



**Greywell, Station Hill,
Bursledon,
SO31 8AA**

Preliminary Ecological Appraisal

Report Number: 0726

Issue Number: 01

Date of Issue: 12th July 2024

Prepared by: Angus Layton

Reviewed by: Davog McCloskey

Peach Ecology
9 Elizabeth Road
Wilton
Wiltshire
England
SP2 0JH

COPYRIGHT: Peach Ecology disclaims any responsibility to the Client and others in respect of any matters outside the scope of this document. This document has been prepared with all reasonable skill, care and diligence, within the terms of the Contract with the Client. The report has been prepared for the exclusive use of the Client and Peach Ecology accepts no responsibility of whatever nature to third parties to whom this report, or any part thereof, may be made known. Any advice, opinions, or recommendations within this document should be read and relied upon only in the context of the document as a whole and do not, in any way, purport to include any manner of legal advice or opinion. No part of this document may be reproduced without the prior written approval of Peach Ecology.

Contents

	Page
1.0 Summary	1
2.0 Introduction	2
3.0 Methodology	3
4.0 Results and Analysis	4
5.0 Requirements and Recommendations	7

Appendices

Appendix A: Site location

Appendix B: Existing site plan

Appendix C: Proposals

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

Appendix E: Protected species legislation

1.0 Summary

The amendments to the approved planning application L/24/97193 include alterations to the small single-story roof on the north of the main dwelling and the roof of the existing outbuilding.

During an initial inspection, several potential roosting features for bats were identified on the outbuilding but no external signs of bats were noted. The outbuilding was deemed to have moderate suitability for roosting bats and will require two emergence surveys at least to determine presence/absence of bats. The small single-story roof on the northern side of the main dwelling had several loose tiles and was deemed to have low suitability for roosting bats and will require a single emergence survey to confirm absence.

No ponds were noted within 250m of the proposals and the garden is currently mown too short to provide habitat for reptiles. Providing the garden is maintained in its current state, no vegetation clearance will be necessary to complete the works.

If bats are found to be roosting in the outbuilding or single-story roof following the emergence surveys, appropriate mitigation will be outlined, and a protected species licence will be attained from Natural England.

2.0 Introduction

Background

- 2.1 Peach Ecology was commissioned in May 2024 carry out a Preliminary Ecological Assessment of the proposed development at Greywell, Station Hill, Bursledon, SO31 8AA, central Grid Reference: SU 4885 0950 (Appendix A), laid out as shown in Appendix B. This report will be submitted to Eastleigh Council for permission to amend the planning application L/24/97193 (Appendix C).
- 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 a review of local and national policies.

Description of site and surrounding area

- 2.3 The residential property is a large, detached dwelling in the village of Bursledon. The building and its walls are listed in the Old Bursledon Conservation Area. The site has the main dwelling surrounded by an expanse of gravel and an outbuilding to the west. Beyond this is a large area of closely mown lawn with several individual senior and mature trees. The site sits just 150m, over a trainline, west of the river hamble, surrounded by small areas of broadleaf woodland, agricultural land and tidal areas.

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 originally assessed on the 4th May 2024 by Gus Layton. 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 (UKHabs). 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, 2023) 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. Ladders were used to check on top of gable and dividing walls along with an endoscope.

Birds

- 3.4 Any habitat features, for example, scrub, trees, hedgerows and buildings which could potentially be used by nesting birds, were surveyed and any nesting activity was noted.

Great Crested Newts

- 3.5 Any ponds on site and within the vicinity of the site were noted and the potential of the land to act as a commuting route, shelter or foraging resource for great crested newts (GCN) was assessed.

4.0 Results and Discussion

Desk study

- 4.1 There are seven statutory designated sites and six granted European protected species licences within 2km. This is an indication that the local area has ecological value and the surrounding habitat offers foraging, commuting and roosting opportunities for protected species and other wildlife.
- **Holly Hill Woodland Park LNR** (1.50km SE) – Holly Hill Woodland Park is a historic parkland covering some 35 hectares. It is in south Hampshire and stretches from Barnes Lane, Sarisbury Green to the River Hamble. The site has two distinctive areas - Winnards Copse with its more formal landscape, lakes and ornamental exotic species and Cawtes Copse with its mix of native woodland species, some of which is ancient semi-natural woodland.
 - **Manor Farm LNR** (1.31km NE) - is a 144.1-hectare (356-acre) country park which runs along the west bank of the River Hamble between the villages of Botley and Bursledon in Hampshire. The site includes historic buildings that link to the heritage of the site and the original museum including a forge, wheelwrights, farmhouse and Victorian schoolhouse.[10] The ancient duckpond and the neighbouring St Bartholomew's Church also form part of the location.
 - **Hook With Warsash LNR** (1.51km SSE) - Hook-with-Warsash comprises wetland and grazed pasture LNR, wooded valley, common and parkland, and adjoining farmland and paddocks and is bordered by Southampton Water to the south and the River Hamble to the west.
 - **Mercury Marshes LNR SSSI** (1.58km S) - Situated along the western bank of the River Hamble, Mercury Marshes is a Local Nature Reserve and a Site of Special Scientific Interest. The site consists of woodland, reedbed and intertidal mud, creeks and islands. Reedbed covers the majority of the site with patches of willow carr existing along the path edges. The intertidal area is dominated by saltmarsh vegetation such as sea purslane, cord grass, sea aster and glasswort.
 - **Solent & Southampton Water Ramsar, SAC, SPA** (0.37km SSE) - The Solent encompasses a major estuarine system on the south coast of England with four coastal plain estuaries and four bar-built estuaries. Sediment habitats within the estuaries include extensive estuarine flats, often with intertidal areas supporting eelgrass and green algae, sand and shingle spits, and natural shoreline transitions. Unusual features include the presence of very rare sponges in the Yar estuary and a sandy 'reef' of the polychaete *Sabellaria spinulosa* on the steep eastern side of the entrance to Chichester Harbour.
 - **Lee-on-The Solent to Itchen Estuary SSSI** - The site extends along the eastern shore of Southampton Water from Lee-on-the-Solent to the mid-Itchen estuary and includes the lower estuary of the Hamble. It comprises extensive intertidal muds with a littoral fringe of vegetated shingle, saltmarsh, reedbed, marshy grasslands and deciduous woodland on alluvium, valley gravels, and Bracklesham Beds. It is of international importance for over-wintering dark-bellied geese, and of national importance for three species of wildfowl (great-crested grebe, teal and wigeon) and five species of wader (black-tailed godwit, dunlin, grey plover, ringed plover, redshank). It supports an outstanding assemblage of nationally scarce coastal plants.
 - **Lincegrove and Hackett's Marshes LNR, SSSI** (0.34km SE) - Mature saltmarsh on the west bank of the River Hamble estuary. The marshes are elevated to about HWMST and dissected by complex patterns of drainage creeks, their outer (river) margin terminating in 1–1.5 metre cliffs which are now eroding. The saltmarsh vegetation is dominated by sea purslane and common cord-grass, the latter species

having invaded the marsh during the present century. Saltmarsh grass, sea lavender, thrift, sea aster and sea club-rush form a mixed community on the higher marsh levels and at the landward margin, the marshes grade either to a sea couch or reed zone. Reed invasion is thought to have followed cessation of grazing on the marshes earlier this century. Structurally the marshes are one of the best examples of mature saltmarsh on the south coast.

- 4.2 Table 1 below provides a summary of the bat licences within 2km, this shows the value of the local area to roosting bats.

Case reference of granted application	Species on the licence	Licence Start Date	Licence End Date	Breeding site?	Resting place?
2014-2574-EPS-MIT	C-PIP	02/09/2014	30/03/2020	N	Y
2019-40805-EPS-MIT	BLE C-PIP S-PIP	01/09/2019	01/09/2029	Y	N
2019-41753-EPS-MIT	C-PIP	01/08/2019	31/08/2025	N	N
2017-28698-EPS-MIT	C-PIP	19/04/2017	30/04/2019	N	N
2017-31720-EPS-MIT	C-PIP	10/10/2017	30/10/2018	N	N
2016-26416-EPS-MIT	BLE C-PIP S-PIP	23/11/2016	23/11/2016	N	N

Table 1: A summary of the protected species licences granted withing 2km of the site.

- 4.3 Due to the relatively small scale and extent of the proposals it is unlikely that the development will impact upon any site of importance to nature conservation. It is important however that the proposals follow appropriate pollution prevention and drainage guidelines. The habitats and flora associated with waterways and ground water are sensitive to changes cumulatively from different impacts locally so every development should consider and mitigate for their own impact with regards drainage and pollution.

Site Assessment

- 4.4 Surrounding the site is gravel. To the north, west and south a garden starts, comprising of poor modified grassland with senior and veteran oak and sycamore. Beyond the site are areas of woodland, the river Hamble and agricultural land, all offering good foraging opportunities for bats.
- 4.5 The outbuilding has many lifted/missing tiles and gaps in brickwork or mortar that could provide access and roosting features for bats (Photo 1). Internally (Photo 2), the building is divided in two. The eastern half is used as a shed and the roof is boarded. No signs of bats were noted during the survey, though due to the internal construction it is unlikely that evidence would be visible. The western half of the building is used to store garden equipment. The roof has no lining below the clay tiles and so opportunities for crevice dwelling species is limited. No signs of bats were noted in this half of the building either. This building is deemed to have medium suitability for roosting bats and will require two emergence surveys to determine presence/absence.



Photo 1: The four aspects of the outbuilding showing lifted tiles and gaps along the roof line



Photo 2: Internal views of the roof of each half of the outbuilding

- 4.6 The small area of roof on the main dwelling effected by the proposals (Photo 3) also has several lifted tiles that provide roosting opportunities to crevice dwelling species. There is also a small void that is inaccessible so there could be signs of bats that are not visible and overlooked. Due to the limited height and other available roosting opportunities adjacent, this area has low suitability for roosting bats and will require a single emergence survey to confirm absence.



Photo 3: Two views of the small single-story roof, showing lifted tiles and small gaps

- 4.7 Just to the south of the outbuilding is a mature sycamore, set to be removed as part of the proposals. During the visit, this tree was inspected, and several potential roosting features were noted, including Woodpecker, wounds and pruning scars. The tree will require an arial survey to determine the suitability and use of these features for bats.



Photo 2: A collection of pictures of PRF's on the Sycamore planned for removal

5.0 Requirements and Recommendations

Bats

- 5.1 Two emergence surveys for the outbuilding and one for the single roof between May and August/September are required to confirm absence of roosting bats. If bats are seen roosting during those surveys a third survey may be necessary to categorise the roost.
- 5.2 An aerial inspection of the tree earmarked for removal by an ecologist to confirm the absence of roosting bats is necessary.
- 5.3 A mitigation licence will need to be attained if bats are found to be roosting in the cottage.
- 5.4 An ecologist will oversee removal of tiles on the roof.
- 5.5 One integrated bat box will be included in the new garage and one bat box will be added to the existing building. More mitigation may be necessary depending on the results of the emergence surveys.

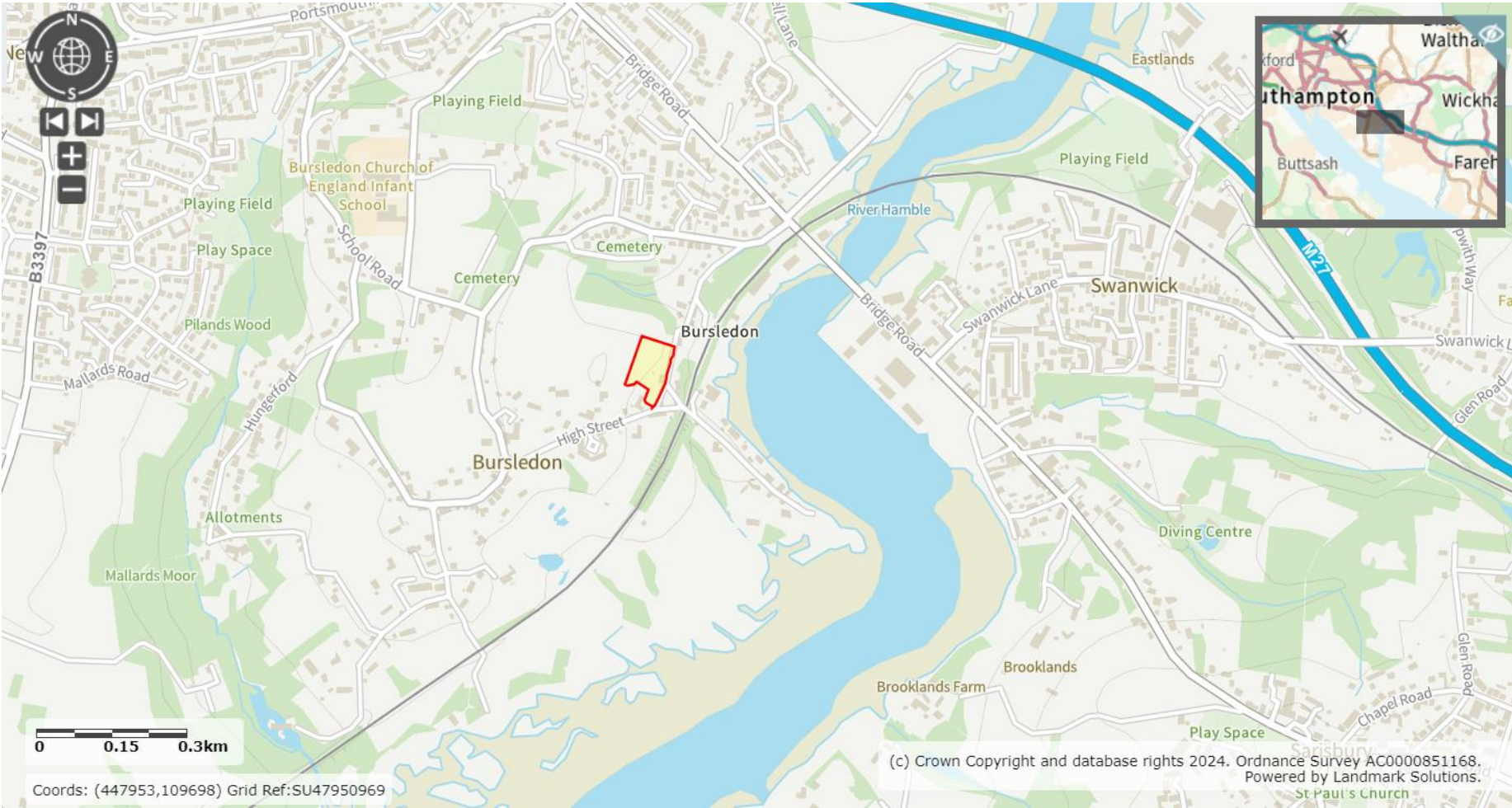
Birds

- 5.6 Two integrated swift boxes will be included in the new garage located as high as possible.
- 5.7 Vegetation clearance will occur outside bird nesting season March to August inclusive.

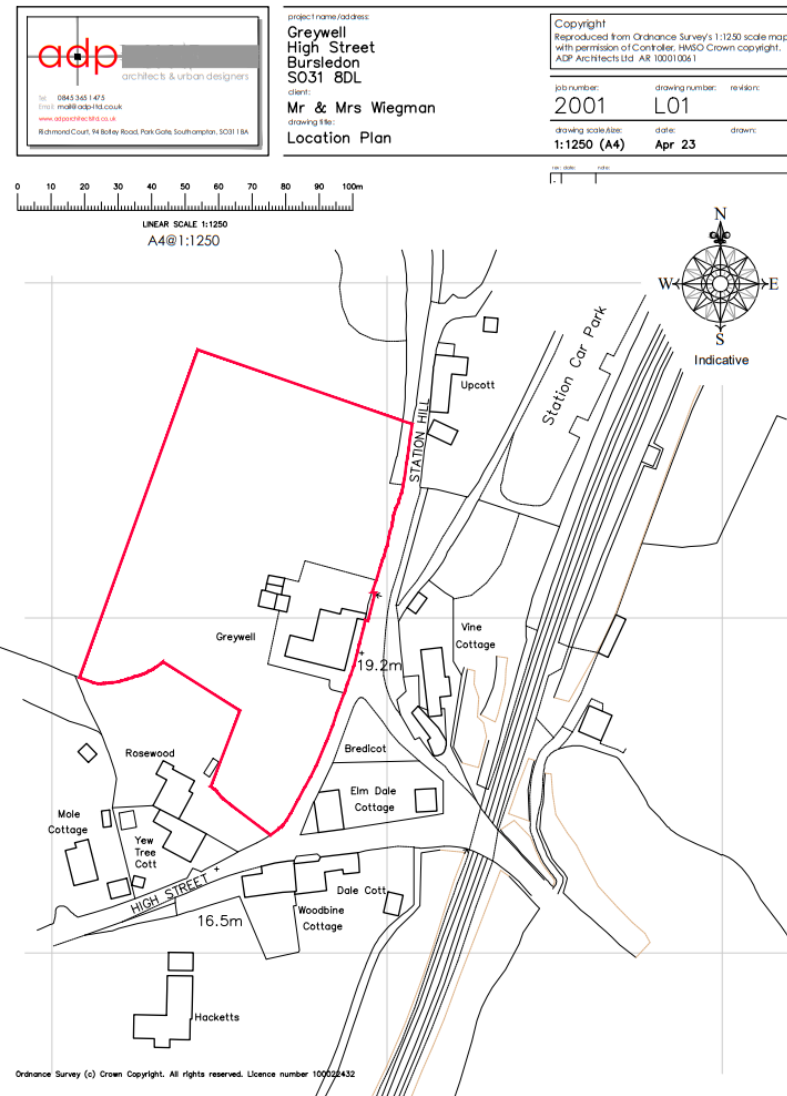
Pollution prevention and drainage

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

Appendix A: Site location



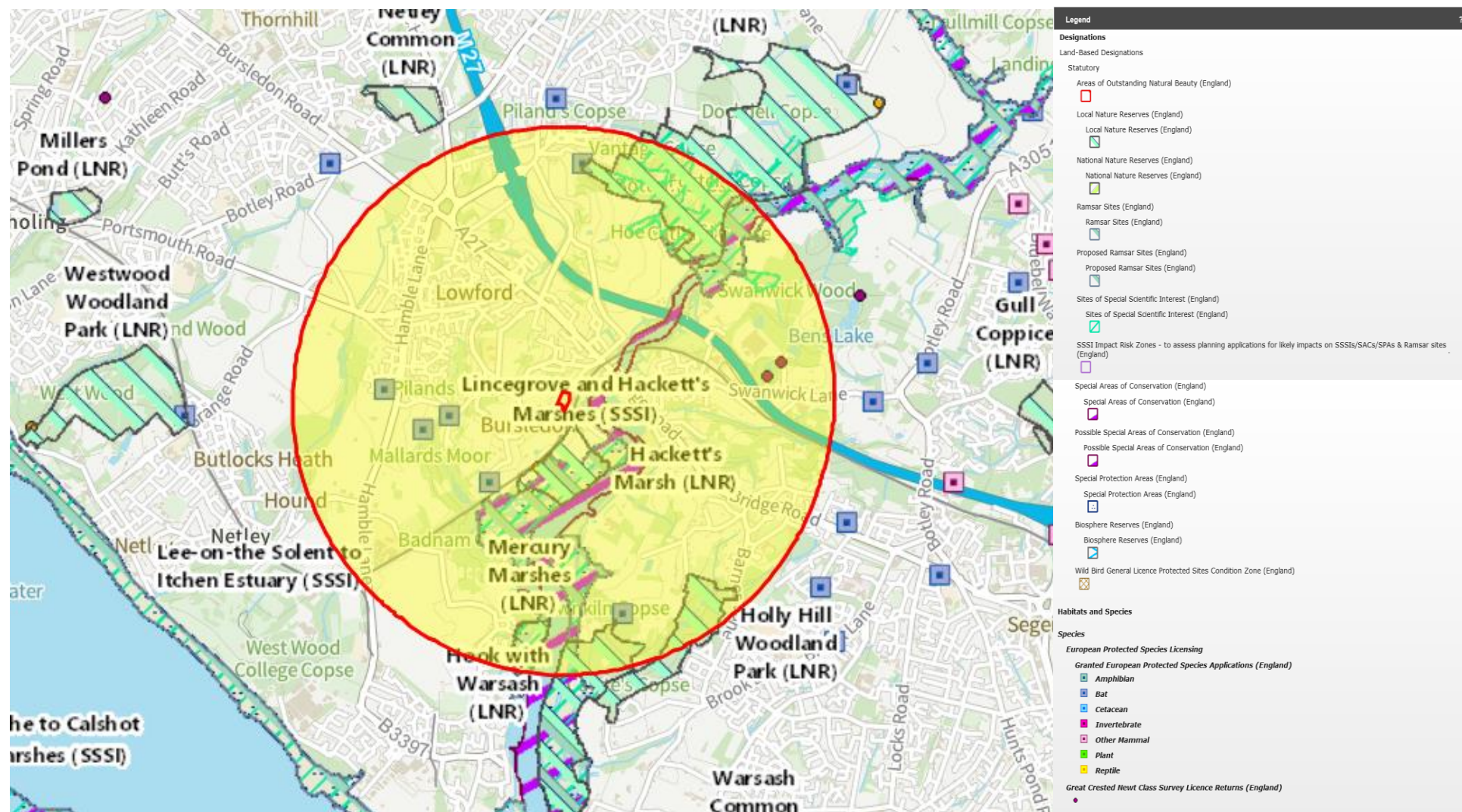
Appendix B: Existing site plan



Appendix C: Proposals



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



Appendix E: 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