



**The Slipway, Rope Walk, Hamble, Southampton,
SO31 4HB**

Ecological Assessment

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1.0 Summary

The proposal is to change the use of the dwelling from a public house to residential. There were no signs of bats or nesting birds externally or internally as noted during the initial visit in 2020 and during the follow up visit in 2023. An extension is proposed at the western elevation and this will involve the removal of a small amount of roof tiles – these were checked and no signs of roosting bats were noted. The building is on a slope and the tiles being removed lead out onto the pub garden at eye level therefore it would seem unlikely that the area being impacted is used by roosting bats, there are many other gaps under tiles at different points on the roof for bats to roost and these will remain unimpacted by the proposals. Any tiles removal will be undertaken under ecological supervision. New features for roosting bats will be incorporated into the new extension and a feature for nesting house sparrows and a feature for nesting swifts will be incorporated into the building also to enhance it for these species of birds, this will ensure Biodiversity Net Gain.

A contribution will be required to mitigate the impacts associated with residential development on European sites. Contributions for off-site mitigation associated with residential development proposals will be required in the form of a payment of £181 per dwelling to be paid to the Solent Recreation Mitigation Partnership.

2.0 Introduction

Background

- 2.1 Peach Ecology was commissioned in April 2020 to carry out an Ecological Assessment of the proposed development at The Slipway, Rope Walk, Hamble, Southampton, S031 4HB; central Grid Reference: SU 48422 06768, located as shown in **Appendix A** and laid out as shown in **Appendix B**. This report will be submitted to Eastleigh Borough Council for permission to extend the existing building and change its use from a public house to residential, as shown in **Appendix C**. An updated site visit was undertaken in July 2023.
- 2.2 This report describes the existing ecology on site based on the findings of an initial site visit, protected species and habitats data searches and review of local and national policies.

Description of site and surrounding area

- 2.3 The site is located in the village of Hamble-le-Rice, less than 100m from the waters edge and surrounded on all sides by other buildings. The site is less than 200m from Royal Southern Yacht Club. The site consists of a public house with a beer garden to the rear with two trees present on the boundary.

Brief

- 2.4 To carry out an Ecological Assessment of the site and inform the clients of any ecological implications associated with the current proposals.

3.0 Methodology

Desk Study

- 3.1 This involved gathering ecological data relating to statutory nature conservation sites from within 2km, the results of which are shown in **Appendix D**. A search was undertaken using Multi-Agency Geographic Information for the Countryside (MAGIC), a DEFRA run website, to check for European Protected Species licences nearby. Ordnance Survey maps and aerial images were assessed to check for other relevant data on notable habitats and species nearby including ponds and wildlife corridors where the site connects into the surrounding area.

Site Assessment

- 3.2 The site was assessed initially on the 18th April 2020 and then again on the 7th July 2023. The initial survey employed techniques based on standard Phase I Habitat Survey (JNCC) methodology and the CIEEM Guidelines for Ecological Impact Assessment (ECIA: CIEEM, 2016). Habitat types on and adjacent to the site were identified according to standard habitat definitions. The collection of botanical information focused on the dominant and key indicator species for each habitat type. The site survey included an assessment of the habitats immediately adjacent to the site, where possible, to look at the value of the site within the local landscape and to see whether these sites supported protected species. Indicative methodologies for the most likely protected and notable species that could occur on site and be impacted by the proposals are set out below.

Bats

- 3.3 Buildings and trees within the footprint of the site and any areas potentially impacted by the proposals were inspected in accordance with current survey guidance (BCT, 2016) for potential access points and roosting features which could support bats. Trees were checked for ivy cover, crevices and rotten sections from ground level and using a ladder and binoculars where necessary. Buildings were checked internally and externally for any signs of roosting bats or bat activity including droppings, insect feeding remains, worn entrances and staining. The roof of the building where the new extension abuts it was checked using a ladder and endoscope.

Birds

- 3.4 Any habitat features on site or on the buildings which could potentially be used by nesting birds, were surveyed and any nesting activity was noted.

4.0 Results and Discussion

Desk study

- 4.1 Nine statutory sites of importance to nature conservation exist within 2km of the site: Holly Hill Woodland Park (LNR), Mercury Marshes (LNR), Hook with Warsash (LNR), Warsash Common (LNR), Solent and Southampton Water (Ramsar), Lincegrove and Hackett's Marshes (SSSI), Lee-On-The Solent to Itchen Estuary (SSSI), Solent Maritime (SAC) and Solent and Southampton Water (SPA).
- 4.2 The Solent Maritime SAC is the closest designation to the site, approximately 85 meters east. The Solent Maritime SAC is designated for the Annex I habitats that are a primary reason for site selection: 1130 Estuaries; 1320 Spartina swards; 1330 Atlantic salt meadows; as well as seven further Annex I habitats that present as qualifying features. It also contains Annex II species 1016 Desmoulin's whorl snail as a species present as a qualifying feature for site selection. Southampton and Solent Water (Ramsar) is located 890m south as its closest point to the site, however is also north, east and south of site
- 4.3 The Lee-On-The Solent to Itchen Estuary SSSI has designations to the north, east and south of the site. The closest designation to the north is 525m, south 890m and east 275m. The SSSI designation is due to the importance of the intertidal muds and fringe vegetation, they provide habitat and feeding grounds to many species of birds and plants, of which have international importance. The SSSI also overlaps in Hook with Warsash LNR and Mercury Marshes LNR.
- 4.4 Lincegrove & Hackett's Marshes (SSSI) overlaps with Solent & Southampton Water (SPA, Ramsar) and Solent Maritime (SAC). These are located, at the closest point, 1.5km north of the site. These protected habitats are comprised of mature saltmarsh on the west bank of the River Hamble estuary, one of the best remaining examples of this habitat on the south coast.
- 4.5 Other LNR within 2km of the site include: Hook with Warsash LNR is located 275m east of the site, Mercury Marshes 820m north, Holly Hill and Woodland LNR 890m north east and Warsash Common LNR 1.8km south east.
- 4.6 Due to the relatively small scale and extent of the proposals and the degree of separation it is unlikely that the development will impact directly upon any of the designated sites. It is important however that the proposals follow appropriate pollution prevention and drainage guidelines. The habitats and flora associated with the protected areas are sensitive to changes in water levels and quality cumulatively, from different impacts locally.
- 4.7 It is recognised that there is the potential for a likely significant effect on the protected Solent sites from additional residential development especially when looked at in combination with other proposals, where new residents may contribute to increased recreational disturbance. Natural England has advised that a contribution of £181 per dwelling will be required to mitigate against the effects of recreational disturbance on the Solent Special Protection Area (SPA), this has been set out in an interim mitigation strategy, the aim is to devise a definitive mitigation strategy by the end of 2017. Policy CS21 of the Local Plan (Core Strategy) and Policy DM24 of the Local Plan (Allocations) provide the policy basis for the collection of this contribution, which will be applied to all new development of one or more dwellings from 1st July 2014. The Council has agreed two ways of securing the contribution:

1. Upfront payment prior to a decision being made (this can only be used for development of 1 to 4 dwellings)
 2. Section 106 legal obligation (this must be used for applications of 5 or more dwellings, where there will be additional contributions payable)
- 4.8 For both options, administration and monitoring fees will be added by the local authority.
- 4.9 Two EPS mitigation licenses for bats have been granted within 2km of the proposals:
- 2016-26416-EPS-MIT for brown long-ear, common pipistrelle, and soprano pipistrelle approximately 1.5km north east
 - 2016-21998-EPS-MIT for common pipistrelle approximately 1.5km east
- 4.10 The wider area is known to be suitable for roosting, foraging and commuting bats and therefore the proposals will need to ensure lighting is kept to a minimum to avoid any cumulative impact on bats as lighting is shown to disrupt bat behaviour.

Site Assessment

The existing building, bats and birds

- 4.11 The existing building is a brick built three-floor public house with old clay tiles on the roof (photo 1), which provides roosting potential on the higher sections of the roof to the rear and to the front of the building under tiles and by the dormer windows. One small area of tiles will need to be removed to tie the new extension in, this area was checked from roof height and no signs of bats were noted. The impacted area is adjacent to the beer garden at ground level to the rear of the building so it is very unlikely that bats would roost at this point as they would fly directly into a seating area. There are a wide variety of more suitable parts of the roof where bats can roost that will not be impacted by the proposals and it is much more likely, bats if present, will roost at these points.
- 4.12 When inspecting the roof space, the northern attic space had no felt lining below the tiles leaving them exposed (photo 2). In the southern attic space, the ceiling was boarded off, therefore it is unknown whether the roof is felted or not (photo 3).
- 4.13 The rear of the building is tiered. The road level floor is concreted and the veranda area is decked with wood (photo 4).
- 4.14 No signs of nesting birds were noted during the survey although the building is suitable for birds like sparrows and swifts associated with built up areas.



Photo 1: Eastern elevation of the building



Photo 2: Northern attic space showing no roof felt



Photo 3: Southern attic space

It was possible to check the tiles and under them in this area from roof level and no signs of bats were noted. The rest of the roof has higher bat roosting potential, especially areas higher up the roof and further away from where the balcony and beer garden is.

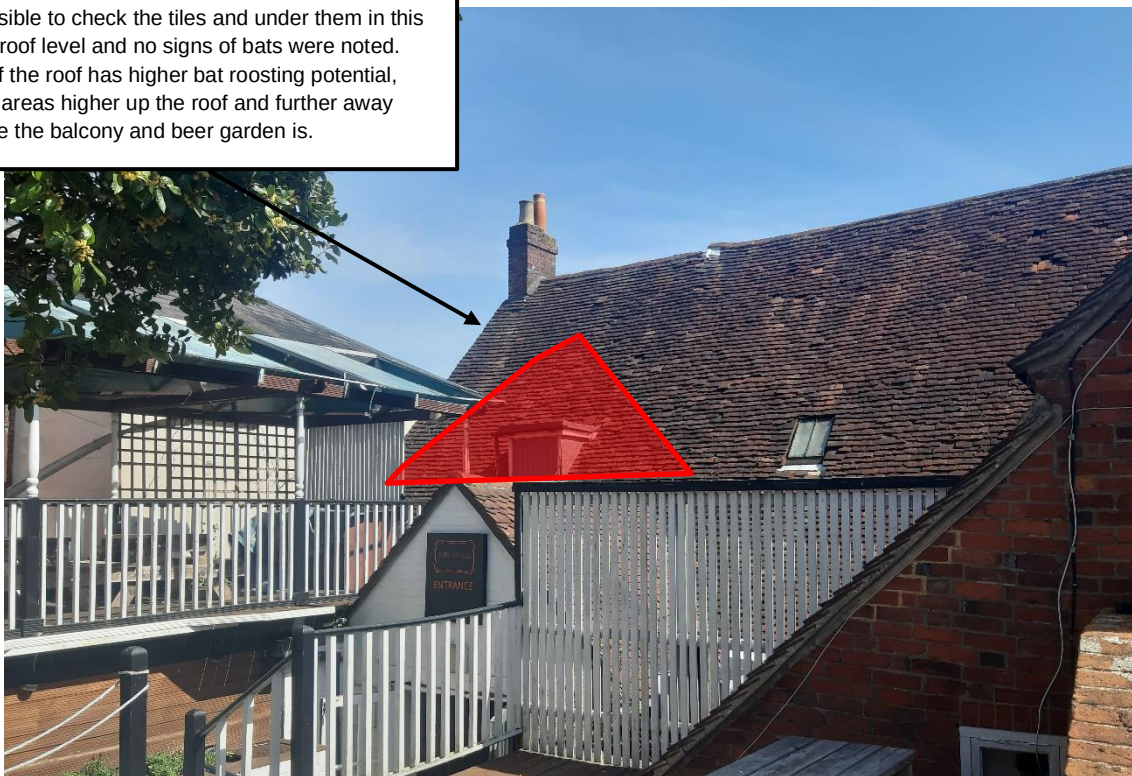


Photo 4: West elevation showing tiered garden and impacted area of roof in red

Vegetation

- 4.15 There is no vegetation present to the north, east or south of the site. Vegetation to the west of the site includes two mature trees at the boundary (photo 5), a planted border (photo 6) and potted plants. These areas of vegetation and trees will remain unimpacted by the proposals.



Photo 5: Trees in garden to the rear of the building



Photo 6: Planted borders in the garden

5.0 Requirements and Recommendations

Solent Protected Sites and Recreational Impact

- 5.1 A contribution will be required to mitigate the impacts associated with residential development on European sites. Contributions for off-site mitigation associated with residential development proposals will be required in the form of a payment of £181 per dwelling to be paid to the Solent Recreation Mitigation Partnership.

Bats and Lighting

- 5.2 Any new external lighting associated with the proposals will need to be avoided or avoid splaying onto the new extension, the existing roof or onto the trees to the rear. A lighting plan will need to be secured as a condition of planning if external lighting is proposed.
- 5.3 Care will be taken when roof tiles are removed and this will need to take place under ecological supervision. If bats are found work will cease until a licence is applied for to proceed.
- 5.4 Two bat access tiles will be incorporated into the roof of the new extension as shown. These can be at the ridge or roof slope, depending on the style of tile.
- 5.5 Bitumen 1f style roofing felt will be used on the new extension below the tiles.

Birds

- 5.6 Impacts on the roofs of the buildings internally or externally will avoid the bird nesting from March – August inclusive, unless it can be shown by an ecologist that there are no nesting birds present. Similarly all vegetation/tree removal will be undertaken outside the bird nesting season or alternatively under ecological supervision.
- 5.7 The proposals will have bird nest features included in them as shown in Appendix E. These will include a house sparrow nest terrace and a swift nest box fitted under the eaves.

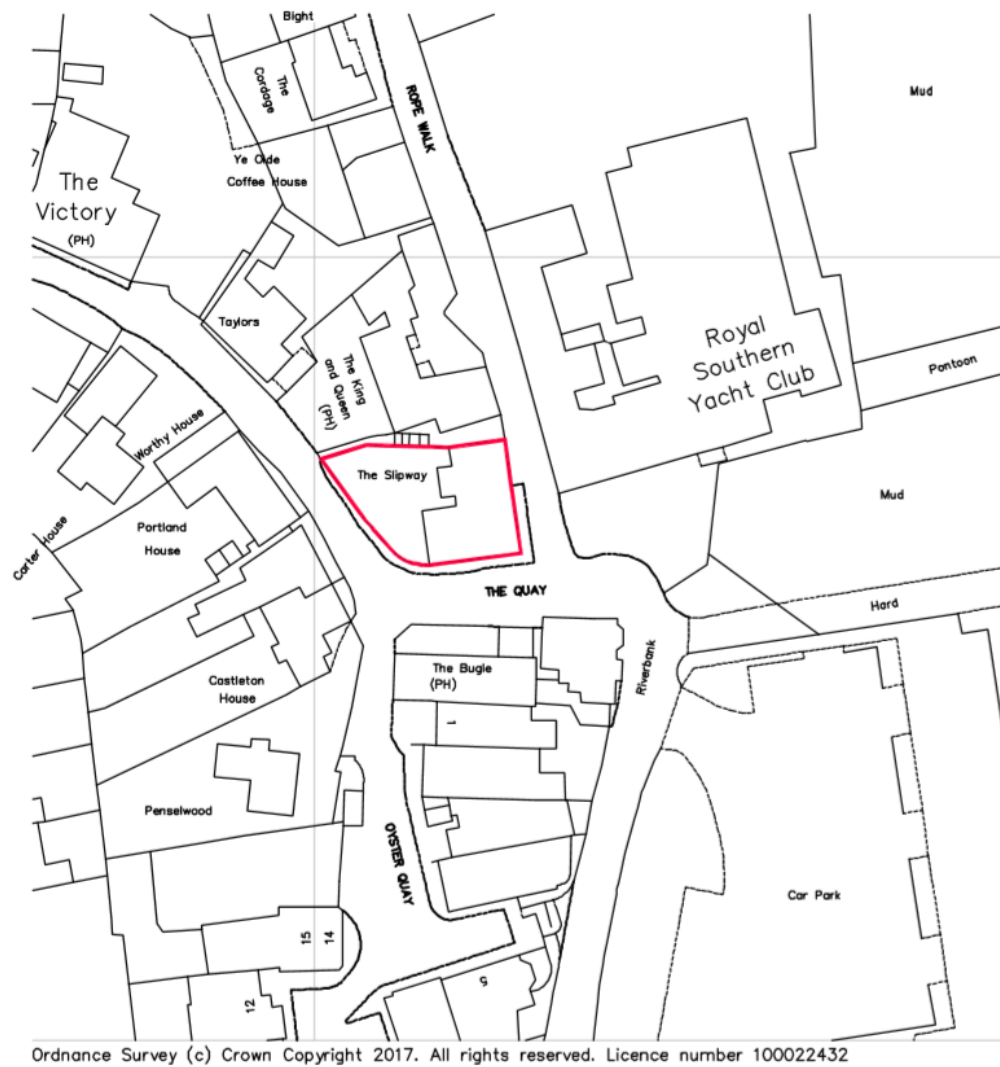
Tree and hedgerow protective fencing and wildlife corridors

- 5.8 Fencing will need to be erected prior to construction to protect the retained trees – high visibility fencing or heras fencing are both suitable.
- 5.9 All construction works taking place in the vicinity of retained vegetation, and particularly those close to existing buildings, should conform to British Standard 5837:2005 Trees In Relation to Construction.

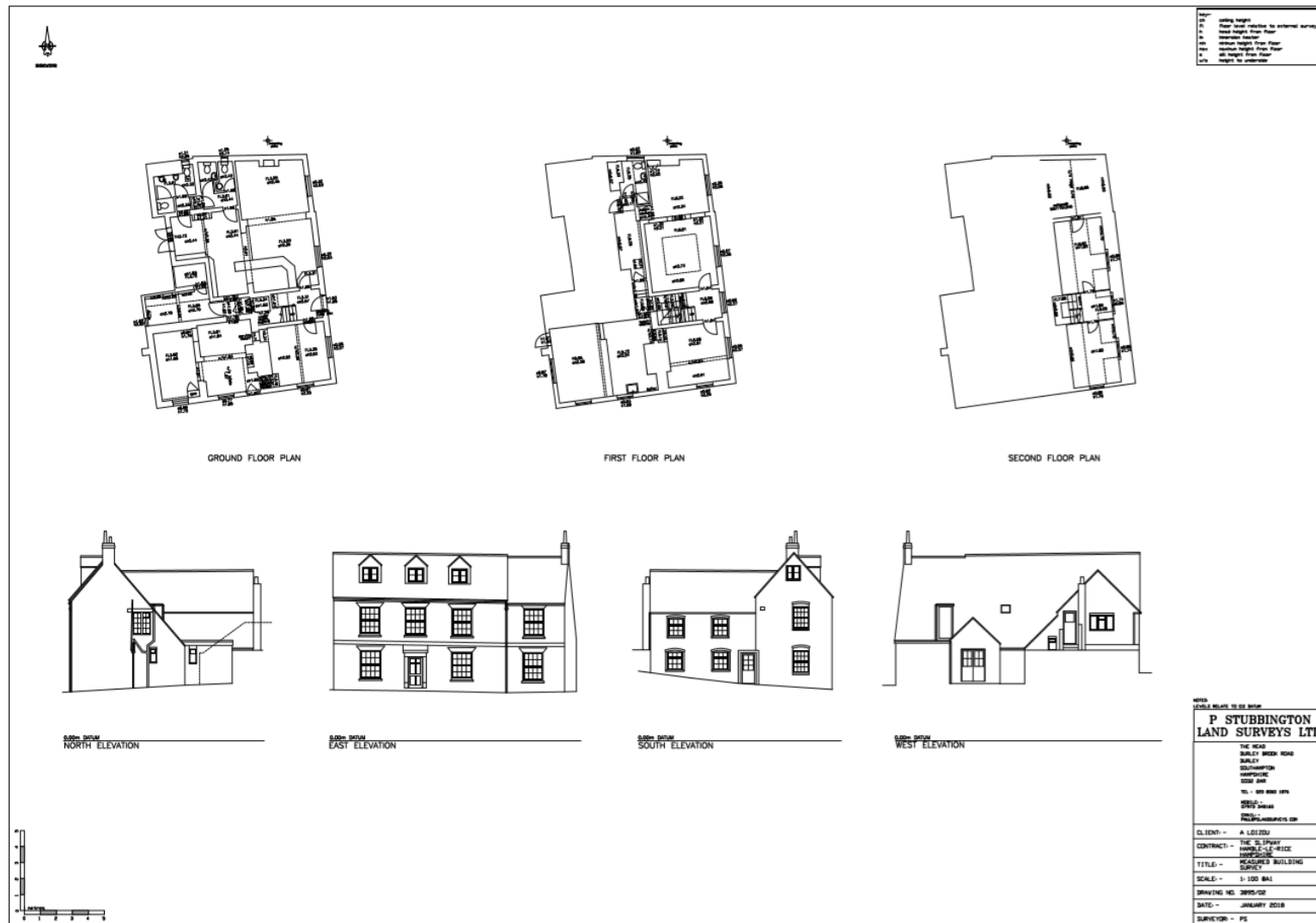
Pollution prevention and drainage

- 5.10 It is important that the proposals follow appropriate pollution prevention guidelines (PPG 6) and drainage guidelines (Defra guidelines for Sustainable Urban Drainage) to protect the onsite pond and other habitats connected hydrologically.

Appendix A: Site location



Appendix B: Existing site plan



Appendix C: Proposals



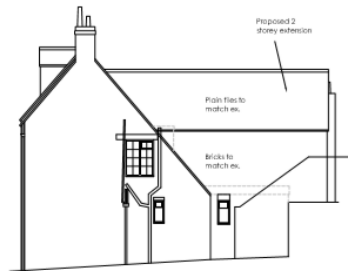
PROPOSED ELEVATIONS 1:100 PRELIMINARY



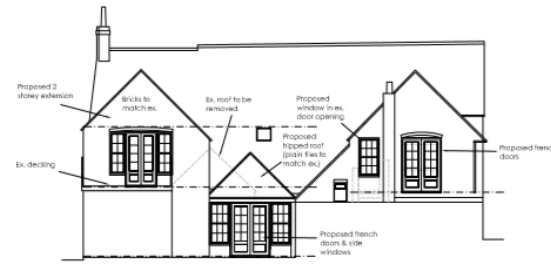
0.00m DATUM
EAST ELEVATION



0.00m DATUM
SOUTH ELEVATION



0.00m DATUM
NORTH ELEVATION



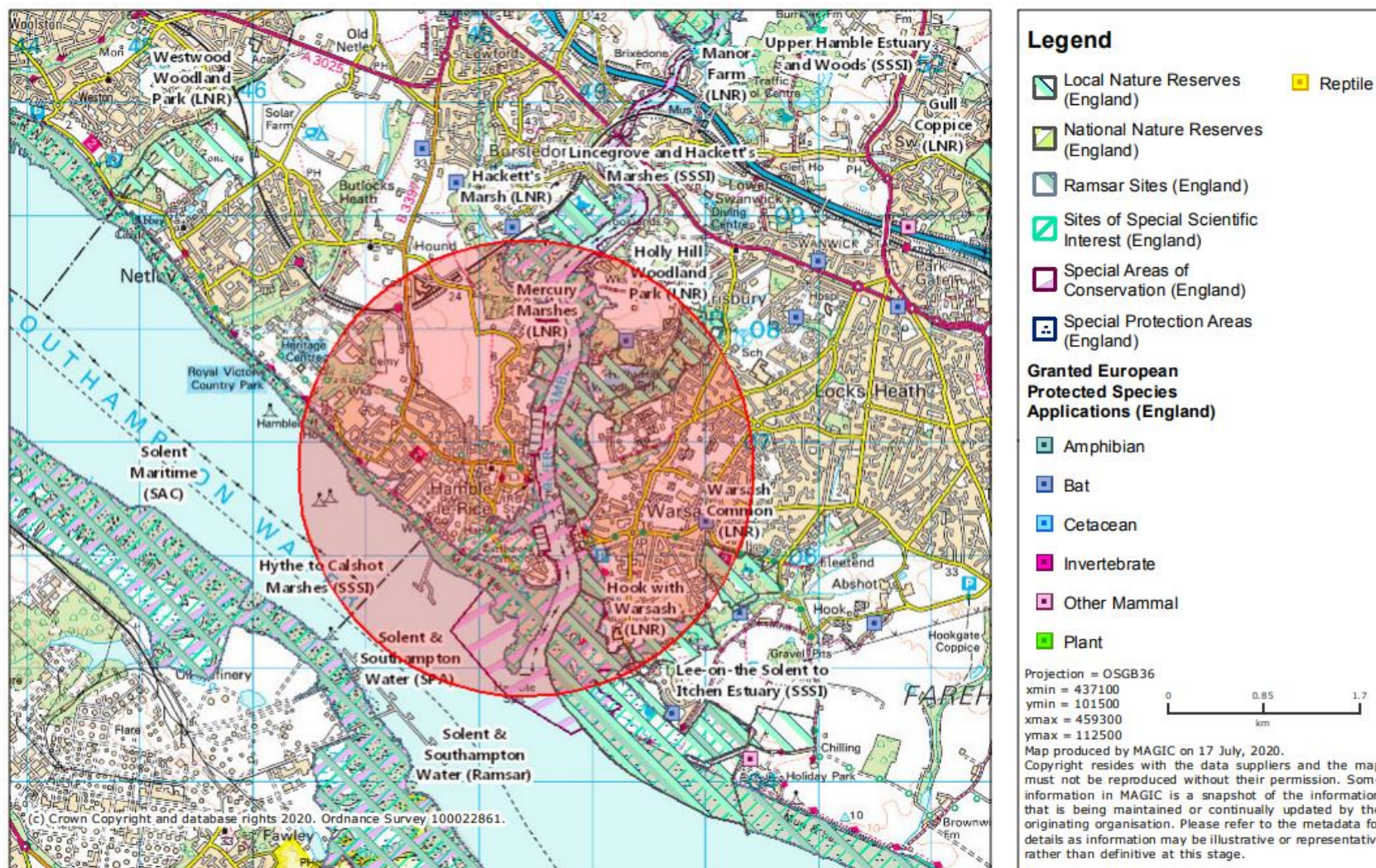
0.00m DATUM
WEST ELEVATION



PROJECT INFORMATION
Residential Conversion
The Slipway
Rope Walk
Hamble
SO31 4HB
client:
Mr A Loizou
drawing title:
Elevations

job number:	drawing number:	revision:
1799	03	
drawing scale:	date:	status:
1:100 (A2)	Feb 18	

Appendix D: Protected sites, habitats and species data from MAGiC database



Appendix E: Mitigation and enhancements



PROPOSED ELEVATIONS 1:100 PRELIMINARY



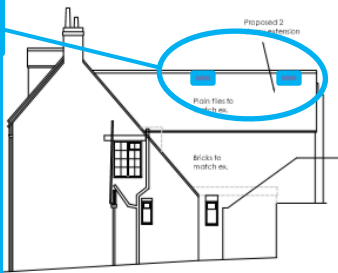
Two bat access tiles to be incorporated into the roof of the new extension as shown. These can be at the ridge or roof slope, depending on the style of tile. Bitumen 1f style roofing felt will be used on the new extension below the tiles.



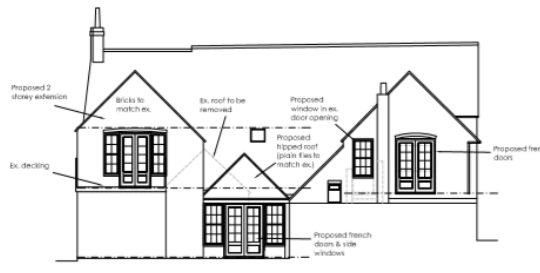
0.00m DATUM
EAST ELEVATION



0.00m DATUM
SOUTH ELEVATION



0.00m DATUM
NORTH ELEVATION



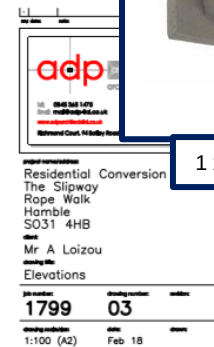
0.00m DATUM
WEST ELEVATION



1 x House Sparrow Box



1 x Swift nest Box



Appendix F: Protected species legislation

European Protected Species

Bats

These species are listed in Schedule 5 of the *Wildlife and Countryside Act 1981* (as amended) and Schedule 2 of the *Conservation of Habitats and Species Regulations 2010*. They are afforded full protection under Section 9(4) of the Act and Regulation 41 of the Regulations. These make it an offence, *inter alia*, to:

- deliberately capture, injure or kill any such animal;
- deliberately disturb any such animal, including in particular any disturbance which is likely:
 - to impair its ability to survive, breed, or rear or nurture their young;
 - to impair its ability to hibernate or migrate;
 - to affect significantly the local distribution or abundance of that species; or
- damage or destroy a breeding site or resting place of any such animal; or
- intentionally or recklessly disturb any of these animals while it is occupying a structure or place that it uses for shelter or protection; or
- intentionally or recklessly obstruct access to any place that any of these animals uses for shelter or protection.

In addition, five British bat species are listed on Annex II of the Habitats Directive. These are:

- Greater horseshoe bat (*Rhinolophus ferrumequinum*);
- Lesser horseshoe bat (*Rhinolophus hipposideros*);
- Bechstein's bat (*Myotis bechsteinii*);
- Barbastelle (*Barbastella barbastellus*);
- Greater mouse-eared bat (*Myotis myotis*).

In certain circumstances where these species are found the Directive requires the designation of Special Areas of Conservation (SACs) by EC member states to ensure that their populations are maintained at a favorable conservation status. Outside SACs, the level of legal protection that these species receive is the same as for other bat species.

Nationally Protected Species

Breeding Birds

With certain exceptions¹, all wild birds, their nests and eggs are protected by section 1 of the *Wildlife and Countryside Act 1981* (as amended). Therefore, it is an offence, *inter alia*, to:

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

These offences do not apply to hunting of birds listed in Schedule 2 subject to various controls.

Bird species listed on Schedule 1 of the Act receive further protection, thus for these species it is also an offence to:

- intentionally or recklessly disturb any bird while it is nest building, or is at a nest containing eggs or young; or
- intentionally or recklessly disturb the dependent young of any such bird.

¹ Some species, such as game birds, are exempt in certain circumstances