

Abbas Ecology

Extended Phase I Habitat survey at:

The Orchard House, Western Avenue, Emsworth, Hampshire,
PO10 7LP

For:

McCarthy & Stone Retirement Lifestyles Ltd

Report

prepared by: Richard Bates BSc, Grad. CIEEM

August 2016, updated May 2017

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01 OF 02

01: McCarthy & Stone Retirement Lifestyles Ltd
02: Abbas Ecology

*This report is the responsibility of Abbas Ecology Ltd.
It should be noted, that whilst every effort is made to meet the client's brief,
no site investigation can ensure complete assessment
or prediction of the natural environment*

	Name	Date	
Report prepared by:	Richard Bates	02.08.16	
Report updated by:	Richard Bates	04.05.17	

Abbas Ecology
14 Cowleaze,
Martinstown
Dorset
DT2 9TD

Tel: 01305 889 855/07557 280014

E-Mail: rbates@abbasecology.co.uk

Reference Number: AE/3602

Executive Summary

Survey date: 22nd June 2016

Location: The Orchard House, Western Avenue, Emsworth, Hampshire, PO10 7LP

Grid reference: SU 74038 05844

Surveyor: Richard Bates

Abbas Ecology was commissioned to undertake an extended phase I habitat survey of the site on behalf of McCarthy & Stone Retirement Lifestyles Ltd. The site comprises a detached residential property with a single storey extension, two detached double garages, a wooden potting shed, a small summer house, amenity grassland, areas of hard standing, hedgerow boundaries, scattered trees and ornamental plantings.

The site was assessed for its potential to support protected species and habitats. The current proposals include the demolition of the existing buildings and construction of a residential care home comprising 25 units.

The residential building, detached double garages and small summer house have potential for crevice dwelling bats. Further survey work is recommended in section 4.

The hedgerow boundaries, scattered trees and areas of the ornamental plantings provide potential nesting opportunities for birds. Recommendations have been made in section 4 regarding nesting birds. In addition, one sycamore (*Acer pseudoplatanus*) tree has been removed since the initial inspection in June 2016. This tree was inspected for nesting birds on 10th April 2017 by a suitably qualified ecologist prior to being removed. No nesting birds were present. No other significant changes have been made to the site since the initial phase I habitat survey.

The phase I habitat survey recorded the presence of cotoneaster (*Cotoneaster horizontalis*) and rhododendron (*Rhododendron* sp.) in the ornamental plantings on site. Recommendations for the removal of these species have been made in section 4.

Phase I habitat survey

Survey

An extended phase I habitat survey looks at the area to assess its likely value for protected species and other wildlife. It is not a specific survey for any one species and looks for general habitat types but it will identify the need for further survey work if required.

Site

The site comprises a detached residential property with a single storey extension, two detached double garages, a wooden potting shed, a small summer house, amenity grassland, areas of hard standing, hedgerow boundaries, scattered trees and ornamental plantings. It is located towards the western edge of the town of Emsworth and is surrounded by residential properties. The A27 dual carriageway runs east-west approximately 600m north and the shoreline of the Solent is approximately 500m south of the site. In the wider landscape, Emsworth is bordered to the west by the urban development of Havant, Waterlooville and Portsmouth. Agricultural land is present to the east of Emsworth and areas of woodland are present to the north.

Photographs of the site are presented below:

The Orchard House, Western Avenue, Emsworth



Photograph 1: View of southern aspect of residential building.



Photograph 2: View of the southern aspect of one of the detached double garages.



Photograph 3: View of the western aspect of the second detached garage.



Photograph 4: View of the western end of the wooden potting shed.



Photograph 5: View of the single storey extension.



Photograph 6: A view of the summer house.

Plan

The current outline proposals for the site include the demolition of the existing buildings and the construction of a residential care home comprising 25 units.



1. Species Record

A data search of records held by Hampshire Biodiversity Information Centre has not been requested for this site as the site is a residential property located in an extensive urban development. The proposed development is of small scale and unlikely to have any significant impact on protected species.

2. Methodology

Equipment

- Camera
- Ladder
- Binoculars

The entire site was surveyed for protected species, and for the potential for protected species. Habitat features of interest were also noted. Consideration was given to designated sites within a 5km radius of the site. Potential impacts of the development on citation species or habitats were assessed. Species looked for included:

Bats: Where access was possible, any buildings were searched internally in all areas and examined externally from the ground. Trees with crevice potential for bats were examined using a ladder.

Breeding Birds: Areas suitable for use by nesting birds in the site and on any buildings were examined and the surveyor looked for evidence of past nest sites.

Reptiles and Amphibians: Habitat features that could be suitable as hibernacula or feeding/resting areas were looked for.

Badgers: Any area that could be used for feeding or could potentially contain a Badger sett was surveyed and any signs noted.

Dormice: Area with the potential to support dormice, such as hedgerows, woodland and areas of scrub, were noted.

Hedgerows: Any hedgerows present and due to be affected by the proposed development were surveyed. Any species-rich hedgerows (hedgerows with a minimum of five woody species) were then re-assessed against the Hedgerow Regulations 1997 criteria to determine whether they are classed as 'Important'.

Legislation relating to the species above can be found in Appendix I of this report.

3. Results and Conclusions

Bats

The trees on site were assessed for their potential to support roosting bats. No potential roosting features were noted on the trees on site, but full foliage on a small number of trees made observing all aspects difficult. However, these trees are not due to be affected by the proposed development.

The buildings were assessed for their potential to support roosting bats. The following was noted:

Residential building (Target note 1)

Exterior

- The building is a two storey brick construction with a hipped roof.
- Flat clay tiles and clay ridge tiles are present on the roof. A number of raised and missing tiles are present on all aspects and the roof was assessed as having moderate potential for crevice dwelling bats.
- Two chimneys are present. These are lead sealed with slight gaps under the lead.
- Wooden soffits are present. These are in good condition with no gaps noted.
- Wooden windows and door frames are present. No gaps were noted.
- Metal guttering is present. This is in good condition.

Interior

- The building has one internal void that has been partially converted to internal storage space using wooden walls. The remaining void space surrounds this internal storage area and is fully accessible.
- The remaining void space measures approximately 17m in length, 8m in width and 4m in height.
- A ridge beam is present and runs over the top of the internal space.
- Bituminous felt lining is present. This is in good condition with no holes noted.
- The two chimney stacks are present and well sealed.
- The void is insulated.
- Purlin supports are present.
- No evidence of bats was recorded in the void.

Detached double garage (Target note 2)

Exterior

- The garage is a single storey brick construction with a hipped roof.
- A small wooden weathervane tower is present in the centre of the roof. This is well sealed with lead.
- Clay tiles and clay ridge tiles are present. A number of missing and raised tiles are present and the building was assessed as having moderate potential for crevice dwelling bats.
- Wooden soffits are present. These are well sealed with no gaps noted.
- A large wooden concertina door is present. This is well sealed with no gaps noted.

Interior

- The building has an internal void measuring approximately 10m in length, 8m in width and 2.75m in height.
- A ridge beam is present. This was noted as being heavily cobwebbed.
- Bituminous felt lining is present. This is in good overall condition.
- Light cobwebs were noted throughout the internal space.
- No external access points were noted.
- The void has been fully boarded and is easily accessible. A full inspection of the boards revealed no evidence of bats internally.

Detached double garage (Target note 3)

Exterior

- The garage is a single storey brick construction with a hipped roof.
- Clay tiles and clay ridge tiles are present. The tiles are substantially moss covered on the eastern aspect but less so on the western aspect. The western aspect was assessed as having low potential for crevice dwelling bats due to raised and missing tiles.

- Wooden soffits are present on the building. A slight gap was noted along one of the soffits but is cobwebbed over.
- Two metal garage doors are present. These are well sealed with no gaps.
- A wooden framed window is present at each gable end.

Interior

- The building has an internal void that is occasionally used and reasonably well lit from the windows.
- The void measures approximately 10m in length, 8m in width and 2.5m in height.
- A ridge beam is present.
- Bituminous felt lining is present. This is in good condition throughout.
- Purlin supports are present.
- The void is fully boarded throughout. An inspection of the boards recorded no evidence of bats.

Wooden potting shed (Target note 4)

- The building is a single storey wooden structure with a wooden lean-to addition.
- The building has a pitched felt roof.
- No potential access points or crevice features are present on the building. The building has negligible potential for bats.

Summer house (Target note 5)

- The building is a small, single storey wooden framed structure with a hipped roof.
- Clay tiles and clay ridge tiles are present. A number of these are raised or missing and the building was assessed as having low potential for crevice dwelling bats.
- The building has no internal void. The interior of the summer house is well lit through the multiple windows

Breeding birds

The hedgerow boundaries, scattered trees and some of the ornamental plantings provide suitable opportunities for nesting birds. Recommendations have been made in section 4 regarding nesting birds.

Reptiles and Amphibians

Reptiles

The majority of the site comprises hard standing and well maintained amenity grassland. No reptile foraging opportunities are available on site and it is unlikely that reptiles are present. No further work is required.

Amphibians

A desktop survey of the area reveals no ponds within 500m of the site. In addition, the site is located in an urban development with an extensive road network. These roads present a significant barrier to amphibian migration. It is highly unlikely that protected amphibians are present and no further survey work is required.

Badgers

A search of the site revealed no evidence of badgers, such as latrines, foraging marks or holes. No further surveys are required.

Dormice

Given their size and species composition, the hedgerow boundary features on site present poor foraging opportunities for dormice and are unlikely to support dormouse populations alone. In addition, the site

is highly fragmented from the wider landscape due to the surrounding road networks. It is therefore highly unlikely that dormice would be present on site.

Hedgerows

Small sections of ornamental hedgerow in the amenity grassland are due to be removed as part of the proposed development. As residential boundary hedgerows are exempt from the Hedgerow Regulations and the areas due to be removed comprise short lengths of species poor hedgerow, no further work is required.

Habitats:

The site comprises areas of hard standing, amenity grassland, scattered trees, ornamental plantings and hedgerow boundaries. The following species were noted in each habitat.

Hard standing (Target note 6)

Areas of hard standing are present. These are well maintained with very few species present. Rare occurrences of annual meadow grass (*Poa annua*), dandelion (*Taraxacum officinale* agg.) and daisy (*Bellis perennis*) were recorded.

Amenity grassland (Target note 7)

A large, well maintained garden is present at the site. The following species were noted:

Species	Common name	Abundance (DAFOR scale) D – Dominant, A – Abundant, F – Frequent, O- Occasional, R – Rare, L - Locally
Grasses & Mosses		
Perennial rye-grass	<i>Lolium perenne</i>	A
Annual meadow grass	<i>Poa annua</i>	F
Springy turf-moss	<i>Rhytidiadelphus squarrosus</i>	LD
Herbaceous species		
Daisy	<i>Bellis perennis</i>	LO
Common mouse-ear	<i>Cerastium fontanum</i>	LF
Ground ivy	<i>Glechoma hederacea</i>	F
Medick sp.	<i>Medicago</i> sp.	LO
Creeping buttercup	<i>Ranunculus repens</i>	LF
Common ragwort	<i>Senecio jacobaea</i>	R
White clover	<i>Trifolium repens</i>	F
Germander speedwell	<i>Veronica chamaedrys</i>	O
Slender speedwell	<i>Veronica filiformis</i>	LF

Hedgerow boundaries (Target note 8)

Well maintained, planted hedgerow boundaries are present at the site. Species present are listed below:

Species	Common name	Abundance (DAFOR scale) D – Dominant, A – Abundant, F – Frequent, O- Occasional, R – Rare, L - Locally
Trees and woody species		
Cotoneaster sp.	<i>Cotoneaster</i> sp.	LO
Hawthorn	<i>Crataegus monogyna</i>	LD
Leylandii	<i>Cupressus x leylandii</i>	LD

Beech	<i>Fagus sylvatica</i>	LD
Privet	<i>Ligustrum vulgare</i>	LD
Cherry laurel	<i>Prunus laurocerasus</i>	LD
Herbaceous species		
Garlic mustard	<i>Alliaria petiolata</i>	O
Wood avens	<i>Geum urbanum</i>	LO
Ivy	<i>Hedera helix</i>	F

Scattered trees (Target note 9)

A number of scattered trees are present in the amenity grassland and in the area ornamental plantings. Species noted include an ornamental maple species (*Acer sp.*), an ornamental weeping willow (*Salix sp.*), holm oak (*Quercus ilex*), apple (*Malus domestica*), an unidentified cypress tree (*Cupressus sp.*) and bird cherry (*Prunus padus*).

Ornamental plantings (Target note 10)

Areas of ornamental plantings are present around the boundaries of the site and within the amenity grassland. Species present include:

Species	Common name	Abundance (DAFOR scale) D – Dominant, A – Abundant, F – Frequent, O- Occasional, R – Rare, L - Locally
Herbaceous species		
Pendulous sedge	<i>Carex pendula</i>	R
Sweet chestnut	<i>Castana sativa</i>	R
Cotoneaster	<i>Cotoneaster horizontalis</i>	R
Spanish bluebell	<i>Hyacinthoides hispanica</i>	R
Holly	<i>Ilex aquifolium</i>	R
Mallow sp.	<i>Mallow sp.</i>	R
Green alkanet	<i>Pentaglottis sempervirens</i>	R
Cherry laurel	<i>Prunus laurocerasus</i>	R
Rhododendron	<i>Rhododendron sp.</i>	R
Rose	<i>Rosa sp.</i>	O
White willow	<i>Salix alba</i>	R

The phase I habitat survey recorded the presence of cotoneaster (*Cotoneaster horizontalis*) and rhododendron (*Rhododendron sp.*) in the ornamental plantings on site. Although these are common garden plants, these species are now listed as invasive under the Wildlife and Countryside Act 1981. Recommendations for the removal of these species have been made in section 4.

Designated sites

Table I below lists sites designated for nature conservation located within 5km of the site.

Table 1: Statutory and non-statutory designated sites within a 5 km radius of The Orchard House, Emsworth

Site name	Conservation status	Size (Ha)	Distance from site
Chichester and Langstone Harbours	RAMSAR ¹ , SPA ²	5810.96	450m
Solent Maritime	SAC ³	11243.81	450m
Chichester Harbour	SSSI ⁴	3732.54	450m
Warblington Meadow	SSSI	3.87	1.0km
Langstone Harbour	SSSI	2085.68	2.7km
Brook Meadow	LNR ⁵	3.94	1.0km
Eames Farm	LNR	132.47	1.4km
Hayling Billy	LNR	42.02	2.7km
West Hayling	LNR	76.23	2.7km
Nutborne Marshes	LNR	386.87	3.0km
Gutner Point	LNR	68.99	3.7km

The Chichester and Langstone Harbours, Solent Maritime and Chichester Harbour designated sites are all located within approximately 450m of the site. These sites are designated for their breeding and overwintering bird populations. However, the site is located a sufficient distance from the site and is screened from view by existing residential properties. The proposed works will not have any detrimental impact on the citation species for these designated sites through noise, vibration or visual disturbance. In addition, the site is located in a network of residential properties. It is highly unlikely that the development would result in any pollution to the site through ground water seepage or surface run-off.

The majority of the remaining designated sites comprise mainly marsh, mudflats and aquatic habitats. As such, they are generally inaccessible. The proposed development is of a small scale and, given the nature of the residents of the care home, it is unlikely that the development will have any significant impact on visitor numbers to the remaining designated sites.

4. Recommendations

Nesting birds

- The proposed development will require the removal of a certain scattered trees, areas of ornamental plantings and sections of planted ornamental hedgerow that provide nesting opportunities for birds. Removal of these areas should be undertaken outside of the bird nesting season (March – August). Where this is not possible, the trees, shrubs and nearby foliage should be checked by a suitable qualified ecologist before works commence. Should nesting birds be found, works in this area must cease until the fledglings have left the nest.
- In addition, the proposed development with require construction works to take place near the remaining hedgerow boundaries. Therefore disturbance to nesting birds through noise, vibration and dust should be avoided. It is recommended that a buffer zone of 3m is established around the hedgerows to minimise disturbance to nesting birds. Where this is not possible, construction in

¹ RAMSAR: Convention on Wetlands

² SPA: Special Protection Area

³ SAC: Special Area of Conservation

⁴ SSSI: Site of Special Scientific Interest

⁵ LNR: Local Nature Reserve

those areas should be undertaken outside of the bird nesting season (March – August) or the hedgerows should be checked for nesting birds by an ecologist before construction starts. Where nesting birds are discovered, a 3m buffer zone should be established around the nest and works within this area postponed until the fledglings have left the nest.

Bats

- As moderate potential for crevice dwelling bats was recorded on several of the buildings during the phase 1 bat survey, phase 2 bat surveys are required on these buildings to determine whether bats are present.
- These surveys must be conducted between May and September with at least one of the surveys on each affected building being undertaken during the optimum survey period between mid-May and August.
- Depending on the results of the phase 2 surveys, an additional survey may be required on buildings where bats are confirmed as roosting.
- Depending on the results of the phase 2 surveys, a European Protected Species licence from Natural England may also be required. Appropriate mitigation such as timing of works may be included in the EPS licence.

Invasive species

- A small number of rhododendron and cotoneaster plants were noted within the ornamental plantings. Should the proposed works include the removal of these plants, care must be taken to prevent the accidental spread of the seeds of the plants. Precautionary measures for preventing the spread of this species are noted below:
 - Plants to be removed should be cut and burnt on site to minimise the risk of spreading seeds.
 - Work boots must be cleaned thoroughly after clearance of the rhododendron and cotoneaster and before leaving site. This will minimise the risk of spreading seeds stuck to the bottom of work boots, a known vector of spreading invasive species.

Appendix I: Legislation (summary)

5.1 Wildlife Protection legislation

Mammals:

Otters, dormice, water voles, and all bat species are fully protected under section 9 (5) of the Wildlife and Countryside Act 1981 (as amended). According to this act it is an offence to:

- Intentionally capture, kill or injure one of these animals
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place used by one of these animals for shelter or protection
- Intentionally or recklessly disturb an animal whilst it is using this place
- sell, offer for sale or advertise for one of these animals live or dead

Designated as European Protected Species' **otters, dormice, and all bat species** receive additional protection from the Conservation of Habitats and Species Regulations 2010, under Schedule 2 which implements the EC Directive 92/43/EEC in the United Kingdom. In accordance with this act, it is an offence to:

- Deliberately capture or kill a European Protected Species
- Deliberately disturb a European Protected Species
- Damage or destroy the breeding site or resting place of a European Protected Species

The **greater and lesser horseshoe bats, barbastelle and bechstein's bats**, are also listed under Schedule 2 of the Conservation of Habitats and Species Regulations. Areas which support populations of these species can therefore be considered for designation as a Special Areas of Conservation (**SACs**).

Birds:

Please Note: All breeding birds and their nests are protected under the general protection of Section 1 of the Wildlife and Countryside Act, 1981 as amended. This makes it an offence to disturb breeding birds.

Reptiles and Amphibians:

Slow worms, adders, grass snake, viviparous lizard, are protected against intentional killing, injuring or sale under section 9 (1) of the Wildlife and Countryside Act 1981 (as amended).

Great crested newt, natterjack toad, sand lizard and smooth snake are fully protected under section 9 (5) of the Wildlife and Countryside Act 1981 (as amended). These species also receive additional protection as **European Protected Species** under schedule 2 of the Conservation of Habitats and Species Regulations 2010, which implements the EC Directive 92/43/EEC in the United Kingdom.

Badgers receive protection from the Protection of Badgers Act 1992. According to this act, it is an offence to:

- to willfully kill, injure, take, possess or cruelly ill-treat a badger;
- to attempt to do so; or
- to intentionally or recklessly interfere with a sett.

5.2 Biodiversity and Geological Conservation - statutory obligations and their impact within the planning system, Part IV Conservation of Species Protected by Law, (Circular 06/05).

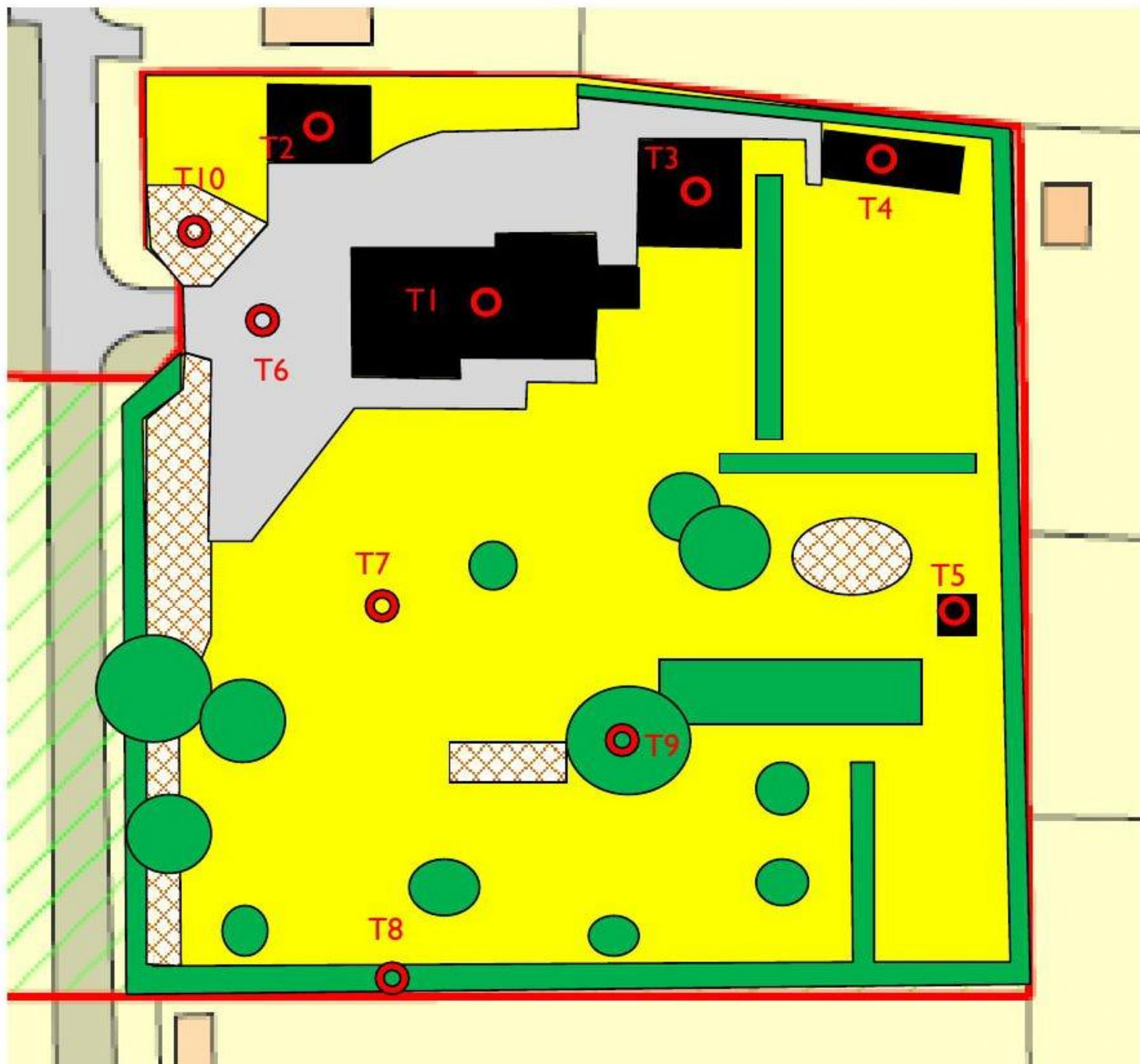
The National Planning Framework (NPPF, 2012) recognizes the above as an active document. With regard to the Natural Environment, NPPF states:

"development proposals where the primary objective is to conserve or enhance biodiversity should be permitted" and "opportunities to incorporate biodiversity in and around developments should be encouraged" (Para 118).

Also, the "presumption in favour of sustainable development (paragraph 14) does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined" (Para 119).

It encourages planning policies to "minimise impacts on biodiversity and geodiversity by identify[ing] and map[ing] components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation" (Para 117).

Appendix 2: Phase I Habitat Map



Key to phase I habitat map

	Building
	Amenity grassland
	Hard standing
	Hedgerow
	Ornamental plantings
	Scattered trees