



ecosupport
PROFESSIONAL ECOLOGICAL SOLUTIONS



ECOLOGY

TREE PROTECTION FENCING

SITE PREPARATION & CLEARANCE

HABITAT MANAGEMENT & ENHANCEMENT

Ecological support, management & solutions



**Chalcot, Manchester Road,
Netley**
Ecological Appraisal

Author: Dean Swensson

Client: Mr & Mrs Wilkinson

Date of Issue: 15th July 2019

www.ecosupport.co.uk

Tel:01329 832 841

info@ecosupport.co.uk**Table of Contents**

EXECUTIVE SUMMARY	4
1.0 INTRODUCTION	5
1.1 BRIEF	5
1.2 SITE DESCRIPTION & LOCATION	5
1.3 PROPOSED DEVELOPMENT	6
1.4 NATURAL ENGLAND PRE-APPLICATION ADVICE	6
2.0 RELEVANT LEGISLATION AND POLICY	7
2.1 LEGISLATION	7
2.1.1 <i>The Conservation of Habitats and Species Regulations (2010)</i>	7
2.1.2 <i>The Wildlife and Countryside Act (1981) (as amended)</i>	7
2.1.3 <i>The Countryside and Rights of Way Act (2000)</i>	7
2.1.4 <i>NERC Act</i>	7
2.2 POLICY	7
2.2.1 <i>National</i>	7
2.2.2 <i>Local: Eastleigh Borough Council</i>	10
3.0 METHODOLOGY	12
3.1 FIELD SURVEY	12
3.1.1 <i>Habitats</i>	12
3.1.2 <i>Bats</i>	12
3.1.2.2 <i>Emergence surveys</i>	12
3.1.3 <i>Badger</i>	13
3.1.3 <i>Reptiles</i>	13
3.2 DESKTOP STUDY	13
3.2.1 <i>Data request</i>	13
3.2.2 <i>Waterbodies</i>	13
3.3 ASSESSMENT METHODOLOGY	13
3.4 LIMITATIONS	13
3.4.1 <i>Phase I survey</i>	13
3.4.2 <i>Phase II Bat survey</i>	13
3.4.3 <i>Presence likely absence Reptile survey</i>	14
4.0 ECOLOGICAL BASELINE	15
4.1 DESIGNATED SITES	15
4.1.1 <i>Solent & Southampton Water Special Protection Area (SPA)</i>	15
4.1.2 <i>Lee on the Solent Itchen Estuary SSSI</i>	15
4.2 ON LINE AERIAL SURVEY	15
4.3 HABITATS	15
4.2.1 <i>Lawn</i>	16
4.2.2 <i>Trees</i>	16
4.2.3 <i>Shrubs/Semi mature trees</i>	17
4.2.4 <i>Buildings</i>	17

4.3 BAT SURVEY RESULTS	17
4.3.1 Building assessment.....	17
4.3.2 Tree assessment.....	17
4.3.3 Emergence survey results.....	18
4.4 NESTING BIRDS	19
4.5 BADGERS	19
4.6 REPTILES	19
5.0 LIKELY ECOLOGICAL IMPACTS IN ABSENCE OF MITIGATION.....	21
5.1 INTRODUCTION.....	21
5.2 SITE PREPARATION AND CONSTRUCTION	21
5.2.1 Impacts to habitats	21
5.2.3 Impacts to wildlife.....	21
5.3 SITE OPERATION	21
5.3.1 Impacts to wildlife.....	21
6.0 MITIGATION & COMPENSATION	22
6.1 INTRODUCTION.....	22
6.2 CONSTRUCTIONAL NOISE DISTURBANCE (DISTURBANCE TO WINTERING SPA BIRDS)	22
6.3 SOLENT RECREATION MITIGATION STRATEGY CONTRIBUTIONS (SPA & DISTURBANCE TO WINTERING BIRDS)	22
6.4 BATS	23
6.4.1 Roof underlining.....	23
6.4.2 Sensitive lighting	23
6.4.3 Removal of Oak Tree.....	23
6.4.4 Provision of Bat Boxes.....	23
6.5 BREEDING AND NESTING BIRDS.....	23
6.5.1 Timing	23
6.5.2 Nest replacement.....	23
6.6 HEDGEHOGS	24
6.6.1 Supervision of Sensitive Removal of Existing Wooden Buildings.....	24
6.7 SLOW WORMS.....	24
6.7.1 Supervision of Site Clearance	24
PLAN 1.....	25
7.0 REFERENCES.....	26
APPENDIX I.....	27

Executive Summary

Ecosupport Ltd was instructed by Mr & Mrs Wilkinson to carry out a Preliminary Ecological Appraisal (PEA) of the property known as Chalcot and the associated plot of land off Manchester Road, Netley to identify any potentially important ecological features that may be affected by the proposed development. As part of this assessment, the following surveys were undertaken:

- Desktop survey inclusive of MAGIC and Google Ariel Photography
- Extended phase I habitat survey (June 2019)
- Preliminary roost assessment (buildings & trees) (June 2019)
- Bat emergence survey (July 2019)
- Reptile presence / likely absence survey (June-July 2019)

The following important ecological features were identified on site following the conclusion of the above survey work and may be subject to adverse impacts in the absence of suitable mitigation / compensation:

- Suitable habitat for breeding and nesting birds
- Low potential features for roosting bats
- Foraging and commuting for common bat species
- Impacts to low reptile population
- Impacts to Hedgehogs

In the absence of any mitigation measures, the proposed development is anticipated to result in, certain adverse effects upon a number of the species using the site. To mitigate and compensate for these impacts, appropriate actions are set out within this document (see Chapter 6) along with measures to provide ecological enhancements post development.

1.0 INTRODUCTION

1.1 Brief

Ecosupport Ltd was commissioned by Mr & Mrs Wilkinson to conduct a Preliminary Ecological Appraisal (PEA) of a plot of land located off Manchester Road, Netley. The purpose of this survey was to assess any ecological impacts that may arise as a result of the proposed development. The objectives of the survey were as follows:

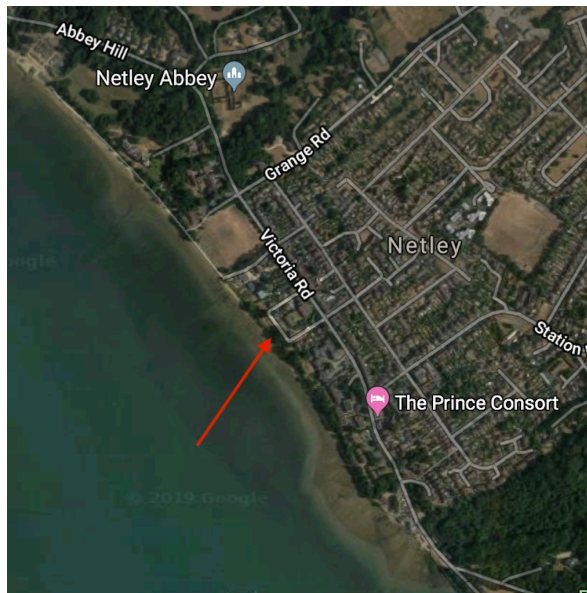
- Assess the ecological value of the site
- Identify any signs of protected species and potential features that may support them
- Make recommendations for further survey work as appropriate.
- Make recommendations for site ecological enhancements as per planning policy.

NB If the development does not take place within 18 months of this report then the findings of this survey will no longer be considered valid and should be repeated ¹.

1.2 Site Description & Location

The site comprises of an isolated garden area with 3 wooden structured buildings along with a single prefabricated concrete garage. Two mature trees are situated on the plot that also includes a managed lawn area with sparse boundary shrubs mainly on the northern boundary and a wooden larch lap fence on the southern boundary. Chalcot is located off Manchester Road, Netley, SO31 5DB (OS grid reference SU 445446). The site is bounded by Manchester Road to the East with residential housing beyond, there are neighbouring formal gardens to the North and South with the site then having cliff top edge adjacent to Southampton shoreline beyond (**Fig 1**).

Figure 1. Location of Chalcot, Netley, Hampshire



¹ <https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf>

1.3 Proposed Development

At this stage it is understood the proposals will entail the demolition of the existing structures, the removal of a single oak tree on the southern boundary and subsequent erection of a single dwelling on site.

1.4 Natural England Pre-Application Advice

Pre-application advice was provided by Natural England, this has been included within the appendix of this report. In brief Natural England advise the following:

- The site is within close proximity to Internationally and Nationally designated conservation sites
- The application site is within 5.6km of the Solent & Southampton Water Special Protection Area
- The intertidal area adjacent to the site is identified in the updated Waders & Brent Goose Strategy of 'Low Use' for Waders and Brent Geese.
- A Construction Environment Management Plan (CEMP) should be secured as a condition of planning

2.0 RELEVANT LEGISLATION AND POLICY

2.1 Legislation

2.1.1 *The Conservation of Habitats and Species Regulations (2010)*

This transposes the EU Habitats Directive (Council Directive 92/43/EEC) into UK domestic law. It provides protection for sites and species deemed to be of conservation importance across Europe. It is an offence to deliberately capture, kill or injure species listed in Schedule 2 or to damage or destroy their breeding sites or shelter. It is also illegal to deliberately disturb these species in such a way that is likely to significantly impact on the local distribution or abundance or affect their ability to survive, breed and rear or nurture their young.

2.1.2 *The Wildlife and Countryside Act (1981) (as amended)*

This is the primary piece of legislation by which biodiversity is protected within the UK. Protected fauna and flora are listed under Schedules 1, 5 and 8 of the Act. They include all species of bats, making it an offence to intentionally or recklessly disturb any bat whilst it is occupying a roost or to intentionally or recklessly obstruct access to a bat roost. Similarly, this Act makes it an offence to kill or injure any species of British reptiles and also makes it an offence to intentionally kill, injure or take any wild bird or to take, damage or destroy their eggs and nests (whilst in use or being built).

2.1.3 *The Countryside and Rights of Way Act (2000)*

This Act places a duty on Government Ministers and Departments to conserve biological diversity and provides police with stronger powers relating to wildlife crimes.

2.1.4 *NERC Act*

The Natural Environment and Rural Communities (NERC) Act 2006 requires that public bodies have due regard to the conservation of biodiversity. This means that Planning authorities must consider biodiversity when planning or undertaking activities. Section 41 of the Act lists species found in England which were identified as requiring action under the UK Biodiversity Action Plan and which continue to be regarded as conservation priorities under the *UK Post – 2010 Biodiversity Framework*.

2.2 Policy

2.2.1 *National*

The revised National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government, 2019) outlines a number of more robust measures to ensure the impacts of development upon the Country's biodiversity interests are appropriately mitigated against whilst also seeking to achieve a 'net gain'. The key policy test relating to developments and biodiversity is outlined below.

Chapter 15. Conserving and Enhancing the Natural Environment

170. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) 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);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.*

171. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

172. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development⁵⁵ other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and*
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.*

173. Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 172), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.

Habitats and Biodiversity

174. To protect and enhance biodiversity and geodiversity, plans should:

- a) identify, map and safeguard components of local wildlife-rich habitats and wider 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 national and local partnerships for habitat management, enhancement, restoration or creation; and*
- b) 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.*

175. When determining planning applications, local planning authorities should apply the following principles:

- a) 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;*
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- c) 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 reasons⁵⁸ and a suitable compensation strategy exists; and*
- d) 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.*

176. The following should be given the same protection as habitats sites:

- a) potential Special Protection Areas and possible Special Areas of Conservation;*
- b) listed or proposed Ramsar sites; and*
- c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.*

177. The presumption in favour of sustainable development does not apply where development requiring appropriate assessment because of its potential impact on a habitats site is being planned or determined.

2.2.2 Local: Eastleigh Borough Council

Eastleigh Borough Local Plan Review (2001-2011)

Adopted May 2006

The Eastleigh Borough Local Plan 2011-2036 is currently being developed and will form part of the Development Plan when adopted, replacing the saved policies of the 2001-2011 Local Plan. The following policies were saved in 2009.

The borough of Eastleigh contains areas of International, European, National and local conservation interest. Development in the borough could have effects on these and other sites beyond its boundaries as recognised in the Local Plan's Habitats Regulations Assessment. Areas of particular sensitivity outside but within reach of the borough include other parts of the Solent coastline and the New Forest.

The Borough Council has produced a Biodiversity Supplementary Planning Document which explains the nature conservation interest and site designations in the borough and the ways in which the Council will protect and enhance them. The Council has also produced a Biodiversity Action Plan (BAP) (2012) which defines Priority Biodiversity Areas and Priority Biodiversity Links.

The saved policies of Chapter 1: The Countryside (CO) and Chapter 2: Nature Conservation (NC) state that the retention and where appropriate enhancement of the Borough's ecological diversity is an important objective, therefore the Council aims to identify, protect and enhance areas of nature conservation importance and promote and enhance biodiversity as an important component of sustainable development. Protection of species and habitats covered by law and those recognised as important within the Borough will be upheld, particularly when considering Planning Applications. Development which is likely to have a direct or indirect adverse impact upon any such habitats or species will not be permitted unless it can be demonstrated that the reasons for the development clearly outweigh the harm, and stringent mitigation measures are implemented. Further, the enhancement of the wildlife network within the Borough is desirable and should be achieved by the inclusion of sympathetic measures and features in the layouts of development proposals.

Strategic Policy S11 'Nature conservation' states that the Borough Council will work with developers to:

- Protect, conserve and enhance areas subject to International, European, National and local nature conservation designations and
- Assist in achieving national, county and local biodiversity targets as set out in Biodiversity Action Plans (BAPs);
- Protect, conserve and enhance networks of natural habitats and features, including the Priority Biodiversity Areas, Priority Biodiversity Links, watercourses, trees and hedgerows important to biodiversity and local character;

- On new development sites seek enhancement of biodiversity through the provision of new habitats and features compatible with the native biodiversity characteristics of the borough; and
- Encourage and develop public understanding of biodiversity, enabling access where this does not harm nature conservation interests.

Policy DM9 'Nature conservation' states eventualities in which nature conservation would prevent development. For example development which is likely to adversely affect the integrity of sites of International or European nature conservation, Sites of Special Scientific Interest (SSSI), Site of Importance for Nature Conservation (SINC) or Local Nature Reserve will not be permitted.

In determining planning applications, the Borough Council seeks opportunities to create or enhance habitats and features of nature conservation interest, to protect and enhance the Priority Biodiversity Areas and the Priority Biodiversity Links and finally requires mitigation measures in connection with new residential development as identified by the Solent Disturbance and Mitigation Project unless it can be demonstrated to the satisfaction of the Borough Council that the development is not likely to have significant adverse impacts on the integrity of the Solent European marine sites.

Where mitigatory or compensatory provision are needed, the over-riding principle is that as a minimum, no net lose should occur to biodiversity and a net gain should be secured where possible.

Eastleigh Borough Council (2009) 'Eastleigh Borough Local Plan: Review (2001-2011): Saved Policies (2009)' Eastleigh Borough Council, Eastleigh.

3.0 METHODOLOGY

3.1 Field Survey

3.1.1 Habitats

The field survey work which forms the basis of the findings of sections of this report was carried out by Dean Swensson of Ecosupport (20 years professional ecological consultancy experience, Natural England bat and GCN survey licence holder) on the 5th June 2019.

The Phase 1 Habitat survey (JNCC, 2010) methodology was adopted which is a method of classifying and mapping wildlife habitats in Great Britain. It was originally intended to provide “...*relatively rapidly, a record of semi-natural vegetation and wildlife habitat over large areas of the countryside*”. The standard Phase I Habitat survey methodology has been ‘extended’ in this report to include the following:

- Descriptions of habitat structure, the evidence of management and a broad assessment of habitat condition;
- Identification of Priority Habitats under Section 41 of the NERC Act;
- Evidence of, or potential for, the presence of certain species/groups

3.1.2 Bats

3.1.2.1 Preliminary roost assessment

An assessment was made of the suitability the buildings on site to support roosting bats based on the presence of any Potential Roost Features (PRFs). This involved the use of 8 x 42 close focus binoculars and a high-powered torch (where required) for a more detailed inspection of any features (i.e. loose / raised tiles, tile hanging, gaps into soffits on buildings along with an internal inspection of the building. The survey conformed to current best practice guidance as described *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (Collins, 2016) and was carried out by Dean Swensson 2015-13211-CLS-CLS.

3.1.2.2 Emergence surveys

The emergence survey on the tree on site was led by Dean Swensson with an experienced bat field surveyor (2 surveyors covering all elevations of the tree) all experienced bat surveyors with Ecosupport Ltd (minimum of 2 seasons). Both heterodyne (Peterson D230 and Elekon Batscanner) and full spectrum (Elekon Batlogger) detectors were used for identifying species calls. The dusk emergence survey began approximately 15 minutes prior to sunset and continued until approximately an hour and 15 minutes after sunset. Survey sheets were used to record the following information:

- Time of call registration
- Species (if possible to identify using heterodyne detector)
- Location / activity
- Direction of flight (if seen)

3.1.3 Badger

The site was thoroughly searched for evidence of use by Badgers (*Meles meles*), with the specific aim of identifying the presence and location of any setts. In accordance with the *Badgers and Development: A Guide to Best Practice and Licensing* (Natural England, 2011) guidance, the survey accounted for a 30m from the site's boundary (observed where possible i.e. does not conflict with private dwellings). Evidence of Badgers could include latrines, dung pits, feeding remains and foraging evidence, trails and setts.

3.1.3 Reptiles

The site was assessed for the presence of habitats suitable for reptiles. Areas used by reptiles may include mixed structured grassland along with scrub or potentially areas of matted and differing low vegetation. Furthermore, a general observational search was carried out to detect basking reptiles.

3.2 Desktop Study

3.2.1 Data request

Given the size of the site and the limited habitats and ecological features present a data request has not been requested by Hampshire Biodiversity Information Centre (HBIC). Notwithstanding this, information is provided in respect of the adjacent Southampton Water and Solent Special Protected Area (SPA) and Netley Cliffs (SSSI).

3.2.2 Waterbodies

Any ponds located within 250 m of the proposed development were searched for using Ordnance Survey maps and available aerial images.

3.3 Assessment Methodology

The methodology for the assessment of the likely ecological effects of the proposed development is based on IEEM's Guidelines for Ecological Assessment in the UK (CIEEM 2018). Although this assessment does not constitute a formal Ecological/ Environmental Impact Assessment, the CIEEM guidelines provide a useful framework for assessing ecological impacts at any level. Features of ecological interest are valued on a geographic scale. Value is assigned on the basis of legal protection, National and local biodiversity policy and cultural and/or social significance.

3.4 Limitations

3.4.1 Phase I survey

There were not considered to be any limitations on the survey findings with weather conditions good (sunny spells, temp of 17 °C) and the survey conducted at the optimum time for when vascular plants are flowering.

3.4.2 Phase II Bat survey

The bat survey was carried out during the accepted survey season (Collins (ed), 2016) and during suitable weather conditions and as such, the results are considered sufficient in establishing the presence (or otherwise absence) of any roosting bats.

3.4.3 Presence likely absence Reptile survey

The reptile surveys were carried out during the season when reptiles are active during suitable weather conditions and as such, the results are considered sufficient in establishing the presence (or otherwise absence) of reptiles.

4.0 ECOLOGICAL BASELINE

4.1 Designated Sites

Designated sites in the near vicinity include a RAMSAR site/Special Protected Area (SPA) and Site of Special Scientific Interest (SSSI).

4.1.1 Solent & Southampton Water Special Protection Area (SPA)

Chalcot is adjacent to the Solent and Southampton Water SPA. This covers approximately 5,506 hectares and includes inter-tidal sand and mudflats, shingle beaches, spits and saltmarshes. The area qualifies as an SPA by supporting Internationally important populations of waders and wildfowl. During the breeding season species including: Common Tern (*Sterna hirundo*), Little Tern (*Sterna albifrons*), Mediterranean Gull (*Larus melanocephalus*), Roseate Tern (*Sterna dougallii*) and Sandwich Tern (*Sterna sandvicensis*). During the overwintering period species such as Black-tailed Godwit (*Limosa limosa islandica*), Dark-bellied Brent Goose (*Branta bernicla bernicla*), Ringed Plover (*Charadrius hiaticula*) and Teal (*Anas crecca*) are present. These species are listed under Annex I of the Habitats Directive 2010 (as amended) (JNCC, 2011). Due to the International designation, the Solent and Southampton Water SPA is considered to be of International Value.

4.1.2 Lee on the Solent Itchen Estuary SSSI

The SSSI extends from Lee on the Solent to the Itchen estuary (also including the lower estuary of the River Hamble). In winter, over 10,000 waders depend on Southampton Water and this means the site qualifies for national importance. Brent Geese alone can number 2000. The SSSI provides feeding areas for many species of waders, which feed upon the algae, eelgrass and associate invertebrates on the mudflats. The designation of the Lee on the Solent to Itchen Estuary as a SSSI means that it is of National Value.

4.2 On line Aerial Survey

Due to the limited extent of area the site and isolation from adjacent road network a reduced circumference search was carried out for any freshwater waterbodies. Waterbodies such as suitable ponds or ditches were searched for using Ordnance Survey mapping on line resources. No water bodies were identified that were considered suitable for amphibian presence or likely necessitated further survey.

4.3 Habitats

The vegetation within the site has been described below using the broad Phase I habitat classification terminology as described with JNCC (2010). The below species noted should not be considered an exhaustive list and instead refer to dominant, characteristic and other noteworthy species associated with each community within the survey area. The habitat types on site comprise of:

Semi improved grassland

- Scattered / continuous scrub
- Hedgerow / treelines
- Tall ruderal
- Scattered trees

- Buildings/hardstanding

4.2.1 Lawn

The largest habitat type on site is a managed improved lawn area. It was noted that the lawn supported very few common herbs and in areas is sparsely vegetated with little to no structure to the grassland. (Fig 2)

Figure 2. View of the main open lawn area of the Chalcot site.



4.2.2 Trees

These have some ivy (*Hedera helix*) coverage with some dead wood particularly within the single Oak located on the southern boundary and as shown in Fig 3. See 4.3.2 for bat survey tree assessment.

Fig 3. Two of the sheds located on site plus oak with two main trunks.



4.2.3 Shrubs/Semi mature trees

The northern and eastern boundary some albeit limited woody vegetation is present. This includes several small diameter Holly trees (*Ulex Aquafolia*) which are sparse in their growth. Sapling sycamore (*Acer pseudoplatanus*) and Beech (*Fagus sylvatica*) are present and are restricted in growth likely from over shading from the more mature oak trees on site and a neighboring large mature beech tree (off site). Rhododendron and some Cherry Laurel (*Prunus Laurocerasus*) is also present again restricted and managed, remaining low in height.

4.2.4 Buildings

Four buildings in total are present with three wooden shed structures and a single concrete prefabricated garage. Further information on these is provided in the section below with regards to any bat roosting potential.

4.3 Bat Survey Results

4.3.1 Building assessment

All buildings were thoroughly searched externally and internally. The wooden buildings are single storey and single skin fabrication. All have bitumen roofing with no identified likely features considered suitable for roosting bats. Again the concrete garage is of a single skin construction with corrugated roofing sheet. No external features were identified that were considered suitable for bats to use to either enable entry into further suitable features or roost underneath or between constructional materials.

A thorough search internally of the buildings found no evidence of bats including droppings or feeding remains. No signs of bats or features considered suitable for bats to use were identified within any of the buildings and therefore the buildings have been classified as being of **negligible potential** for roosting bats. Based on this negligible classification no further Phase II bat surveys will be required in relation to the buildings on site.

4.3.2 Tree assessment

Two Oak trees are present on site. Situated towards the southern boundary there is a mature Oak and again a mature Oak at the entrance to the site, eastern boundary. A feature of this tree at the entrance of the site includes a drain pipe which the tree has over a significant period of years has grown around and in locations engulfed the pipe completely. The other oak has been damaged or coppiced at an early stage of its life and includes two main stems from ground level. This tree was found to have a low number of potential bat features including ivy growth, damaged and flaking bark and dead wood with some possible crevices. The single oak on the southern boundary was found to have three possible features that could be considered of **low** bat roost potential. Therefore, a further Phase II bat emergence survey was carried out to further determine whether these features were currently being used by bats.

Fig. 4. One of the bat roosting features identified on the southern boundary Oak tree.

4.3.3 Emergence survey results

The results of the single dusk emergence survey undertaken on the single Oak with low potential is provided below (**Tables 1 and 2** below).

Table 1. Relevant information on survey conditions noted during the surveys

Date	Start Temp (°C)	Cloud Cover (%)	Wind (beaufort scale)	Start time	Finish time	General information
8 th July 2019	19	50	0	20:50	22:00	Dry, calm, mild

Table 2. Results of the emergence survey undertaken on site. HNS = Heard Not Seen

Survey Date	Recorded Bat Roosts	General Bat Activity on Site		
		Species	First Pass	Last Pass
8/7/2019		Common Pipistrelle	21:19	22:00

		<u>Summary:</u> The first registration was from a Common Pipistrelle (<i>Pipistrellus pipistrellus</i>) at 21:19 which was heard and not seen and considered likely to have emerged outside of the site from adjacent buildings. Thereafter, a minimum of 2 common pipstrelle were recorded foraging between 21:30 – 22:00 adjacent to and over the site.
	No emergences	Two hedgehogs (<i>Erinaceus Europaeus</i>) were noted emerging from underneath the largest main wooden building on site and foraged within the garden for several minutes before exiting to neighboring properties.

No bats were recorded emerging from the oak tree on site and it is therefore considered currently unlikely to be used by roosting bats at time of the survey.

4.4 Nesting Birds

No active bird nests were identified during the survey however the sheds and vegetation on site could potentially be used by common garden and woodland species for both nesting and foraging and as such, the site is considered to be of **Moderate** potential for breeding and nesting.

4.5 Badgers

During the Phase I survey, no evidence of Badger was noted on the site however it was considered to be of **Moderate** quality for foraging.

4.6 Reptiles

A further presence likely absence reptile survey was carried out by Ecosupport staff with reptile refugia covering the area of the site subject to this report.

The results of these checks are provided in **Table 3**. A single female Slow Worm (*Anguis fragilis*) was recorded on the first survey visit underneath a refugia placed on the western edge of the site along the cliff edge.

Table 3. Results of the reptile survey undertaken on site.

Date	Time	Temp (°C)	Cloud Cover (%)	Wind (Beaufort)	Reptiles	Total
17/6/19	10:00	16	50	-	1 female Slow worm along the western boundary	1
19/5/19	11:30	16	40	1	-	-
21/6/19	11:00	19	0	1	-	-
24/6/19	14:00	19	100	3		-
26/6/19	09:30	16	80	1	-	-
3/7/19	08:30	16	100	2	-	-
8/7/19	08:30	17	10	1	-	-

5.0 LIKELY ECOLOGICAL IMPACTS IN ABSENCE OF MITIGATION

5.1 Introduction

The CIEEM guidelines (CIEEM 2018) require that the potential impacts of the proposals should be considered in absence of mitigation. In order for a significant adverse effect to occur, the feature being affected must be at least of local value. However, in some cases, features of less than local value may be protected by legislation and/or policy and these are also considered within the assessment. Although significant effects may be identified at this stage of the assessment, it is often possible to provide appropriate mitigation.

5.2 Site Preparation and Construction

5.2.1 Impacts to habitats

The features of the neighbouring SPA which include wintering birds could be impacted through noise from constructional activity therefore an **adverse impact is possible**.

The development will include the removal of species poor lawn, existing buildings and hard standing habitats. Furthermore, some minimal vegetation present will be cleared, as to will the single existing oak tree on the southern boundary. The single Oak proposed for removal is considered of site value. There is not considered to be any significant impacts to valuable habitats, therefore an **adverse impact is unlikely**.

5.2.3 Impacts to wildlife

A likely very low population of Slow Worms have been identified on site. It is possible that individual Slow Worms could be killed or harmed during site works. There are also a number of opportunities noted which may be used by nesting birds and in addition despite bats not currently recorded as using the features identified within the Oak tree on the southern boundary, bats may potentially still use these in the future during other seasons. During the bat survey 2 European Hedgehogs (*Erinaceus europaeus*) were observed foraging and likely having used the raised sheds on site as daytime sheltering areas. These animals could potentially be harmed or killed during the site clearance. Therefore, an **adverse impact is possible**.

5.3 Site Operation

5.3.1 Impacts to wildlife

Any additional lighting associated with the development could result in disturbance to bats along with any other nocturnal wildlife present in the area. Furthermore, occupiers of the new dwelling may also create disturbance when visiting the near by SPA. Therefore, **adverse impact is possible** to any bats present in the vicinity due to increased lighting and disturbance to features (wintering birds) of the SPA.

6.0 MITIGATION & COMPENSATION

6.1 Introduction

The below sections outline a number of mitigation and compensation provisions that are appropriate and proportionate to the proposed scheme. In addition to this, measures are outlined to protect the existing features of value and provide enhancements post development. In addition **Plan 1** outlines compensation & enhancement measures along with the retention of a compensatory wildlife area that will provide a suitable corridor on site for Slow Worms and provision for Hedgehogs.

6.2 Constructional Noise Disturbance (Disturbance to Wintering SPA Birds)

Methods of piling for the build footings will employ the use of screw piles that will be installed using a small excavator. No percussion piling will be employed on site. Noise generated from the machinery for screw piling will be within the acceptable decibel range not to cause noise disturbance to wintering birds within the nearby SPA.

6.3 Solent Recreation Mitigation Strategy Contributions (SPA & Disturbance to Wintering Birds)

The site lies within the vicinity of the Solent SPAs. In order to mitigate for the likely increases in residential pressure upon this SPA, due to the high densities of wildfowl and waders for which the area is predominantly protected, the Solent Recreation Mitigation Strategy (SRMS) has been introduced in collaboration with Natural England, comprising a partnership of all local councils. Mitigation towards the SPA must be provided for all new recreational developments within the 5.6km disturbance zone of the SPA. The simplest method of providing a necessary suitable and appropriate level of mitigation is via financial contributions, which, at the time of report issue, are calculated on a sliding scale as follows (for any net increase in residential dwellings which, for this development, is one):

£337 for each 1 bedroom dwelling
£487 for each 2 bedroom dwelling
£637 for each 3 bedroom dwelling
£749 for each 4 bedroom dwelling
£880 for each 5 bedroom (or more) dwelling

These contributions are used to enable the continued use of the coastline in a way that reduces the risks to the bird species of International importance that use the area, for example funding a team of rangers and implementing initiatives to encourage responsible dog walking (Solent Recreation Mitigation Partnership, 2014). It is considered that the contribution, in compliance with the recommendations presented within the SDMP, provides a suitable level of mitigation for the potential adverse impacts associated with the proposed scheme upon the Solent SPA.

The contribution can be made as follows:

1) Prior to planning permission being granted or by completing the SDMP Agreement and sending the completed form along with mitigation contribution to the Planning Agreements Officer at the Local Planning Authority; or

2) By completing a Unilateral Undertaking before planning permission is granted with an undertaking that the payment will be made before the development is implemented. Please note, this option incurs an administration fee payable to the LPA of £75.

6.4 Bats

6.4.1 Roof underlining

If the roof build is required to include a roofing felt material. In-line with Natural England (2015) guidance bitumen roofing felt will be utilised as opposed to Breathable Roof Membrane (BRM) for all roofing works as there is considerable evidence to suggest that BRM poses a threat to bats occupying a structure due to entanglement in the fibres (Natural England, 2015).

6.4.2 Sensitive lighting

It is understood that there is no proposals to include any outside lighting within the site and therefore requirements for any sensitive lighting will not be necessary.

6.4.3 Removal of Oak Tree

The Oak located on the southern boundary will require removal. The single emergence survey found no bats using the tree at time of survey. To further reduce risk of a potential roost being impacted the tree will be sensitively felled under supervision of an experienced licensed bat ecologist. Potential roost features will firstly be searched using an endoscope and then soft felling methods will be employed to remove the features. Sections of timber from this Oak will be used in the construction of the artificial hedgehog refuge prior to the dismantling of the sheds on site.

6.4.4 Provision of Bat Boxes

As part of the development ecological enhancements artificial bat roosting features will be included in the fabric of the building as well as the inclusion of tree erected roosting boxes. Two 2FE Schwegler wall mounted bat shelters or similar will be included on the highest elevations of the eastern and southern new dwelling. Three tree erected bat boxes will also be erected on the remaining large mature Oak tree on the eastern boundary.

6.5 Breeding and Nesting Birds

6.5.1 Timing

In order to avoid disturbance of nesting birds or damage to their nests, demolition of the wooden and concrete buildings and clearance of vegetation and trees will be carried out outside of the bird-nesting season (typically the nesting season being March – September, dependant on weather). If this is not possible, the buildings and vegetation should be thoroughly checked by an ecologist immediately prior to demolition and clearance. If any active nests are found, they should be left undisturbed until fledglings have left the nest and are safely away from the area due to be cleared.

6.5.2 Nest replacement

To provide nesting opportunities for woodland and garden birds 2 bird boxes will be included in the development. A single circular and a single open fronted nesting boxes will be erected within the site.

6.6 Hedgehogs

6.6.1 Supervision of Sensitive Removal of Existing Wooden Buildings

In order to avoid harming/killing hedgehogs, removal of the sheds will take place sensitively and under supervision of an experienced ecologist. This will be to ensure individual animals are not killed during this process. Prior to demolition and removal of the existing sheds two hedgehog refugia will have been constructed and installed within the wildlife compensation corridor at the western boundary of the site. These will be built from the timber of the Oak that will require removal. Any hedgehogs found during the removal of the sheds will be placed within these newly constructed compensatory features. Furthermore, Any proposed fencing will require gaps to be placed at the bottom of the fencing large enough to allow hedgehogs to resume access and exiting to and from the site. See **Plan 1**.

6.7 Slow Worms

6.7.1 Supervision of Site Clearance

The reptile survey identified a likely very low population of Slow Worms to be present on site. Due to the very low numbers of animals present the clearance of vegetation and any ground disturbance will be carried out under supervision of an experienced ecologist. This is to ensure individual Slow Worms are not harmed or killed during these processes. Any animals found during this supervision will be placed within the wildlife corridor proposed for location on the western boundary of the site. See **Plan 1**.

PLAN 1.

Enhancement

**Wildlife Corridor
1.5metres wide to
be retained
without any impact
along western
boundary (to be
protected with
signage and barrier
fencing)**

Provision of gaps in fencing both ends of the wildlife corridor to enable wildlife movement

Provision of 2 Wall mounted, 2 tree erected bat boxes and 2 tree erected bird boxes to be placed in appropriate areas as advised by the overseeing ecologist.

**Constructed Hedgehog
Refugia (houses) Timber to
be used from felled Oak to
construct and to a suitable
design**

Existing Foul
Manhole

Existing Foul Sewer

MANCHESTER ROAD

JON DALE ARCHITECT LTD.

Jon Dale RIBA 7 Crestwood View, Eastleigh, Hampshire, SO50 4NF Tel: 07787 575126 E-mail: jondalearchitect@gmail.com

Project **Chalcott,** Title **Site Layout**

Scale: 1:100 Date: June '19 Drawn: JD Checked: Job No.: JD-022 Drawing No.: SL01 Revision: -



scale 1:100



7.0 REFERENCES

CIEEM. (2018). Guidelines for Ecological Assessment in the United Kingdom. Institute of Ecology and Environmental Management, Winchester.

Collins, J. (ed.) (2016). Bat Surveys for Professional Ecologists; Good Practice Guidelines (3rd edition). The Bat Conservation Trust, London.

JNCC (2010) Handbook for Phase 1 Habitat Survey. Joint Nature Conservation Committee, Peterborough.

JNCC and Defra (on behalf of the Four Countries' Biodiversity Group) (2012). UK Post-2010 Biodiversity Framework.

Ministry of Housing Communities & Local Government (2018) National Planning Policy Framework.

APPENDIX I

Natural England Pre app letter

Date: 25 February 2019
Our ref: 274224
Your ref: Q/19/84957



Gary Osmond
Planning Specialist
Eastleigh Borough Council

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Gary

Planning consultation: Pre-App advice - Replacement dwelling

Location: CHALCOT, YORK ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5DD

Thank you for your consultation dated and received by Natural England on 19 February 2019.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England has reviewed the pre-application request that has been sent to us by your authority. As you may be aware, Natural England has introduced an improved service to provide discretionary advice related to planning proposals, supported by the introduction of charges – our Discretionary Advice Service (DAS).

Based on the consultation sent to Natural England by your authority and in accordance with Natural England's DAS requirements, Natural England can provide advice on the following areas:

Internationally and Nationally Designated Sites

The development site is in close proximity to the following designated nature conservation sites:

- Solent & Southampton Water Special Protection Area (SPA) & Ramsar
- Lee on the Solent to Itchen Estuary SSSI

Further information on the SSSIs and their special interest features can be found at www.natureonthemap.naturalengland.org.uk. Any application should include a full assessment of the direct and indirect effects of the development on the features of special interest within these sites and should identify such mitigation measures as may be required in order to avoid, minimise or reduce any adverse significant effects. Natura 2000 network site conservation objectives are available on our internet site [here](#).

Solent Recreation Mitigation Partnership (SRMP)

The application site is within 5.6km of the Solent and Southampton Water Special Protection Area (SPA) and will lead to a net increase in residential accommodation. To address any potential significant effects, any forthcoming planning application will need to comply with adopted planning policy to mitigate against adverse effects from recreational disturbance on the Solent SPA sites, as agreed by the Solent Recreation Mitigation Partnership (SRMP) Definitive Strategy.

Provided there is commitment to this mitigation early in the process and an appropriate planning condition or obligation is attached to any forthcoming planning permission to secure this measure, this will ensure this potential effect has been appropriately addressed. Our advice is that this needs to be

confirmed by the Council, as the competent authority, via an appropriate assessment to ensure there is no adverse effect on the integrity of the site(s) in accordance with the Conservation of Habitats & Species Regulations 2017.

SPA functional land

The site is identified in the updated Solent Waders and Brent Goose Strategy as a Low Use site. The Solent Waders and Brent Goose Strategy (SWBGS) aims to protect the network of non-designated terrestrial wader and brent goose sites that support the Solent Special Protection Areas (SPA) from land take and recreational pressure associated with new development. All Low Use sites have the potential to be used by waders or brent geese and these sites have the potential to support the existing network and provide alternative options and resilience for the future network. The in-combination loss of these sites would impact on the continued ecological function of the wader and brent goose network and proportionate mitigation, off-setting and/or enhancement measures will be required.

Natural England is concerned that, without appropriate mitigation, the proposed development could have significant direct impacts upon the qualifying features of the aforementioned designated site due to impacts on the Solent Waders and Brent Goose ecological network. Where impacts cannot be avoided or adequately mitigated on-site, proportionate mitigation would comprise off-setting or enhancement measures via payment towards the management and enhancement of the wider waders and brent geese ecological network.

An agreed and deliverable mitigation strategy could address the potential for significant effects arising from the development on the qualifying features of the Solent and Southampton Water SPA. Draft guidance on the off-setting and mitigation requirements has been issued to local planning authorities and this sets out the necessary measures to avoid impacts. Securing early commitment to this mitigation will ensure the potential significant effects have been addressed.

Construction Environment Management Plan

Natural England advises a Construction Environment Management Plan (CEMP) should be submitted to and approved by the Council's Ecology specialist. The approved CEMP should be secured via an appropriately worded condition attached to any planning consent and shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

In addition due to the proximity to the SPA the following condition should be secured with any permission:

"Wherever possible, percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) should be avoided during the bird overwintering period (i.e. October to March inclusive).

Note: The sensitive receptor is the nearest point of the SPA or any SPA supporting habitat (e.g. high tide roosting site)."

If such a condition is problematic to the applicant than Natural England will consider any implications of the proposals on the SPA bird interests on a case by case basis through our Discretionary Advice Service.

Local wildlife sites

The development site is adjacent to Netley to Hamble Shore Site of Importance to Nature Conservation (SINC). Local wildlife sites remain material considerations in the determination of planning applications. Further information in relation to the county wildlife sites present within and adjacent to this proposal's boundary may be available from Hampshire Biodiversity information Centre (HBIC).

Protected species

Natural England has produced [standing advice](#) to help planning authorities understand the impact of particular developments on protected species. We advise that the standing advice is interpreted for you by your district ecologist, or an equivalent independent party with the necessary expertise. Natural

England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

If the developer requires substantive pre-application advice in addition to that provided above, Natural England advises that the applicant/developer consults Natural England directly, so that they have the opportunity to express an interest in using DAS.

The first step is for the developer to fill out a simple form, so we can register their interest, and make sure they have the right adviser for their case. Please visit our website (<http://www.naturalengland.org.uk/ourwork/planningdevelopment/spatialplanning/das/default.aspx>) for more information and a downloadable request form [here](#) .

Yours sincerely

Rachael Clemson, Planning Adviser
Dorset, Hampshire and Isle of Wight Area Team

