



Client Name	Mr and Mrs Lowe
Site Name	57 Woolston Road, Netley
Report Title	PEA and Phase II Bat Survey Report
Date of Report	29/06/2026
Version	FINAL
Author	Tristanna Boxall BSc (Hons) MCIEEM

Summary

South Coast Ecology Ltd were commissioned by Mr and Mrs Lowe to undertake a Preliminary Ecological Appraisal (PEA) on the 57 Woolston Road property in May 2026. This was to ascertain the baseline ecological conditions to assess the likely impacts in the absence of mitigation relating to extending the property. The site visit paid particular attention to the potential for roosting bats on site. It was considered the porch had low potential to support roosting bats and as a result further survey effort was recommended to determine the presence/likely absence of roosting bats.

One emergence survey has been undertaken, as per best practise guidelines and no bats were recorded roosting. As a result, it is considered unlikely the property supports roosting bats. An active nest was recorded.

This report provides the findings of both the PEA and Phase II bat surveys and associated mitigation and enhancements.

Table of Contents

1.0 INTRODUCTION	5
1.1 BACKGROUND	5
1.2 AIM	5
1.3 OBJECTIVE	5
1.4 REPORT LIFESPAN	5
1.5 SITE DESCRIPTION	5
1.6 PROPOSALS	6
2.0 METHODOLOGY	8
2.1 DESK STUDY	8
2.1.1 SITE INFORMATION	8
2.1.2 DESIGNATED SITE INFORMATION	8
2.1.3 SPECIES RECORDS	8
2.1.4 HABITAT INFORMATION	8
2.2 HABITAT CLASSIFICATION	8
2.3 PRELIMINARY ROOST ASSESSMENT (DAY TIME BAT WALKOVER)	9
2.4 PHASE II BAT SURVEY	9
2.5 FOLLOW UP ANALYSIS	10
2.6 IMPACT ASSESSMENT	10
2.6.1 VALUATION	10
2.6.2 MAGNITUDE OF EFFECT	10
2.6.3 SIGNIFICANCE OF EFFECT	10
2.7 LIMITATIONS	10
3.0 RESULTS	11
3.1 DESK STUDY	11
3.1.1 WATER BODIES	11
3.1.2 STATUTORY DESIGNATED SITES	11
3.1.3 SPECIES RECORDS	11
3.1.4 HABITAT INFORMATION	11
3.2 HABITAT CLASSIFICATION	11
BUILDINGS (U1B5)	11
BUILT-UP AREAS AND GARDENS (U1) SECONDARY CODE 'GARDENS' (827), 'INTRODUCED SHRUB' (847)	12
3.3 PRELIMINARY ROOST ASSESSMENT (DAY TIME BAT WALKOVER)	12
3.4 PHASE II SURVEYS	14
3.4.1 SURVEY CONDITIONS	14
3.4.2 BAT ACTIVITY	14
4.0 EVALUATION	15
4.1 ASSESSMENT OF THE LIKELY IMPORTANCE OF THE HABITATS PRESENT	15
4.2 ASSESSMENT OF THE LIKELY PRESENCE OF PROTECTED AND PRIORITY SPECIES	15
4.2.1 BATS	15
4.2.2 NESTING BIRDS	15
4.2.3 BADGERS AND HEDGEHOGS	15
5.0 LIKELY IMPACTS IN THE ABSENCE OF MITIGATION	16
5.1 DURING CONSTRUCTION (HABITATS)	16
5.2 DURING CONSTRUCTION (WILDLIFE)	16
5.3 ONCE OPERATIONAL	16

6.0 RECOMMENDATIONS	17
6.1 BATS	17
6.1.1 VIGILANCE	17
6.1.2 LIGHTING	17
6.1.3 BAT BOX	17
6.2 BADGERS AND HEDGEHOGS	18
6.3 NESTING BIRDS	18
7.0 ECOLOGICAL ENHANCEMENTS	19
7.1 NESTING BIRDS	19
7.2 BATS	19
8.0 CONCLUSION	20
9.0 REFERENCES	21
APPENDIX I – LEGISLATION AND POLICY	22
APPENDIX II – NVA FOOTAGE.	26
APPENDIX III – BAT CALL ANALYSIS.	27

1.0 Introduction

1.1 Background

As defined by CIEEM a Preliminary Ecological Appraisal (PEA) is the process of assessing the ecological features present, or potentially present, within a site and the zone of influence of any proposal(s). It comprises a desk study and a walkover survey.

South Coast Ecology Ltd were commissioned by Mr and Mrs Lowe to undertake a Preliminary Ecological Appraisal (PEA) at 57 Woolston Road in relation to the proposed extension of the property.

The property was classified as having low potential to support roosting bats and therefore one Phase II survey was required in line with best practise guidelines.

1.2 Aim

The aim of this PEA is to:

- identify the habitats on site and record species encountered,
- classify suitability for legally protected and/or notable species,
- identify likely ecological constraints associated with a project,
- identify any mitigation measures likely to be required,
- identify any additional surveys that may be required, and
- identify the opportunities to deliver ecological enhancement.

The aim of Phase II bat survey was to confirm the presence/likely absence of roosting bats and if present classify the likely roost type and conservation status. This ensures appropriate avoidance, mitigation, compensation and enhancement are then implemented.

1.3 Objective

The overall objective is to ensure proposals are in line with local and national policy and legislation (**Appendix I**), resulting in a net gain for biodiversity.

1.4 Report Lifespan

This report will remain valid for 18 months after the execution of the site visit. After this point an updating site visit will be required by a professional ecologist to ensure the findings and recommendations remain in line with the status of the site (CIEEM, 2019). Bat survey data is considered valid for two years. However, please note where a license is required this should utilise data collected within the most recent season.

1.5 Site Description

The site is located on Woolston Road (central grid reference SU 46616 08995) (**Figure 1**) which runs along the eastern boundary of the site. The site is bound

to the north and south by neighbouring residential properties with the garden space to the west. The settlement of Netley lies to the west separated from the site via woodland running along Spear Pond Gully but the east is dominated by agricultural land, woodland and hedgerow networks.

Figure 1. Location of site (GoogleMaps, 2026).

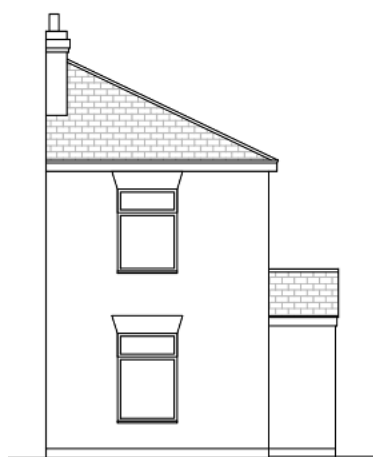


1.6 Proposals

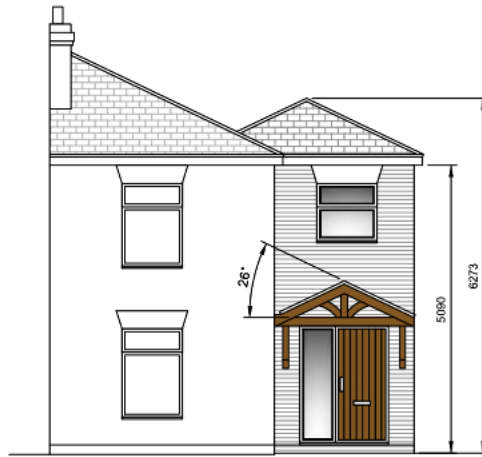
The proposals involve extending the property (**Figure 2**).

Figure 2. Proposals (2026).

Existing

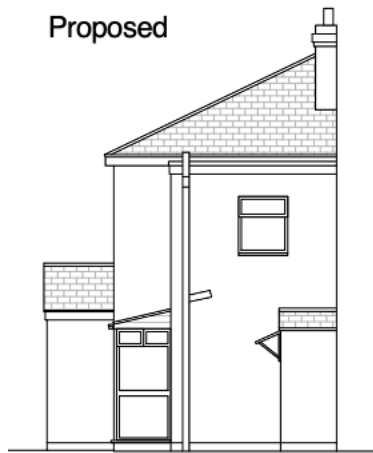


Front Elevation



Front Elevation

Proposed



Rear Elevation



Rear Elevation

2.0 Methodology

The survey work was led by Tristanna Boxall BSc (Hons) MCIEEM Senior Ecologist (Natural England license Class Level 1 License holder for GCN and Dormice and Class Level 2 for bats) with 13 years experience.

2.1 Desk Study

Given the scale of proposals and the small area of impact a full data request was not submitted to the local records centre instead online resources were utilised to gain information as this was considered proportionate to the development in question.

2.1.1 Site Information

A search utilising the online planning portal of the relevant planning authority was undertaken to identify any local ecological issues that have been raised. In addition, web-based aerial photos and Ordnance Survey maps were utilized to gather initial information about the site and surrounding area, giving an indication of the type of habitats and species likely to be present.

This included a search for water bodies within 500m of the site.

2.1.2 Designated Site Information

A search for designated nature conservation sites within the zone of influence of the project was undertaken using online resources. The location of each designated site, distance from the redline boundary, connectivity to the project site and reason(s) for designation were recorded.

2.1.3 Species Records

A search for granted licenses within the zone of influence. This allows an assessment of the likelihood of such species being present on site and/or being impacted directly or indirectly by proposals. This informs whether further survey effort will be required.

2.1.4 Habitat Information

Existing information on the habitat types within the site boundary and the surrounding area was gained via the use of online resources.

2.2 Habitat Classification

This took place on 5th May 2026. Weather conditions consisted of temperatures of 17°C, 100% cloud cover and no wind. The habitats present were recorded along with species encountered. UK Habitat Classification (UKHab) methodology was utilised. The UKHab hierarchical system identifies primary habitat types with secondary codes linked to each.

A thorough and systematic search for evidence of legally protected and notable species was undertaken whilst on site. The habitats were assessed as to their potential to support such species.

2.3 Preliminary Roost Assessment (Day Time Bat Walkover)

The purpose of this aspect of the survey was to observe, assess and record any habitats suitable for bats to roost, commute and forage. The survey consisted of a thorough search of the externals of the property for features likely to support a roost or allow access into the loft space. A high-powered torch and binoculars were used for this.

Access was also gained into the loft space of the property. A thorough and systematic search for evidence of bats (i.e. droppings, feeding remains, urine staining etc) took place. A general assessment of the loft to support void dwelling species was also undertaken.

The survey methodology was in line with best practise guidelines (Collins, J. ed. 2023).

2.4 Phase II Bat Survey

During the Phase II Surveys two survey locations were utilised to ensure all potential roost features were covered (**Figure 3**). Heterodyne detectors and BatLogger M detectors were used to both listen in real time and record full spectrum data for subsequent analysis. Guide TK612 thermal camera (640x480 px, 12µm, 10mm lens, 50Hz) and Pixfra Arc A613 thermal camera (640x512 px, 12µm, 13mm lens 50Hz) were utilised.

Figure 3. Surveyor Locations (GoogleMaps, 2026).



The survey began 30 minutes before sunset and continued for an hour and a half after sunset. The surveyors checked for emergence and recorded all bat activity including species, numbers, activity and direction of flight when visible. The survey methodology was in line with best practise guidelines (Collins, J. ed. 2023).

2.5 Follow Up Analysis

The footage from the night vision aids (**Appendix II**) was analysed the following day on a laptop allowing for clear site of any emergencies (if applicable). Similarly, the bat calls were downloaded, and each registration was manually identified and assigned the relevant species via the use of Kaleidoscope software.

2.6 Impact Assessment

2.6.1 Valuation

As part of this assessment the site has been assigned importance in terms of biodiversity conservation value for bats on a geographic scale. Value is assigned based on legal protection and national and local biodiversity policy:

- International and European
- National
- Regional
- County
- Local
- Site

2.6.2 Magnitude of Effect

The magnitude of effect represents the degree of change towards bats. These are either temporary or permanent, direct or indirect and adverse or beneficial.

2.6.3 Significance of Effect

This combines the above factors to determine the significance of effects. Impacts are categorised as Major, Moderate, Minor or Negligible.

2.7 Limitations

It is considered there are no limitations to the survey effort with surveys having been undertaken in the optimum season during optimum conditions however the survey represents the site at the time of survey. Species may take up residence and/or begin to utilize the site and/or area impact following the completion of the survey. This survey does not constitute a full site assessment for invasive species, such as Japanese Knotweed (*Fallopia japonica*).

3.0 Results

3.1 Desk Study

3.1.1 Water bodies

No waterbodies were recorded within 500m of the site.

3.1.2 Statutory Designated Sites

Westwood Woodland Park Local Nature Reserve (LNR) was recorded 670m northwest. 1.3km south of the site lies the nearest extent of Solent & Southampton Water Special Protection Area (SPA) and Ramsar and Lee-on-the-Solent to Itchen Estuary Site of Special Scientific Interest (SSSI) with Solent and Dorset Coast SPA, Solent Maritime Special Area of Conservation (SAC), Solent & Southampton Water Ramsar and Lincegrove and Hackett's Marshes SSSI 1.6km southeast of the site.

3.1.3 Species Records

Five EPS license returns were identified within 2km of the site. These were for Brown Long-eared and Common Pipistrelle bats.

3.1.4 Habitat Information

No Priority Habitat was recorded on, or adjacent to, site.

3.2 Habitat Classification

Buildings (u1b5)

The key feature on site is the dwelling itself. It is of red brick construction with interlocking concrete 's' tiles on the roof. There is also a two-storey flat roof extension at the rear, brick-built porch with machine cut clay tiles and PVC porch on the side elevation. PVC windows and soffits are present throughout (**Figure 4**).

Figure 4. Rear elevation of 57 Woolston Road (May, 2026).



Built-up areas and gardens (u1) secondary code 'gardens' (827), 'introduced shrub' (847)

The area surrounding the property consists of garden space (evident in **Figure 4**) including modified grassland and ornamental planting.

3.3 Preliminary Roost Assessment (Day Time Bat Walkover)

Externally, the property is in a good state of repair. The roof tiles were all intact and well-sealed as is the mortar. A low number of gaps were recorded between the soffit and the wall but these have been blocked from within the loft with expandable foam.

The loft inspection found the tiles to be underlined with 'bubble wrap' insulation. A small tear in this material showed the tiles themselves have been sprayed with spray insulation (**Figure 6**).

Figure 6. Loft space of 57 Woolston Road (May, 2026).



New insulation has relatively recently been installed on the loft floor as a result none of the rafters were exposed and so it was not considered safe to enter the void. However, this insulation also provided a clear canvas to any evidence of roosting bats (i.e. droppings). No such evidence was recorded. No day light was seen entering the internals.

A low number of gaps were recorded between the tiles on the brick porch (**Figure 7**) resulting in a low number of crevices being recorded between the tiles and the sarking underneath.

Figure 7. Porch of 57 Woolston Road (May, 2026).



3.4 Phase II Surveys

3.4.1 Survey Conditions

The Phase II survey took place on 23rd June 2026. Weather conditions consisted of a start temperature of 26°C, end temperature of 23°C, 0% cloud cover and no wind.

3.4.2 Bat Activity

No bats were recorded emerging from the property. The first registrations belonged to Noctules who were heard but not seen, considered likely commuting across the rear garden. Activity was dominated by Common Pipistrelle (**Appendix III**) although occasional Soprano Pipistrelle and a single Myotis (considered likely Daubentons) were recorded passing through the site.

4.0 Evaluation

4.1 Assessment of the likely importance of the habitats present

The nearby Local Nature Reserve is of local value, with the SSSIs of national importance. Finally, the SPA, Ramsar, SAC and Ramsar are all of international value.

The habitats within the area of impact are considered to be limited to site value due to their ornamental nature and lack of recorded floral diversity.

4.2 Assessment of the likely presence of protected and priority species

4.2.1 Bats

It is considered unlikely 57 Woolston Road supports roosting bats.

Relatively Common and Soprano Pipistrelle bats utilise the site for commuting and foraging along with Noctule and Daubenton recorded flying over the site. The site is therefore considered to be of site value for foraging and commuting bats.

4.2.2 Nesting Birds

An active Starling nest was recorded during the PEA. In addition, the mature shrubs have potential to support nesting birds. Therefore, the site is considered to be of site value for nesting birds.

4.2.3 Badgers and Hedgehogs

It is considered there is potential for commuting and/or foraging Badgers and Hedgehogs. As a result, the site has potential to be of site value.

5.0 Likely Impacts in the Absence of Mitigation

5.1 During Construction (Habitats)

Given the scale of proposals, it is considered highly unlikely any of the identified designated sites will be impacted by proposals.

The site will continue to be occupied by a single dwelling and associated garden space. Any losses in ornamental vegetation will be replaced either like for like or with native alternatives. Therefore, any works that impact the existing garden will be temporary. Therefore, proposals will result in a temporary minor adverse impact at site level.

5.2 During Construction (Wildlife)

There is a risk that animals (such as Badgers and Hedgehogs) could become trapped and therefore harmed or injured by falling into trenches and/or excavations during construction. Therefore, works have potential for moderate, adverse impacts at site level.

If works to the roof were to take place within bird nesting season there is a risk birds could be harmed or killed and/or lead to nest disturbance and abandonment. Therefore, works have potential for adverse impact at site level.

5.3 Once Operational

Any increases in lighting have potential to result in a negative impact at site level.

6.0 Recommendations

6.1 Bats

6.1.1 Vigilance

Although no bats were recorded roosting, given their opportunistic nature and transient use of roost sites it is still recommended the care be taken when stripping the roof.

If a bat is identified during works, works will stop and an Ecologist be consulted immediately.

6.1.2 Lighting

It is recommended no additional lighting be introduced on site. If necessary, new lighting should use the following guidance published by the Institution of Lighting Professionals (ILP) (2023) relating to bats and lighting:

- All luminaires should lack UV elements when manufactured. Metal halide, compact fluorescent sources should not be used
- LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability
- A warm white light source (2700Kelvin or lower) should be adopted to reduce blue light component
- Light sources should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012)
- Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered
- Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt
- Where appropriate, external security lighting should be set on motion-sensors and set to as short a possible a timer as the risk assessment will allow. For most general residential purposes, a 1 or 2 minute timer is likely to be appropriate

6.1.3 Bat Box

It is recommended a bat box be integrated within the fabric of the new extension. The Ibstock Enclosed Bat Box 'B' is designed for integrated into brickwork. It provides several roosting chambers to provide zones of differing temperatures within the box. The bats are contained within the box itself and the entrance at the bottom allows droppings to fall out, meaning that the box is maintenance free. The Enclosed Bat Box 'B' is also available in two sizes and three colours (NHBS, 2026). It has been designed specifically for crevice dwelling species, such as Common Pipistrelle, which was the dominant species present on site.

6.2 Badgers and Hedgehogs

During the construction phase, escape ladders should be used to prevent animals from becoming trapped in any open excavations left overnight.

If new fencing is to be installed around the site boundaries, small gaps should be left at the base of the fence to allow continued connectivity. 13cm by 13cm square is sufficient for any hedgehog to pass through.

6.3 Nesting Birds

If works to tie the new extension into the existing roof or any clearance of vegetation take place within nesting bird season (i.e. between March – September) a nesting bird check will be undertaken prior to works to confirm the identified nest is no longer active. If a nest is found a 5m buffer will be established within which works will not be able to take place until a ecologist has confirmed that the chicks have fledged and the nest is no longer active.

7.0 Ecological Enhancements

7.1 Nesting Birds

At least three woodcrete bird nest boxes should be erected on site. An open fronted, 32mm circle entrance and 26mm circle entrance hole will be introduced.

7.2 Bats

It is recommended a potential bat feature be incorporated within the new extension. The Ibstock Enclosed Bat Box 'B' is designed for integrated into brickwork. It provides several roosting chambers to provide zones of differing temperatures within the box. The bats are contained within the box itself and the entrance at the bottom allows droppings to fall out, meaning that the box is maintenance free. The Enclosed Bat Box 'B' is also available in two sizes and three colours (NHBS, 2026).

8.0 Conclusion

It was considered the 57 Woolstone Road property had low potential to support roosting bats. As a result, one Phase II survey was undertaken to determine the presence/likely absence of roosting bats. No bats were recorded roosting therefore it is considered unlikely roosting bats are present and therefore unlikely to be impacted by proposals.

The remaining site is considered to be limited in terms of its ecological value due to the ornamental functionality although it is considered there is potential Badgers and Hedgehogs and nesting birds. As a result, mitigation has been specified within this report.

Ecological enhancements have been included within this report to result in an increased biodiversity value including bat and bird boxes.

9.0 References

CIEEM (2017) Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM (2017) *Guidelines on Ecological Report Writing*. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM (2019) Advice Note on the Lifespan of Ecological Reports and Surveys Chartered Institute of Ecology and Environmental Management, Winchester.

Collins, J. (ed) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition). The Bat Conservation Trust, London.

Gunnel, K., Grant, G. and Williams, C. (2012) 'Landscape and urban design for bats and biodiversity' BCT.

HMSO (1981). The Wildlife & Countryside Act 1981. HMSO, London.

HMSO (2000). The Countryside and Rights of Way Act 2000. HMSO, London.

HMSO (2006) Natural Environment and Rural Communities Act 2006. HMSO, London.

HMSO (2017) The Conservation of Habitats and Species Regulations 2017. HMSO, London.

HMSO (2021) The Environment Act 2021. HMSO, London.

Institution of Lighting Professionals (ILP) (2023) 'Bats and Artificial Lighting at Night' Guidance Note 08/23.

NHBS (2024) 'Ibstock Enclosed Bat Box 'B' Available online at: [https://www.nhbs.com/4?slug=integrated-bat-boxes&q=&fR\[hide\]\[0\]=false&fR\[live\]\[0\]=true&fR\[shops.id\]\[0\]=4&fR\[subsidaries\]\[0\]=1&hFR\[subjects_equipment.lv1\]\[0\]=Bat%20Boxes%20%E2%80%93%20Integrated%20Bat%20Boxes&qview=187691](https://www.nhbs.com/4?slug=integrated-bat-boxes&q=&fR[hide][0]=false&fR[live][0]=true&fR[shops.id][0]=4&fR[subsidaries][0]=1&hFR[subjects_equipment.lv1][0]=Bat%20Boxes%20%E2%80%93%20Integrated%20Bat%20Boxes&qview=187691)

APPENDIX I – Legislation and Policy

Legislation

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

The primary 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).

The Wildlife & Countryside Act (1981) states that it is an offence to 'plant or otherwise cause to grow in the wild' any plant listed in Schedule 9 part II of the Act. This list over 30 plants including Japanese Knotweed (*Fallopia japonica*), Giant Hogweed (*Heracleum mantegazzianum*) and Parrot's Feather (*Myriophyllum aquaticum*).

The Countryside and Rights of Way Act (2000)

This Act strengthens the Wildlife & Countryside Act by the addition of "reckless" offences in certain circumstances, such as where there is the likelihood of protected species being present. The Act places a duty on Government Ministers and Departments to conserve biological diversity and provides police with stronger powers relating to wildlife crimes.

Protection of Badgers Act (1992)

This relates to the welfare of Badgers (*Meles meles*) as opposed to nature conservation considerations. The Act prevents the wilful killing, injury, ill treatment or taking of Badgers and / or interference, damage to or destroying a Badger sett and disturbing a Badger while it is occupying a sett including causing a dog to enter a sett.

Natural Environment and Rural Communities Act (2006)

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*.

The Conservation of Habitats and Species Regulations 2017 (as amended)

The Conservation of Habitats and Species Regulations 2017 (the “Habitats Regulations 2017”) consolidate and update the Conservation of Habitats and Species Regulations 2010 (the “Habitats Regulations 2010”).

The Conservation of Habitats and Species Regulations 2017 transposed 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.

Schedule 2 - European Protected Species (animals)

Common name	<i>Scientific name</i>
Bats (all species)	Vespertilionidae
Eurasian Beaver	Castor fiber
Large Blue Butterfly	Maculinea arion
Wild Cat	Felis silvestris
Dolphins, porpoises and whales (all species)	Cetacea
Dormouse	Muscardinus avellanarius
Pool Frog	Rana lessonae
Sand Lizard	Lacerta agilis
Fisher's Estuarine Moth	Gortyna borelii lunata
Great Crested Newt	Triturus cristatus
Common Otter	Lutra lutra
Lesser Whirlpool Ram's-horn Snail	Anisus vorticulus
Smooth Snake	Coronella austriaca
Sturgeon	Acipenser sturio
Natterjack Toad	Bufo calamita
Marine Turtles	Caretta caretta Chelonia mydas Lepidochelys kempii

Eretmochelys imbricata
Dermochelys coriacea

The Conservation of Habitats and Species Regulations 2019 (EU Exit) made changes upon the UK's exit from the European Union (EU). These include The Conservation of Habitats and Species Regulations 2017 and The Conservation of Offshore Marine Habitats and Species Regulations 2017. This legislation ensures the existing protections of the Wildlife and Countryside Act 1981 continue.

The Environment Act (2021)

The Environment Act 2021 includes the protection of water quality, clean air and biodiversity. Part 6 of The Environment Act relates to nature and biodiversity. This section makes provision for biodiversity net gain. The legislation specifies biodiversity enhancement and includes a requirement for authorities to publish biodiversity reports including local nature recovery strategies.

Within England, the legislation also provides Natural England with the power to publish 'species conservation strategies' and 'protected site strategies' to identify activities that may affect a species or site's status and outline their opinions on measures that would be appropriate to avoid, mitigate or compensate any adverse impacts.

Policy

National

The National Planning Policy Framework (NPPF) (2025) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

Chapter 15 'Conserving and enhancing the natural environment' states that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing sites of biodiversity, the wider benefits from natural capital and ecosystem services, minimising impacts on and providing net gains for biodiversity.

The NPPF states that plans should distinguish between the hierarchy of international, national and locally designated sites and that the scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

To protect and enhance biodiversity plans should 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 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.

The NPPF states 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 SSSI, 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 SSSI;
- 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 reasons and a suitable compensation strategy exists;
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

APPENDIX II – NVA Footage.

Rear Elevation:



Front Elevation:



APPENDIX III – Bat Call analysis.

TIME	MANUAL ID
21:52:52	Noctule
21:52:54	Noctule
21:52:58	Noctule
21:59:06	Noctule
22:02:40	Common Pipistrelle
22:02:44	Common Pipistrelle
22:02:57	Common Pipistrelle
22:08:36	Daubenton
22:09:01	Common Pipistrelle
22:09:06	Common Pipistrelle
22:09:10	Common Pipistrelle
22:10:03	Common Pipistrelle
22:10:27	Common Pipistrelle
22:12:06	Common Pipistrelle
22:12:09	Common Pipistrelle
22:12:19	Common Pipistrelle
22:12:35	Common Pipistrelle
22:25:02	Common Pipistrelle
22:27:09	Soprano Pipistrelle
22:27:14	Soprano Pipistrelle
22:29:24	Common Pipistrelle