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Mr and Mrs Clayton

[REDACTED]

31 August 2022

Dear Mr and Mrs Clayton

Re: 12 Sherwood Road, Chandlers Ford – Preliminary Roost Assessment and Phase 2 Bat Surveys

Thank you for commissioning CC Ecology to undertake bat surveys of 12 Sherwood Road (herein referred to as “the Site”), which is proposed for renovation and extension works. We have undertaken bat surveys of the house to best practice guidelines (BCT, 2016) and I am now writing to you to inform you of the results of the surveys, any ecological constraints to the proposals for the site and any recommendations for further ecological work and enhancements for biodiversity.

The approach taken within the ecological assessment of the Site is in line with guidance in The Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for the Ecological Impact Assessment in the United Kingdom (2018) and the Bat Conservation Trust (BCT) Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2016). In undertaking this survey due regard has been paid to relevant Government Planning Policy (in particular the revised National Planning Policy Framework, 2018), conservation policy under the local planning system, legislation providing protection for sites and species of nature conservation priorities. Details of relevant legislation and policy are included within the attached **Annex 1**.

Outline of the Scheme

I understand that the proposals for 12 Sherwood Road include internal alterations to the property as well as the extension of the building upwards on the existing footprint. The proposals will require the complete removal of the roof and the construction of new rooms within the loft area. The roof pitch won't be much higher than the existing bungalow and therefore much of the loft void will be lost. The existing and proposed plans are included within **Annex 2**

Site Context and Zone of Influence

The Site, known as 12 Sherwood Road is situated on the northern edge of Chandlers Ford, Hampshire. The Site is situated on the western side of Sherwood Road, a residential street with similarly sized detached dwellings. The immediate surrounding area is comprised of moderate density residential housing and gardens. The M3 motorway corridor runs north to south approximately 850m to the east of the Site.

Chandlers Ford is a relatively large town that is well connected to Eastleigh located to the east of the Site. The Site is located on the northern edge of the town with open countryside present in close proximity to the north. The Cranbury Estate is approximately 175m to the north where a patchwork of woodland habitats are present, including ancient semi natural woodland, ancient replanted, deciduous woodland and wood pasture and parkland. A number of large ponds are present within the Cranbury Estate.

Small patches of deciduous woodland is present throughout Chandlers Ford and in the wider landscape the area surrounding Chandlers Ford to the north and west includes a mix of farmland, woodland and hedgerows.

The closest Statutory Protected Wildlife Site is Hocombe Mead Local Nature Reserve (LNR) located approximately 1.2km to the west of the Site. The River Itchen Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) is located approximately 2km to the east of the Site. Trodds Copse Site of Special Scientific Interest (SSSI) located approximately 2.1km to the west of the Site. The Site is located within the impact risk zone for these statutory sites although this excludes householder applications and those that don't extend outside of existing settlements.

In order to highlight the potential ecological effects of the proposed development, it is necessary to identify the area, known as the "Zone of Influence" (ZOI), within which activities associated with the sites proposals are likely to affect valued ecological features. The proposed works to 12 Sherwood Road include:

- Removal of the roof; and
- Extension of the building upwards on the same footprint.

During the construction phase there is likely to be additional noise, light and dust, all though, considering the small scale and nature of the proposed development, the ZOI is unlikely to extend much beyond the footprint of the extension and immediately adjacent habitats.

Habitats and Features

I visited 12 Sherwood Road on 16th August 2022 in order to carry out a walkover survey of the site, including a daytime inspection of the building for bat roost potential. This survey is essentially a Preliminary Ecological Appraisal (PEA) and involves the mapping of habitats within the site boundary and assessing habitats within the zone of influence of the development for their potential to support protected species. A description of the methodology involved is included in **Annex 3**.

Photos of the site and a more detailed description of the habitats are included in **Annex 4**.

12 Sherwood Road is a detached bungalow (described in more detail within the bat section below). The Site has a large, tarmacked driveway at the front of the property and garden to the rear which is laid to lawn and bordered by mature ornamental shrub and flower beds.

Bats

Desktop Study

In order to gain an understanding of the bat assemblage in the local area the governments multiagency mapping service MAGIC was consulted and search undertaken for European Protected Species Licences (EPSL) in the local area. A number of EPSL's have been granted within the Hiltingbury area around 12 Sherwood Road. Species present include Common *Pipistrellus pipistrellus* and Soprano Pipistrelle *Pipistrellus pygmaeus*, Serotine *Eptesicus serotinus* and Brown Long-eared *Plecotus auritus* with impacts mainly for the damage or destruction of resting places.

Preliminary Roost Assessment (PRA)

12 Sherwood Road is detached brick-built bungalow. The existing building has a large pitched and hipped roof over the main house and two lower pitched sections that run southwards off the main roof. The rear of the property has been extended more recently with the pitch continuing westwards over the newer section of the house. The garage is integrated into the building on the southern side of the property. Two pitched and hipped roofs are present over the front bay windows and a single roof light is present in the rear hipped end of the extended section. The roof is clad with plain concrete tiles. One chimney is present and the building has plastic soffits and uPVC windows. The roof is very well maintained.

During the external inspection the building any potential access/egress points for bats as well as potential roosting opportunities were noted. A limited number of potential bat roost features were noted:

1. A small number of lifted tiles on the roof;
2. Lifted lead flashing around the chimney; and
3. A gap under the ridge;

The internal inspection of the property a single large loft space that extends over the whole footprint of the property; this is accessed via a loft hatch within the entrance hall. The pitch of the loft space over the main roof pitch extending east to west and including the newer extension is approximately 3.5m at the ridge, the two lower pitches that extend southwards are approximately 2m at the ridge. Ridge beams are present, the loft is mostly lined with black bitumen felt and insulated at joist level with fibre glass; some boarding is present within the main loft area around the hatch with some storage present. The roof above the newer extension to the rear is continuous with the main roof although existing rafters are in place, this section of the loft is lined with a plastic membrane and a roof light/velux window is present in the hipped end which sheds a large amount of daylight into the loft area.

No evidence of roosting bats was found within the loft space, whilst the space is large and would normally be considered suitable for void dwelling species, the large amount of light ingress from the rear roof light/velux window limits the lofts suitability. In addition the lining is tight and no noticeable access points to the loft space were noted.

Following the PRA survey the building was considered to have low potential to support roosting bats with the majority of suitable bat roost features located on the southern hipped ends and front of the property, with some gaps under lofted tiles with the potential to provide bats with access to the crevice between tiles and roof lining. A single Phase 2 bat survey within the peak active season was recommended following the PRA survey to determine the presence or likely absence of roosting bats in accordance with best practice guidelines.

Phase 2 Survey

All bats and their roosts are protected by the Habitats and Species Regulations 2017 (as amended) this makes it an offence to damage or destroy a bat roost or to disturb bats. As the proposals require complete removal of the roof a further dusk or pre-dawn survey for bats was carried out following best practice guidelines (BCT, 2016) to fully ascertain the presence or likely absence of bats in a low potential building.

A single dusk emergence survey was carried out on 21 August 2022. The methodology for carrying out the survey is included within **Annex 2**. No bats were recorded emerging from or entering the building, the results are summarised below:

Date	Emergence/ Re-entries	Summary of Bat Activity Noted
21 August 2022 – Dusk Emergence Survey	0	- Species recorded included Common and Soprano Pipistrelles and Long-eared sp. - The first recorded bats from 20:41 onwards (26 minutes past sunset) - General low level bat activity throughout the survey with no sustained foraging on or close to the Site. The bats recorded were noted as passes either along the front of the property or between the houses.

Generally, activity levels on the bat survey were low with the majority of bats recorded passing through the garden and over the house. As a result of the Phase 2 surveys and lack of evidence noted during the PRA survey it is considered unlikely that bats are currently using the building for roosting at this present time.

No further survey work is required to the building if the works take place within the next 12 months. It is however recommended that further surveys be carried out prior to undertaking construction works if more than 12 months have elapsed since the last survey carried out at the end of June 2022. Whilst no evidence of bats has been found following the surveys, the building does still have potential to support bats and give the transient nature of bats it is possible that the building could become a roost in the future.

In order to enhance the Site for bats and increase the biodiversity value integrated bat boxes could be installed into the fabric of the new extension.

Nesting Birds

It is likely that the building presents some opportunity for nesting birds although no evidence was noted during the survey.

All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended) and therefore I recommend that if works are likely to take place within the nesting bird season (March-August inclusive) that care is taken to ensure that no birds nests are present prior to works. In the event that bird nests are discovered it would be necessary to contact a suitably qualified ecologist for advice.

In order to increase the biodiversity value of the Site and to enhance the local area for birds various integrated bird boxes could be installed into the building such as integrated swift boxes under the eaves of the new extension, house sparrow terraces etc.

Summary and Recommendations

A PRA survey and one Phase 2 bat survey has been carried out on 12 Sherwood Road in order to assess the presence or likely absence of roosting bats. The surveys found no evidence of roosting bats and whilst bats were recorded during the surveys there was no sustained foraging activity immediately around the house.

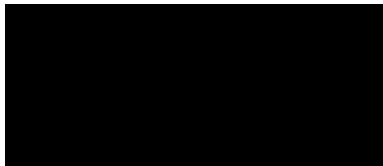
All bats and their roosts are protected by the Habitats and Species Regulations 2017 (as amended) this makes it an offence to damage or destroy a bat roost or to disturb bats. As no bats have been found to be using the building as a roost works can proceed without the need for a European Protected Species Licence. In the unlikely event that bats are found during the construction works, work on the building

should stop immediately and the advising ecologist should be contacted. It is recommended that if the works are proposed to take place more than 12 months since the last survey that update surveys take place to assess any changes to the building's status.

The *National Planning Policy Framework (NPPF)* states that Plan policies and planning decisions should aim to maintain, and enhance, restore or add to biodiversity and geological conservation interests'. For 12 Sherwood Road I recommend that integrated bat and bird boxes (such as house sparrow terraces and integrated swift boxes) are installed into the extended house in order to increase the biodiversity value of the Site as well as supporting the conservation of species of conservation concern.

I trust the advice within this letter is clear and helpful, but should you wish to discuss any of the issues raised in this letter further please do not hesitate to contact me.

Yours sincerely



Claire Clarke BSc (Hons) ACIEEM
Director and Principal Ecologist

LEGISLATION**CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2017**

The Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations) transpose Habitats Directive into UK legislation. The Habitats Regulations provide for the designation and protection of European Sites and European Protected Species. European Sites include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), which form part of the Natura 2000 network of protected areas across Europe.

European Protected Species (EPS) are those listed under Schedule 2 of the Habitats Regulations and include dormouse, great crested newt, otter and all species of bat. The regulations prohibit the deliberate capture, killing or disturbance of any EPS; it is also an offence to damage or destroy a breeding site or resting place of any of these species. In order to carry out a lawful operation (e.g. development work which has full planning permission) that may result in an offence under the Habitats Regulations, it is necessary to obtain a licence from Natural England. EPS Licences will only be granted after Natural England has been satisfied that there are no satisfactory alternative and that there will not be any adverse impacts on the favourable conservation status of the species.

WILDLIFE AND COUNTRYSIDE ACT 1981

The Wildlife and Countryside Act 1981 is the principle piece of legislative protection of wildlife in Great Britain. Various amendments have occurred since the original enactment. The Wildlife and Countryside Act contains both habitat and species protection. Certain bird, animal and plant species are afforded protection under Schedules 1, 5 and 8 of the Act. Measures for the protection of the countryside, National Parks, Sites of Special Scientific Interest (SSSIs) are also included within the Act.

COUNTRYSIDE AND RIGHTS OF WAY ACT 2000

The Countryside and Rights of Way (CROW) Act 2000 adds to the protection afforded in the WCA to SSSI's and other important sites for nature conservation. In addition, under the Act it became a criminal offence to "recklessly disturb" Schedule 1 nesting birds and species protected under Schedule 5 of the Wildlife and Countryside Act. It also enabled heavier penalties on the conviction of wildlife offences.

THE NATURAL ENVIRONMENT AND RURAL COMMUNITIES ACT 2006

The Natural Environment and Rural Communities (NERC) Act 2006 improved wildlife protection by amending the WCA. The main function of the NERC Act was to raise the profile of biodiversity amongst public authorities. Section 40 (S40) of the Act places a 'Biodiversity Duty' on all public bodies to have regard to the conservation of biodiversity when carrying out their normal functions.

PLANNING POLICY

NATIONAL LEVEL - THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. Section 11 of the NPPF provides guidance on conserving and enhancing the natural environment through the planning system. This guidance replaces *Planning Policy Statement 9 (PPS9) Biodiversity and Geological Conservation*. Section 11 of the NPPF specifies that the planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

To minimize impacts on biodiversity, planning policies should:

- plan for biodiversity at a landscape-scale across local authority boundaries;
- identify and map 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;
- promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan; and
- where Nature Improvement Areas are identified in Local Plans, consider specifying the types of development that may be appropriate in these Areas.

When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- if significant harm 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;

- proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest;
- development proposals where the primary objective is to conserve and enhance biodiversity should be permitted
- opportunities to incorporate biodiversity in and around developments should be encouraged
- planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss; and
- the following wildlife sites should be given the same protection as European sites:
 - potential Special Protection Areas and possible Special Areas of Conservation;
 - Listed or proposed Ramsar sites; and
 - Sites identified, or required, as compensatory measures for adverse effects on European sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

GOVERNMENT CIRCULAR 06/05: BIODIVERSITY AND GEOLOGICAL CONSERVATION

The Government Circular 06/05 provide guidance on the application of the law relating to planning and nature conservation. It was originally produced to accompany PPS9, and although some of the information contained within it is now out of date, paragraphs 98 and 99 of the document remain relevant.

Paragraph 98 states that *"the presence of protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitats"*

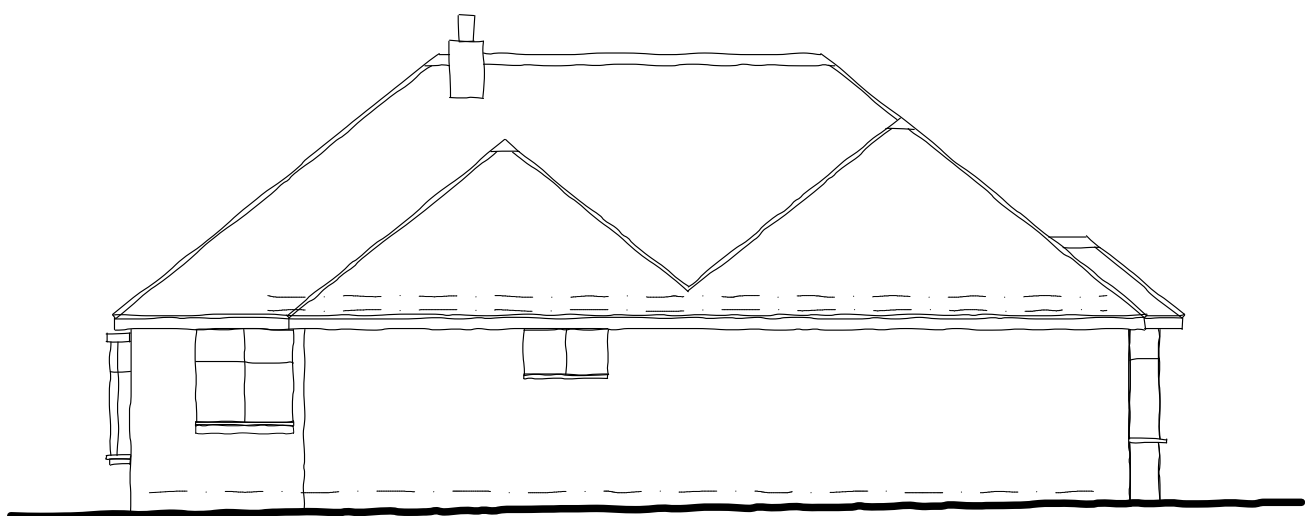
Paragraph 99 states that *"it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted"*

REGIONAL PLANNING POLICY

The Regional Spatial Strategy (RSS) for the south east (known as the South East Plan) sets out the long term spatial planning strategy for the region. The South East Plan was however revoked in March 2013 and as such guidance in the NPPF provides the strategic framework for land use planning in Surrey, together with local plans.



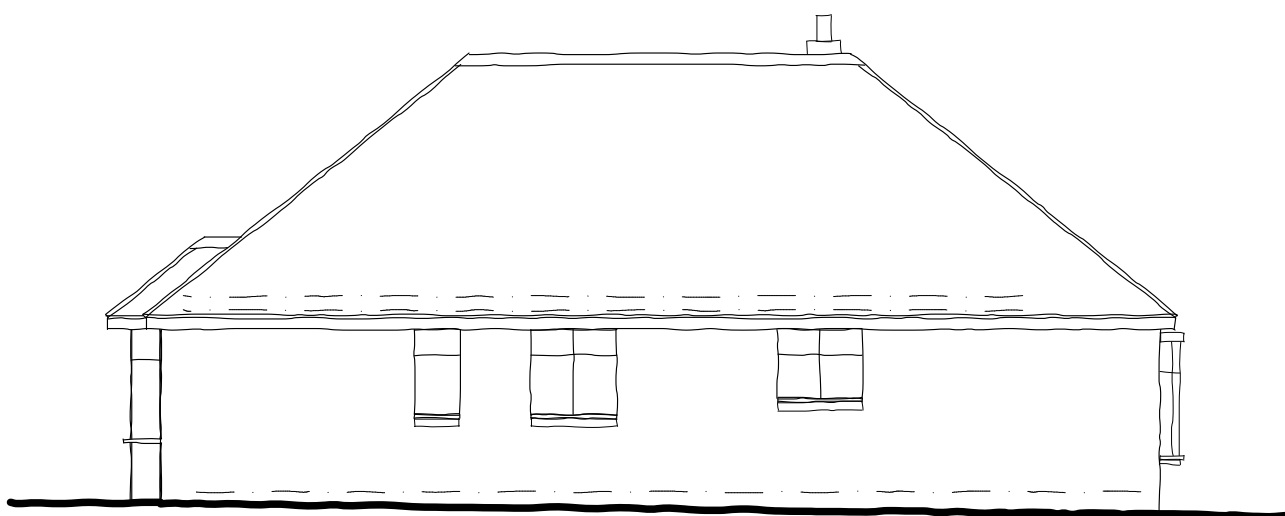
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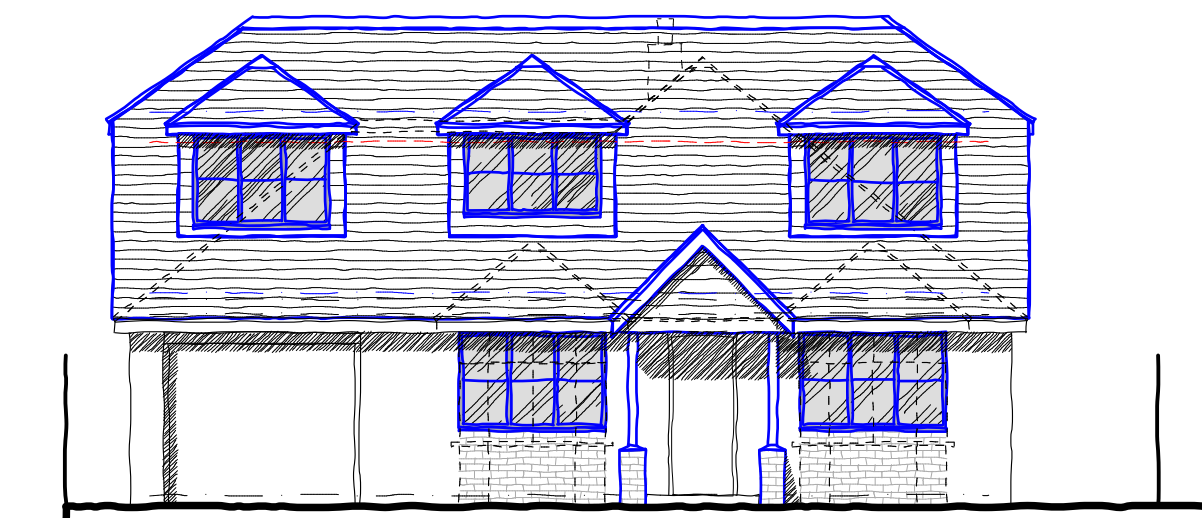
Existing Side Elevation 1:100



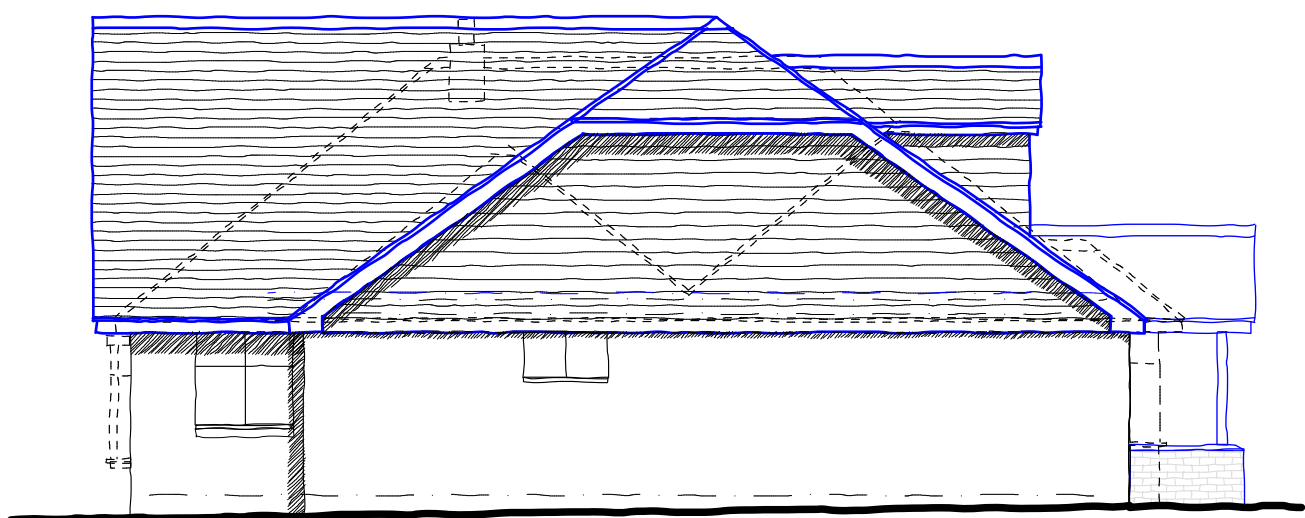
Existing Rear Elevation 1:100



Existing Side Elevation 1:100



Proposed Front Elevation 1:100



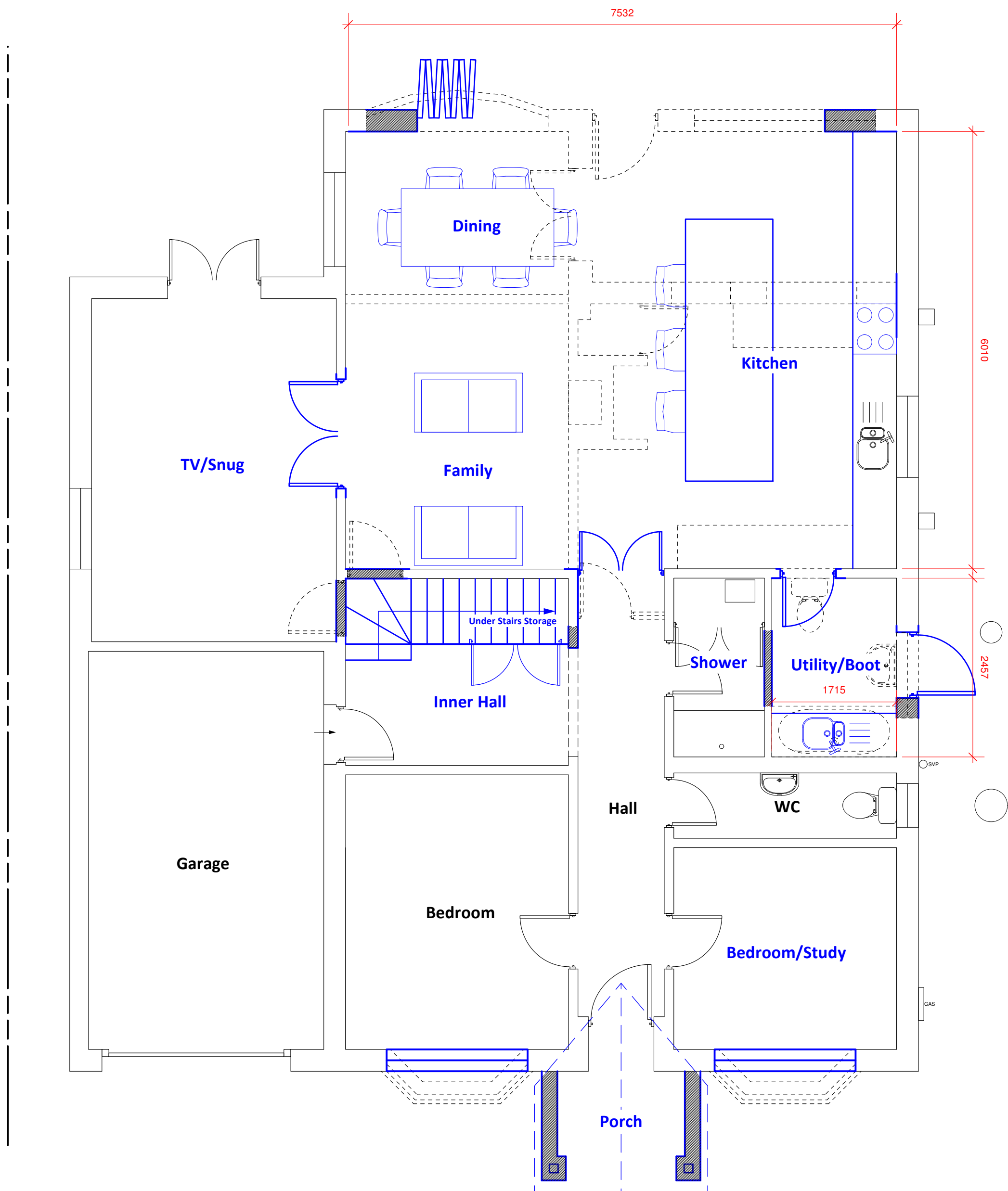
Proposed Side Elevation 1:100



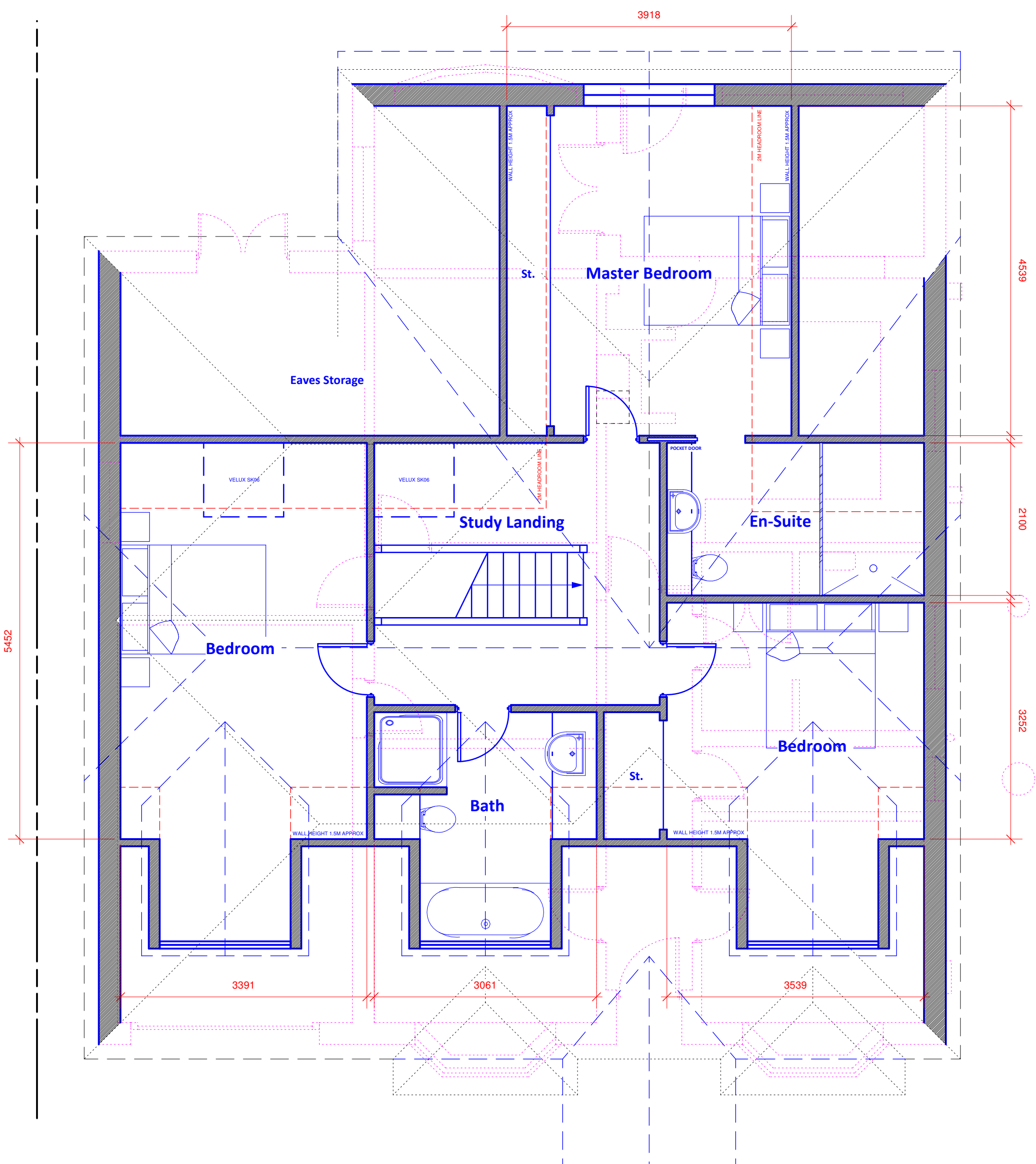
Proposed Rear Elevation 1:100



Proposed Side Elevation 1:100



Proposed Ground Floor Plan 1:50



Proposed First Floor Plan 1:50



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& Planning**
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ALL SETTING OUT DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO STARTING WORK.

SPECIFICATIONS SUBJECT TO CHANGE UNTIL BUILDING REGULATION 'FULL PLANS' APPROVAL HAS BEEN ISSUED.

WORK CARRIED OUT PRIOR TO RECEIPT OF BUILDING REGULATION 'FULL PLANS' APPROVAL AT CLIENT'S OWN RISK.

CLIENT TO CONTACT SOUTHERN WATER TO ESTABLISH ANY POTENTIAL SEWERS WITHIN OR CLOSE TO THE SITE BOUNDARIES AND TO ACCURATELY LOCATE MAINS SEWER POSITIONS, DEPTHS AND DIAMETERS, PRIOR TO ANY WORK COMMENCING ON SITE.

FOLLOWING BUILDING CONTROL 'FULL PLANS' APPROVAL (INCLUDING CONDITIONAL APPROVAL), ALL RESPONSIBILITIES IN RELATION TO Construction (Design and Management) Regulations 2015 (CDM 2015) ARE DEEMED TO BE PASSED TO THE 'PRINCIPAL CONTRACTOR' APPOINTED BY THE CLIENT. J DESIGN & PLANNING LTD CANNOT BE HELD RESPONSIBLE THEREAFTER FOR ANY FAILURE OF THE CONTRACTOR TO ABIDE BY THE REGULATIONS.

CLIENT

Mr & Mrs Clayton

PROJECT

**12 Sherwood Road,
Chandler's Ford,
Eastleigh,
Hampshire,
SO53 5DE.**

STAGE

**Stage 1 - Survey
Stage 2 - Design**

DRAWING

Proposed Alterations

DRAWING NUMBER

393_02

DATE

March 2022

SCALE

1:100 & 1:50@A1

REVISIONS

-

PHASE 1 SURVEY METHODOLOGY

A Preliminary Ecological Appraisal aims to:

- Highlight any features of particular ecological value;
- Identify potential impacts to ecology as a result of the proposals;
- Identify any issues that may have legal or planning policy implications, such as the presence of protected or notable species;
- Identify any features that have the potential to significantly constrain future development proposals;
- Make recommendations for any further ecological work (such as targeted protected species surveys) that might be required to fully assess the value of the site and the likely impacts; and
- To recommend measures that could be undertaken to enhance biodiversity or to mitigate adverse impacts.

Desk Study

Prior to undertaking the walk over survey a desk study was carried out in order to gather information on the existing biodiversity of the site and the surrounding area. Internet sources such as the Multi-agency Geographic Information for the Countryside (MAGIC) and the National Biodiversity Network (NBN) were consulted for contextual information on wildlife sites and records of protected species within vicinity to the site.

FIELDWORK METHODOLOGY

A walk over survey of the site was carried out on 16th August 2022. Within the site boundary the main land use, habitat types and specific features were mapped and described. Vegetation communities and plant species were recorded. Consideration was given for the presence of protected species through a combination of searching for evidence and noting the potential for protected species to be using various habitats within the site boundary and the zone of influence.

Badgers

The habitat within and immediately adjacent to the site boundary was considered for its potential to support badgers both for foraging and the presence of setts. The site was also searched for evidence of badgers such as holes, dung piles, snuffle holes, mammal tracks and hairs.

Bats

During the survey features such as buildings and trees were assessed for their potential to support roosting bats. Where possible an inspection of potential roost features was undertaken. The garage was inspected both internally and externally for evidence that bats may be using or have previously used the building for roosting. Such evidence may include:

- The presence of bats;
- Bat droppings on surfaces inside and on the external fabric of the building; or
- Staining or scratch marks.

Potential roosting opportunities were also noted and an assessment made on the building potential to support bats. A ladder was used to inspect the tiles on the roof to search for any evidence of bats or access/egress points and roosting opportunities.

Inspection of potential roosting opportunities on both the building and trees was undertaken using close focusing binoculars and a bright torch to search cavities.

An assessment of the surrounding habitats was made of potential bat foraging habitat.

Reptiles

The habitats were assessed for their suitability to support species of reptile. Habitats with the potential to support reptiles such as rough grassland, log piles, compost heaps, scrub, banks, burrows, water bodies etc were noted and mapped.

During the survey the weather was warm and sunny. A visual search for reptiles was undertaken by walking over the site and watching potential reptile basking spots, natural refugia such as logs and any garden refuge were also turned over.

Amphibians

Consideration was given to the presence of habitats with the potential to support species of amphibians. Habitats with the potential to support amphibians include ponds, ditches, woodland, scrub etc.

Birds

The suitability of the habitats was assessed for their potential to support nesting birds. Any birds seen whilst carrying out the survey were recorded.

Dormouse

The suitability of habitats within the site boundary and the zone of influence for supporting dormice was recorded during the survey. Woodland and hedgerows were assessed, in particular the presence of hazel, oak and fruit bearing species was noted. In addition aerial maps were consulted to assess the connectivity of the habitats present.

Invertebrates

Habitats and features likely to support notable species of invertebrate were recorded for example woodland, dead wood, herb rich grasslands etc.

PHASE 2 BAT SURVEY METHODOLOGY

Two surveyors in total were positioned at the back and front aspects of the house at locations identified as allowing good sight lines and ensuring that all potential bat access/egress points were visible between the surveyors. Each surveyor was equipped with a Petterson D240x and an Edirol or Anabat to record unidentified calls for subsequent computer analysis.

Each surveyor was supplied with a plan of the Site to mark bat activity. The following information was recorded for any bats seen or heard:

- Species;
- Time;
- Behaviour (whether it was feeding, commuting, social calling or swarming);
- If seen, direction of flight; and
- If it emerged or entered the building.

Behaviour was identified by flight patterns and call characteristics as heard on the bat detector. Weather conditions (temperature, wind speed/direction, cloud cover, rainfall in the last hour) were also recorded at the start and end of each survey.

The surveys were carried out during the peak active bat season. The survey was carried out within conditions considered suitable for bat activity.

Type	Date	Start	End	Sunset/Sunrise	Duration	Surveyors	Weather
Emergence	12 August 2022	20:00	21:45	20:15	1hr 45 mins	John Atkinson Ross Brown	16°C, Wind BF0-1, Cloud 0%, Dry

ANNEX 4

PHOTOS



Front aspect of 12 Sherwood Road



Rear aspect of 12 Sherwood Road



Chimney with lifted lead flashing



Gaps under tiles near ridge



Internal loft space showing roof light/velux window



Loft space



Side aspect