, Chichester & Langstone Harbours (SPA and Ramsar) and Solent Maritime (SAC). There are three internationally statutory designated sites within 5km of the site, and two nationally and county designated sites within 2km of the site. In addition, there is one Site of Importance for Nature Conservation (SINC) within 500m of the site. None of these will be directly affected by this (small-scale) development and all links will be maintained.

As a result of its proximity to these designated sites, the impacts of this small-scale development on the SAC and SPA must be considered. The works will cause an increase to the number bedrooms

and therefore the number of people occupying the site. Therefore there may be an increase in the recreational pressure, or pollution, on these internationally designated sites. As such the local planning authority may seek compensation for these impacts.

5.4.2 *Habitats and plants*

The habitats and plant species observed on site are widespread and common and as such have no conservation importance from a botanical point of view. The exception is the mature and semi-mature trees on the boundaries that would take many decades to replace. These are of high ecological value and should be retained and protected (see *Section 5.6*).

No plant species listed on *Schedules 8 or 9 of the Wildlife and Countryside Act 1981* (as amended) were recorded on the site.

5.4.3 *Bats*

Bat roost suitability of buildings

All the buildings have negligible bat roost suitability due to their construction and lack of potential bat roosting features. Therefore, they can be demolished without further consideration to bats. In the unlikely event that bats are discovered prior to or during the proposed works, then works must stop immediately, and advice from a licenced ecologist sought. A European protected species licence may need to be applied for

Bat roost suitability of trees

The majority of the trees on site were identified as having negligible bat roost suitability. However, two mature trees have features with bat roost suitability. Both have low bat roost suitability. These are detailed in *Table 4.3.1.2* and are labelled on *Figure 4* in *Section 6*.

If any of the trees are subsequently to be removed or be subject to tree surgery *e.g.* crown-lifting, they will need detailed surveys to establish their bat roost suitability and if bats are using them (see *Section 5.5*).

Any retained trees should be protected (where appropriate) during construction (see *Section 5.6*).

Foraging and commuting habitat

There is some foraging habitat for bats on and adjacent to the site. It is likely that bats are using the site for foraging and/or commuting. Retaining and enhancing connectivity (e.g. hedges and tree-lines) around the edges of the site will help minimise any potential impact to bat populations in the local area.

Changes in lighting can affect foraging and roosting bats. Therefore, no works should take place in the hours of darkness or under artificial lighting. In addition, no lighting should be directed onto

retained vegetation (particularly the trees), and security lights should operate on a timer, to avoid any negative impact on bats.

Any lighting installed should avoid spillage of greater than 1 lux onto retained vegetation. The use of non-UV LED lighting (preferably using warm spectrum wavelengths) is strongly recommended so as to avoid the most deleterious impacts of lighting on biodiversity and bats in particular.

5.4.4 *Dormice*

The current proposals do not directly impact on suitable dormouse habitat. Therefore no impacts are anticipated on dormice in the area and no further surveys are currently proposed.

5.4.5 *Great crested newt*

The grassland is closely mown and has a very short sward with no cover in the vicinity of the proposed buildings. This is generally unsuitable terrestrial habitat for great crested newt.

Given the low impact of the scheme and lack of suitability, great crested newts are not considered further.

5.4.6 *Badger*

Areas within 30m of development activities are usually searched for setts (where access is possible) as former guidelines suggest badgers and their setts could be disturbed by work using heavy machinery within 30m of a badger sett, light machinery within 20m, and light work (such as digging) within 10m.

As no badger setts were found on site, development works are free to proceed without further regard to this species, although if a badger sett is subsequently discovered within 30m of the proposed works then it may require a licence from Natural England to proceed. Guidance to what may be classed as disturbance to a badger (when occupying a sett) can be found at:

<https://www.gov.uk/guidance/badgers-protection-surveys-and-licences>.

5.4.7 *Birds*

The shoreline with Langstone Harbour to the north is suitable for both breeding and overwintering birds therefore the proposed works are likely to have an adverse impact on a designated site through disturbance. To mitigate, works will follow the relevant sections of a separate Construction Environmental Management Plan (CEMP) to minimise visual and noise disturbance particularly for overwintering birds.

As works to the summer house/ decking area will be close to the shoreline (and carried out during the breeding bird season), a pre-works check for nesting birds along the shore (*e.g.* ringed plover) will be carried out by an ecologist immediately prior to works. If any active nests are found, a minimum 5m buffer zone will be established around them and be temporarily fenced off on-site to

prevent plant or personnel disturbing the nest until the end of the breeding bird season (or until the nest is no longer in use).

All trees and bushes provide suitable habitat for nesting birds. Any affected vegetation with the potential to support nesting birds should be cut to near ground level (approximately 30cm) outside the bird breeding season (which is late February to August inclusive). The destruction of active bird nests is prohibited under the *Wildlife and Countryside Act 1981* (as amended). Care must be taken so not to disturb overwintering birds in Langstone Harbour. If vegetation has to be removed during the nesting season, then it should be inspected (by an ecologist) for nests immediately prior to removal of the vegetation.

5.4.8 *Widespread species of reptile*

The grassland is closely mown and has a very short sward with no cover in the vicinity of the proposed buildings. This is generally unsuitable habitat for widespread species of reptile.

5.5 *Further survey*

No further surveys are currently recommended. However, should either of the trees identified as having bat roost suitability be subsequently proposed for removal or tree surgery *e.g.* crown-lifting, they will need detailed surveys to establish their bat roost suitability and if bats are using them.

5.6 *Outline enhancement measures*

5.6.1 *General*

From the 19th February 2019, the Government published the revised National Planning Policy Framework. The document sets out the government's planning policies for England and how these are expected to be applied. This replaces a previous version which was published in March 2012. It states: "*at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11)*". Subject to final plans, the following outline enhancements are proposed which should be conditioned via a biodiversity mitigation and management plan (or equivalent).

A Havant Borough Council '*European Site avoidance and mitigation checklist*' will need to be completed for the application.

5.6.2 *Habitats*

Heras fencing or similar should be used to protect the roots of the mature trees during construction. The guidance provided in BS 5837 *Trees in relation to Construction* provides further advice on minimising the impact to retained trees on a development site.

Runoff, including soil, dust and debris from the works must not be allowed to enter the water of Langstone Harbour, on the north boundary. The harbour is a SAC, SPA, Ramsar and SSSI, therefore any silt or pollution could be washed down the shore and have a negative impact on the habitats and species for which it is designated.

Mixing mortar or cement and any other similar jobs will take place in the existing carpark towards the south of the site to prevent runoff or dust from materials entering the harbour.

All machinery should be stored on the existing carpark when not in use. No machinery should be washed down on site.

Further information is provided in *Working at construction and demolition sites: PPG6 Pollution Prevention Guidelines* (Environment Agency, 2012) and can be found at:

<https://www.sepa.org.uk/media/60125/ppg-6-working-at-construction-and-demolition-sites.pdf>.

5.6.3 Bats

Due to the coastal/ semi-rural location of the site and good connecting foraging and commuting habitat, it is recommended that the site be enhanced for bats. Bat bricks or integrated bat boxes (e.g. a Habibat™ Bat Box or an Ibstock Enclosed Bat Box, a Schwegler Bat Tube or similar) provide cavities that are within the build structure to offer roosting space for bats.

Therefore, it is proposed that one integrated bat box or bat brick (e.g. a Habibat™ Bat Box or an Ibstock Enclosed Bat Box, a Schwegler Bat Tube or similar) is incorporated into the new building on the east elevation. This should be located on an elevation near to retained vegetation. This will optimise potential roosting opportunities.

In addition, at least one woodcrete bat box (e.g. Vivara Pro WoodStone Bat Box, Beaumaris Woodstone or similar) should be erected on a suitable mature tree within the site boundary, prior to the commencement of works.

There are existing low-level deck lights and wayfinding lights in the drive. Any new external lighting will not be directed onto any retained vegetation or any planting carried out following construction to enhance the site so that light disturbance will not be a problem for bats. This is because lighting can impact bat populations directly by disturbing roosts and reducing their foraging area, or indirectly by severing commuting routes from roosts. Therefore, the following (modified from *Bats and lighting in the UK* (ILP 2018)) should be undertaken:

- **Aim of light** The light should be aimed to illuminate only the immediate area required by using as sharp a downward angle as possible. This lit area must avoid being directed at, or close to, any retained vegetation. A shield or hood can be used to control or restrict the area to be lit. Avoid illuminating at a wider angle as this will be more disturbing to foraging and commuting bats as well as people and other wildlife.

For any security lighting, the following should also apply:

- **Power** It is rarely necessary to use a lamp of greater than 2000 lumens (150W) in security lights. The use of a higher power is not as effective for the intended function and will be more disturbing for bats.
- **Movement sensors** Many security lights are fitted with movement sensors which, if well installed and aimed, will reduce the amount of time a light is on each night. This is more easily

achieved in a system where the light unit and the movement sensor are able to be separately aimed.

- **Timers** If the light is fitted with a timer this should be adjusted to the minimum to reduce the amount of 'lit time'.
- **Alternatives** The requirement for security lighting in each instance should be carefully considered and only used where absolutely necessary to deter crime.

5.6.4 Birds

Works should follow the timings previously stated to minimise disturbance to birds.

In addition, the site will be enhanced for birds. To maximise the number of species of bird attracted, several different types of bird boxes will be placed in various locations within the development site. It is not advisable to place many boxes with identical dimensions, because individuals of the same species would not tolerate each other's presence, especially in built-up areas with limited food resources. The proposed bird boxes are summarised in *Table 5.6.4.1*.

Table 5.6.4.1. Bird boxes to be erected within the site with additional details on positioning to increase chances of occupancy.

Type (example)	Typical species	No.	Height	Additional information
Schwegler 1B  Vivara Pro Seville 32mm Woodstone Nest Box 	Blue tits, great tits	1	2-4m	• Position on a building or tree, angled north-east (away from prevailing winds) and tilt forward slightly. • Chances of occupation can be increased by positioning boxes near vegetation.
Schwegler 2H  Vivara Pro Barcelona WoodStone Open Nest Box 	Robins, wrens	1	≤ 2m	• Mount on a tree or large shrub • Conceal amongst foliage to keep well-hidden from predators.

Swift boxes e.g. Ibstock Eco-habitat 	Swifts	2	≥ 5m	• Incorporate into the build structure on east elevation. • Position out of direct sunlight away from windows and in a straight line. • Should be in an open area so that it is less accessible to predators and birds are not obstructed as they leave the nest.
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5.7 Requirement for Natural England licences

5.7.1 European Protected Species (EPS) licences

Currently there is no need for an EPS licence. However, if any of the trees assessed to have bat roost suitability are subsequently to be removed or be subject to tree surgery (*e.g.* pruning or crown-lifting), they will need surveys to establish if bats are using them. Should bats be found to be roosting in any trees to be affected then an EPS licence from Natural England will be applied for.

An EPS licence from Natural England permits activities that may otherwise be offences under the *Conservation of Habitats & Species Regulations 2017*.

Survey data supporting EPS licence applications must be up-to-date *i.e.* have been conducted within the current or most recent optimal survey season (May to September for bats and April to October for dormice). Therefore, if surveys show protected species are present, and any licensable work is delayed until, during or after the next survey season, updated survey(s) will be required to support an application.

Natural England takes a minimum of 30 working days to process licence applications following receipt of all the relevant documentation. This includes an application form, and a Method Statement. The latter includes a detailed mitigation strategy to eliminate or reduce impacts.

It is not possible to apply for an EPS licence until full planning permission has been granted and any conditions relating to wildlife fulfilled, although Local Planning Authorities usually request the information prior to determining a planning application request. Additional time will be required where any revisions to a proposed mitigation strategy are necessary to obtain the licence.

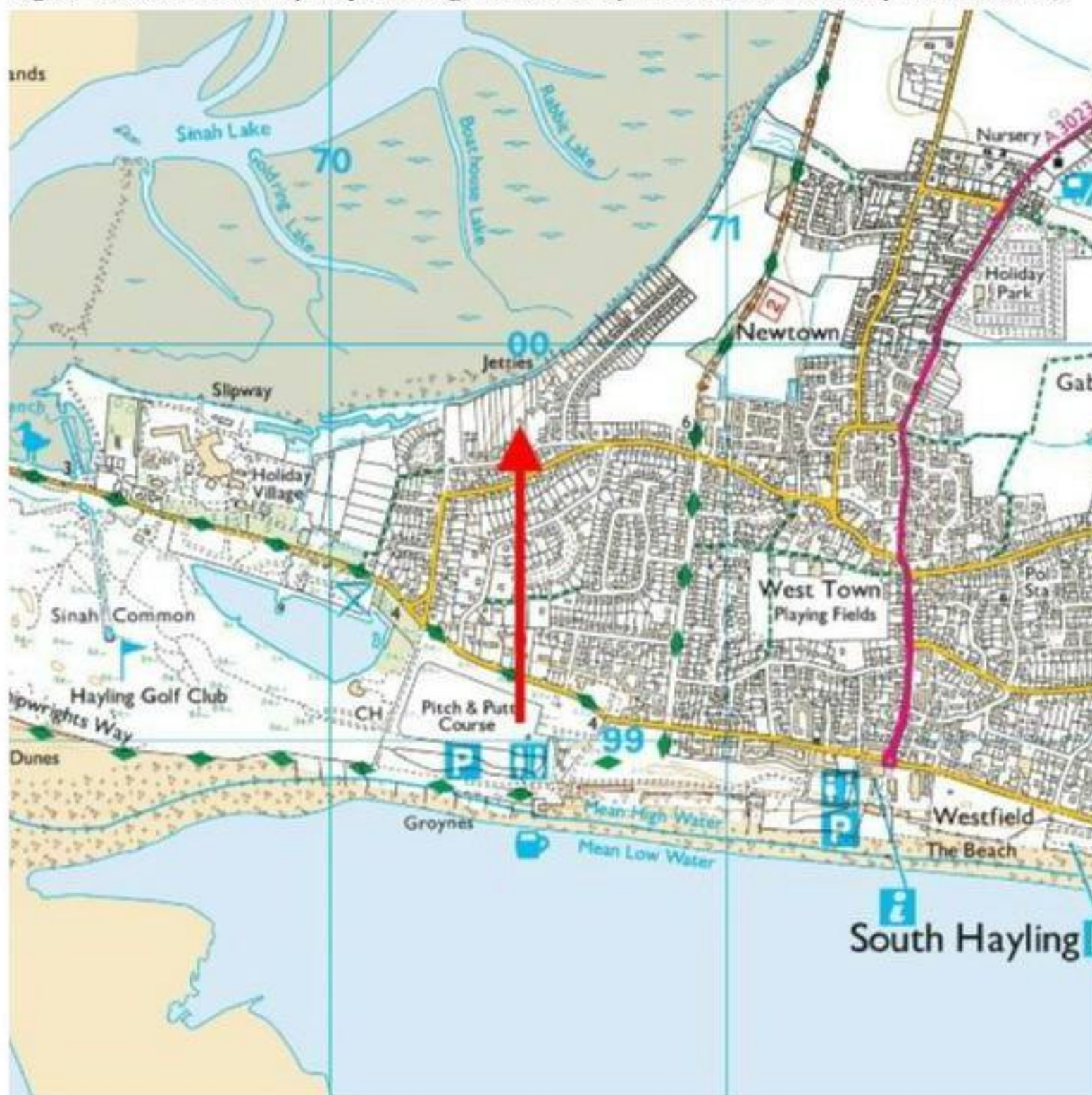
5.7.2 Protection of Badgers Act (1992) licences

As no setts have been identified within (or close to) the site boundary, a licence is currently not required.

Figure 1. Aerial photographs showing the location of the site.



Figure 2. Ordnance Survey map showing the location of the site (as indicated by the red arrow).



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Figure 3. Plan showing the site boundary outlined, and the buildings surveyed highlighted in red.

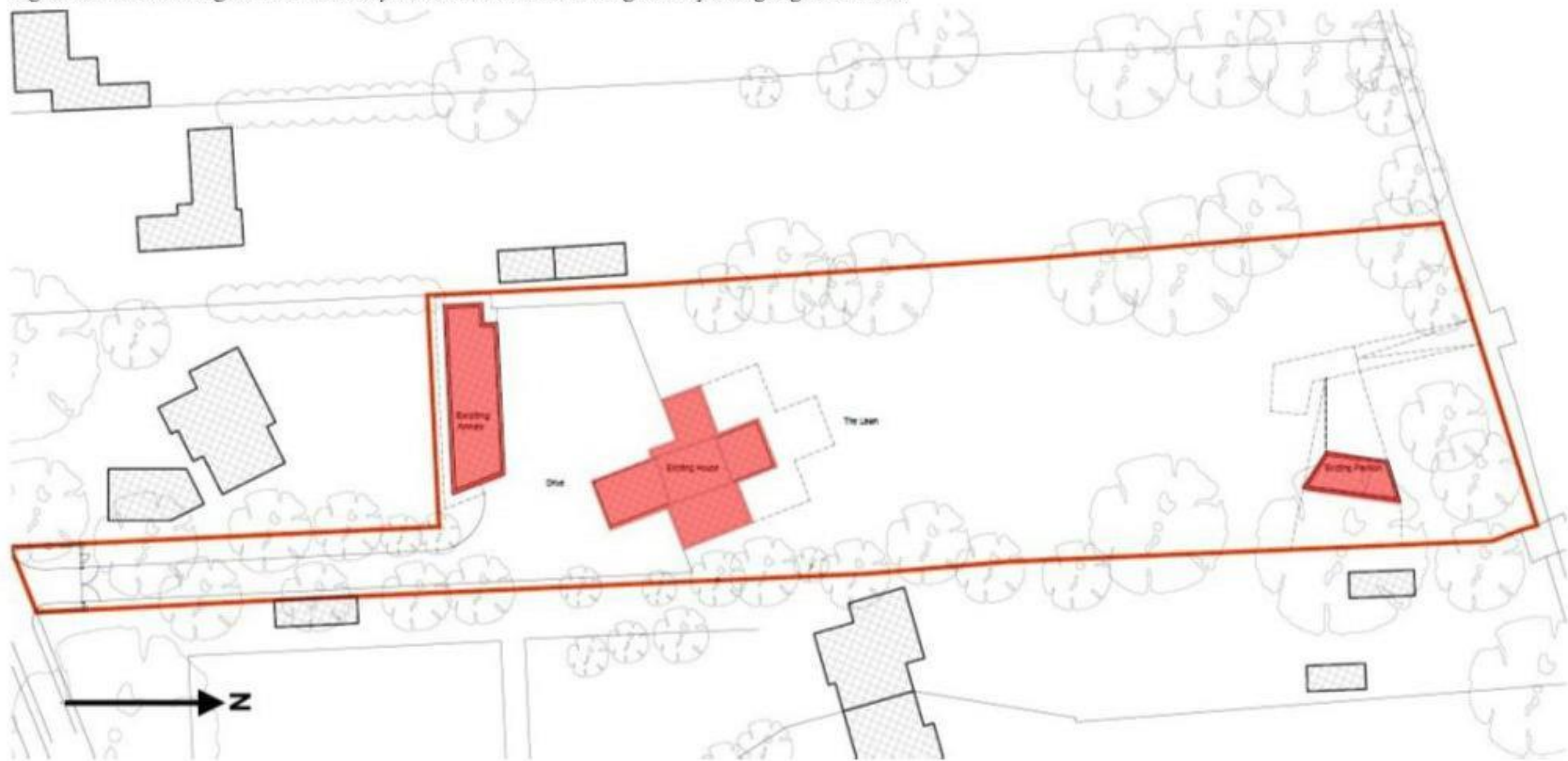
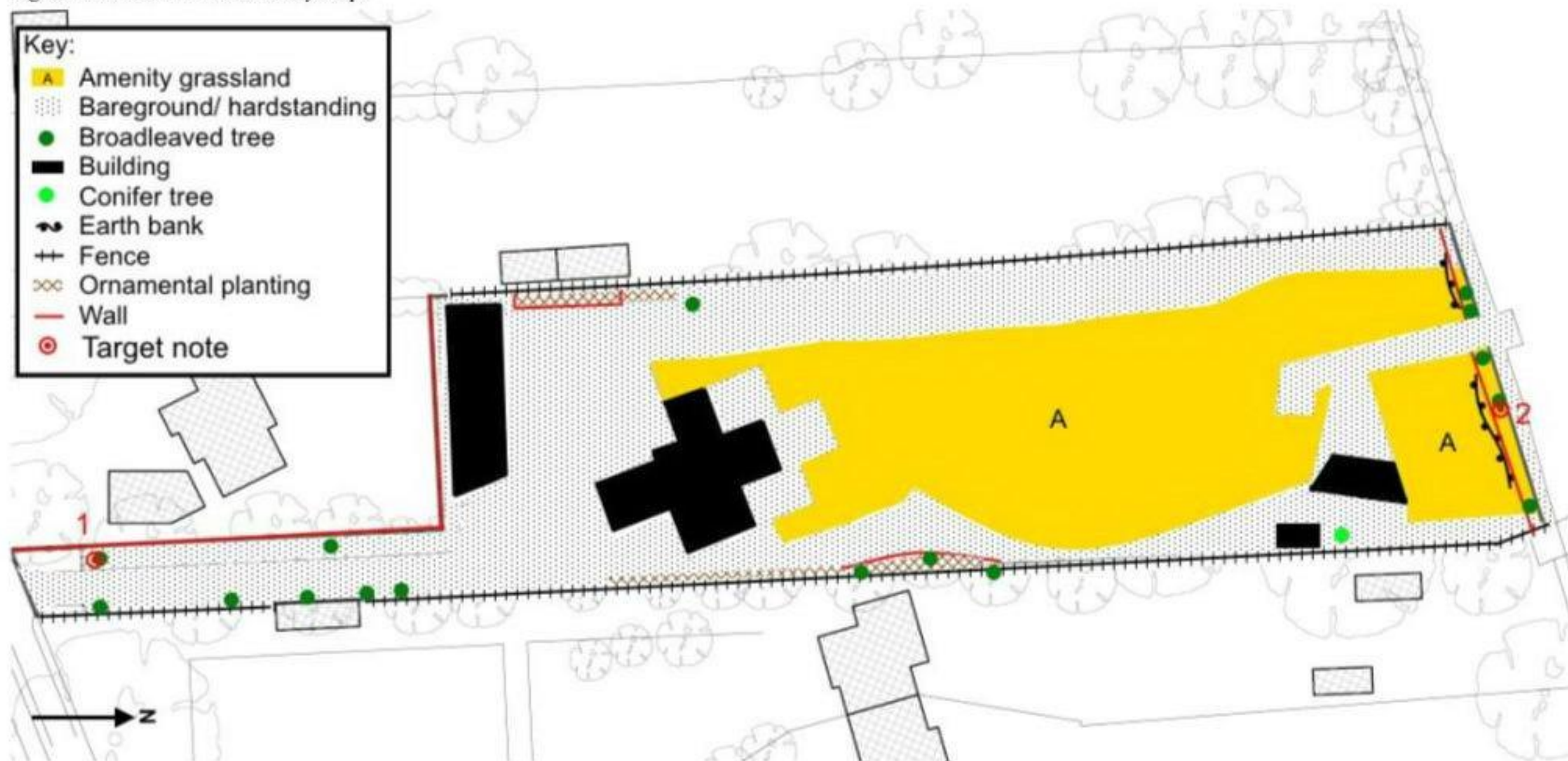


Figure 4. Phase 1 Habitat Survey map.



7 PHOTOGRAPHS

Photo 1. Entrance to the site from Sinah Lane, facing north.



Photo 2. The garden, facing north towards Langstone Harbour.



Photo 3. Shoreline with Langstone Harbour at the northern boundary.



Photo 4. Example of the amenity grassland and bare ground on the site, facing south.



Photo 5. Shed on the site behind the Summer House.



Photo 6. Example of the small patch of ornamental planting at the edge of the site.



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9 APPENDIX A: PROTECTED SPECIES LEGISLATION

9.1 General

This section briefly describes the legal protection afforded to the protected species identified in this report. It is for information only and is not intended to be comprehensive or to replace specialised legal advice. It is not intended to replace the text of the legislation, but summarises the salient points.

9.2 Bats

All species of British bat are listed on *Schedule 5* of the *Wildlife and Countryside Act 1981* (as amended), and receive full protection under *Section 9*. Protection was extended by the *Countryside and Rights of Way Act 2000* (the CRow Act). This legislation makes it an offence to:

- intentionally kill, injure or take a bat;
- possess or control a bat;
- intentionally or recklessly damage, destroy or obstruct access to a bat roost; and
- intentionally or recklessly disturb a bat whilst it occupies a bat roost.

Bats are also European protected species listed on *Schedule 2* of the *Conservation of Habitats & Species Regulations 2017* which gives them full protection under *Regulation 43*. This legislation makes it an offence to:

- deliberately capture, injure or kill a bat;
- deliberately disturb a bat (in such a way as to be likely to significantly affect: (i) the ability of a significant group of bats to survive, breed or rear/nurture their young; or (ii) the local distribution or abundance of the species concerned);
- damage or destroy a breeding site or resting place of a bat; and
- possess, control, transport, sell, exchange a bat, or offer a bat for sale or exchange.

All bat roosting sites receive legal protection even when bats are not present (bats tend to reuse the same roost).

Several species of bat are included as a Priority Species in the UK Biodiversity Action Plan (UKBAP - JNCC (2003)) and also as species of principal importance for the conservation of biological diversity in England under *Section 74* of the CRow Act.

All species of British bat are also protected under *Schedule 6* of the *Wildlife and Countryside Act 1981* (as amended). This protection relates specifically to trapping and direct pursuit of the species.

9.3 Dormice

Dormouse (*Muscardinus avellanarius*) is listed on *Schedule 5* of the *Wildlife and Countryside Act 1981* (as amended), and receives full protection under *Section 9*. This species is also listed as a

European Protected Species on *Schedule 2* of the *Conservation of Habitats & Species Regulations 2017*, which gives it full protection under *Regulation 43*. Protection was extended by the *Countryside and Rights of Way Act 2000* (the CROW Act).

Under the above legislation it is an offence to:

- kill, injure or take an individual of such a species;
- possess any part of such species either alive or dead;
- intentionally or recklessly damage, destroy or obstruct access to any place or structure used by such species for shelter, rest, protection or breeding;
- intentionally or recklessly disturb such a species whilst using any place of shelter or protection; or
- sell or attempt to sell any such species.

9.4 *Great crested newt*

Great crested newt (*Triturus cristatus*) is listed on *Schedule 5* of the *Wildlife and Countryside Act 1981* (as amended), and receives full protection under *Section 9*. This species is also listed as a European Protected Species on *Schedule 2* of the *Conservation of Habitats & Species Regulations 2017*, which gives it full protection under *Regulation 43*. Protection was extended by the *Countryside and Rights of Way Act 2000* (the CROW Act).

Under the above legislation it is an offence to:

- kill, injure or take an individual of such a species;
- possess any part of such species either alive or dead;
- intentionally or recklessly damage, destroy or obstruct access to any place or structure used by such species for shelter, rest, protection or breeding;
- intentionally or recklessly disturb such a species whilst using any place of shelter or protection; or
- sell or attempt to sell any such species.

The great crested newt is included as a Priority Species in the UK Biodiversity Action Plan (UKBAP) and also as a species of principal importance for the conservation of biological diversity in England under *Section 74* of the CROW Act.

9.5 *Badger*

Badger (*Meles meles*) is protected in Britain under the *Protection of Badgers Act 1992* (as amended) and *Schedule 6* of the *Wildlife and Countryside Act 1981* (as amended).

The legislation affords protection to badgers and badger setts, and makes it a criminal offence to:

- wilfully kill, injure, take, possess or cruelly ill-treat a badger, or to attempt to do so;
- interfere with a sett by damaging or destroying it;
- to obstruct access to, or any entrance of, a badger sett; or
- to disturb a badger when it is occupying a sett.

Guidance to what may be classed as disturbance to a badger (when occupying a sett) can be found at: <https://www.gov.uk/guidance/badgers-protection-surveys-and-licences>

9.6 *Birds*

9.6.1 *Birds - general protection*

All species of bird are protected under *Section 1* of the *Wildlife and Countryside Act 1981* (as amended). The protection was extended by the CRow Act.

The legislation makes it an offence to intentionally:

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

9.6.2 *Birds - specially protected species*

Certain species of bird are listed on *Schedule 1* of the *Wildlife and Countryside Act 1981* (as amended) and receive protection under *Sections 1(4)* and *1(5)* of the Act. The protection was extended by the CRow Act. The legislation confers special penalties where the above mentioned offences are committed for any such bird and also make it an offence to intentionally or recklessly:

- disturb any such bird, whilst building its nest or it is in or near a nest containing dependant young; or
- disturb the dependant young of such a bird.

9.7 *Widespread species of reptile*

Common lizard (*Zootoca vivipara*), grass snake (*Natrix natrix*), slow-worm (*Anguis fragilis*), and adder (*Vipera berus*) are listed under *Schedule 5* of the *Wildlife and Countryside Act 1981* (as amended), in respect of *Section 9(5)* and part of *Section 9(1)*. This protection was extended by the CRow Act.

Under the above legislation it is an offence to:

- intentionally or deliberately kill or injure any individual of such a species; or
- sell or attempt to sell any part of the species alive or dead.

9.8 *European Protected Species Licences*

Where it is necessary to carry out an action that could result in an offence under the *Conservation of Habitats & Species Regulations 2017* it is possible to apply for a European Protected Species (EPS) licence from Natural England. Licences are only issued where Natural England are satisfied that three derogation tests are met. These are that the activity is for **imperative reasons of overriding public interest**, that there must be **no satisfactory alternative** and that **favourable conservation status of the species must be maintained**.

Consideration of these three derogation tests was previously left to Natural England as part of their deliberations on whether to grant a licence for the development activity after a planning consent has been issued. However, the regulations now require that **all** public bodies, *i.e.* **Local Planning Authorities** (LPAs), have regard to the requirements of the European Habitats Directive when carrying out their functions. As a result, LPAs **must** address the three derogation tests when considering a planning application that could impact upon any European Protected Species (EPS).

9.9 *National planning context*

9.9.1 *General*

Surveys should be completed in line with Natural England's *Standing Advice for Local Authorities* (<http://www.naturalengland.org.uk/ourwork/planningdevelopment/spatialplanning/standingadvice/default.aspx>), which states:

- Natural England will not comment on applications that are submitted without the relevant protected species surveys if there are no other issues (*i.e.* in relation to SSSIs or landscape).
- Natural England will not comment on scoping surveys that recommend further surveys where these have not been undertaken and submitted with the scoping reports.

In addition to the above, *Section 40* of the *Natural Environment and Rural Communities Act* (2006) imposes a new duty on all public authorities to have regard for biodiversity.

9.9.2 *National Planning Policy Framework (NPPF)*

From the 19th February 2019, the Government published the revised National Planning Policy Framework. The document sets out the government's planning policies for England and how these are expected to be applied. This replaces a previous version which was published in March 2012. It states: "*at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).*"

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective;
- a social objective; and
- an environmental objective.

The environmental objective is to "*contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy*".

Planning policies and decisions should contribute to and enhance the natural and local environment by "*protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development*

plan)” and *“minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”*.

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.

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.

It states that *“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”*.

It should be noted that the *“presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site”*.

The NPPF also encourages *“minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”* and aims to *“promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity”*. This applies to non-statutory designated sites including Sites of Importance for Nature Conservation (SINCs) and equivalent county wildlife sites.

Early engagement with all necessary stakeholders, including expert bodies, is encouraged by the NPPF.

Species	Amenity grassland	Ornamental planting	Scattered trees
a) Trees & shrubs			
<i>Acer pseudoplatanus</i> (Sycamore)	-	-	O
<i>Aesculus hippocastanum</i> (Horse-chestnut)	-	-	R
<i>Betula pendula</i> (Silver Birch)	-	-	O
<i>Castanea sativa</i> (Sweet Chestnut)	-	-	R
<i>Hedera helix</i> (Ivy)	R	-	-
<i>Ilex aquifolium</i> (Holly)	-	-	O
<i>Lavandula angustifolia</i> (Garden Lavender)	-	F	-
<i>Prunus avium</i> (Wild Cherry)	-	-	R
<i>Prunus cerasifera</i> (Cherry Plum)	-	-	R
<i>Quercus ilex</i> (Evergreen Oak)	-	-	R
<i>Quercus robur</i> (Pedunculate Oak).	-	-	O
<i>Rubus fruticosus</i> agg. (Bramble)	-	O	-
b) Herbs			
<i>Achillea millefolium</i> (Yarrow)	R	-	-
<i>Aegopodium podagraria</i> (Ground-elder)	-	O	-
<i>Agapanthus</i> cf. <i>praecox</i> (African Lily)	-	O	-
<i>Agrostis capillaris</i> (Common Bent)	D	-	-
<i>Anthoxanthum odoratum</i> (Sweet Vernal-grass)	O	-	-
Bamboo sp	-	A	-
<i>Carex pendula</i> (Pendulous Sedge)	-	O	-
<i>Dactylis glomerata</i> (Cock's-foot)	O	-	-
<i>Holcus lanatus</i> (Yorkshire-fog)	F	-	-
<i>Hypochaeris radicata</i> (Cat's-ear)	R	-	-
<i>Lotus corniculatus</i> (Common Bird's-foot-trefoil)	O	-	-
<i>Medicago lupulina</i> (Black Medick)	O	-	-
<i>Picris echioides</i> (Bristly Oxtongue)	R	-	-
<i>Plantago lanceolata</i> (Ribwort Plantain)	F	-	-
<i>Potentilla reptans</i> (Creeping Cinquefoil)	R	-	-
<i>Prunella vulgaris</i> (Selfheal)	O	-	-
<i>Senecio jacobaea</i> (Common Ragwort)	R	-	-
<i>Taraxacum officinale</i> agg. (Dandelion)	O	-	-
D=Dominant, A=Abundant, F=Frequent, O=Occasional, R=Rare			