Lowans Ecology & Associates
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Ecological Impact Assessment (EcIA) for Braeside House, 49 Bishopstoke Road, Bishopstoke, Hampshire SO50 6BF

Prepared for: Mrs J Bray Braeside House, 49 Bishopstoke Road, Bishopstoke, Hampshire SO50 6BF

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1 Executive summary

Survey date: 23/01/2025
Grid reference: SU 46430 19209

Protected sites:
The north and west boundaries of the site lie adjacent to the River Itchen Special Areas of Conservation (SAC) and Site of Special Scientific Interest (SSSI). The site lies within the Impact Risk Zones for these sites. The LPA should therefore consult Natural England on the likely risks that the application may have on the protected sites. The site lies within a 1km and 5km radius of designated and protected sites.

Data search:
Hampshire Biological Information Centre (HBIC) hold no records for the site. The following records are held within a 1km radius of the site. Amphibians, reptiles, birds, fish, higher plants (conifers, flowering plants), invertebrates (araneae, coleoptera, crustacea, diptera, ephermeroptera, hymenoptera, lepidoptera, mollusca, odonata, orthoptera) and mammals (bats, water vole, hedgehog, otter, harvest mouse).

Habitats:
The proposed application site comprises of a house and garage set in 0.1150ha of gravel driveway, patio and garden. The west boundary of the site is lined with beech *Fagus sylvatica,* sycamore *Acer pseudoplatanus* and horse chestnut *Aesculus hippocastanum* and hawthorn *Crataegus monogyna* trees. All of the trees will be retained, accept T26 (Cypress), trees T3, T4, T5, T6, T7, T13 (all beech) and T15 (horse chestnut) will be reduced.

Bats:
The house and garage have no potential to be used by bats. The site falls within the Zone of Influence of the SSSI, SAC and known bat roosts within a 1km radius of the site. Although trees (T1 to T8 and T12 to T15) have PRF's no evidence of bats were found. Preventative mitigation measures and enhancements will be required to ensure no adverse effects/ long-term impact on bats due to this development.

Nesting birds:
No evidence of nesting birds were found within or on the house or garage. The trees have the potential to be used by nesting birds. Preventative mitigation measures and enhancements will be required to ensure no adverse effects/long-term impact on nesting due to the proposed planning application.

Badger:
No evidence of badger was found within the site. Badger are considered absent from the site, there will be no adverse impacts on badger, due to the proposed planning application.

Reptiles:
The site comprises of an area of gravel driveway, patio and lawn, maintained as short sward, providing a sub-optimal habitat for reptiles. Reptiles are considered absent from the site, there will be no adverse impacts on reptiles due to the proposed development.

Amphibians:
There are no ponds within the application site. The site comprises of an area of gravel driveway, patio and lawn, maintained as short sward, providing a sub-optimal habitat for amphibians. The proposed construction will not create a barrier to movement of amphibians. There will be no impact on amphibians due to the proposed construction. Preventative mitigation measures will be required to ensure no adverse effects/long-term impact on amphibians due to this development.

Dormice:
There is no suitable habitat within the site for dormice. Dormice are considered absent from the site, there will be no adverse impact on dormice, due to the proposed development.

Otter:
No evidence of otter was found along the bank of the Itchen Navigation. Preventative mitigation measures will be required to ensure no adverse effects/long-term impact on otter due to this development.

Water vole:
The east bank of the Itchen Navigation is formed naturally, with shallow banking sides. The bank on the west side is lined with concrete. No evidence of water vole was found. Preventative mitigation measures will be required to ensure no adverse effects/long-term impact on water vole due to this development.

Biodiversity Net Gain:
The Statutory Biodiversity Metric tool will be required to calculate Biodiversity Net Gain for this site.

Mitigation/Enhancements:
The recommendations in section 6 will be conditioned as part of the planning application and will be adhered to.

Surveyor:
Louise Lowans (Natural England Licences: Bat 2015-16733-CLS-CLS. Barn Owl CL29/00005. Dormouse 2016-21322-CLS-CLS.

2 Introduction

2.1 Background

Lowans Ecology & Associates surveyed the site on 11/08/2022 for the previous planning application to build an additional dwelling. No evidence of protected species were found. As detailed in the EcIA 'Land at Braeside House, 49 Bishopstoke Road, Bishopstoke, Hampshire SO50 6BF dated 7/09/2022. Version 1. The application was refused, an appeal F/22/94046 was also refused by the Planning Inspectorate. No evidence of protected species were found.

Lowans Ecology & Associates were commissioned to re-survey the site prior to the new planning application.

2.2 Field survey

The aim of the ecology survey (extended Phase I) was to confirm the presence/absence of; any protected/ notable plant or animal species, any suitable habitats for protected species, such as bats, badgers, reptiles, nesting birds, amphibians, barn owl, dormouse and/or any protected habitats on the site and provide mitigation and/or enhancement as appropriate.

The site was assessed for species and/or habitats protected by the Wildlife and Countryside Act 1981 (as amended), The Protection of Badgers Act 1996, The Hedgerow Regulations Act 2007, The CROW Act 2000 and the Conservation of Habitats and Species Regulations 2017 (as amended). Species and habitats of principal importance and general biodiversity interest of the site (Natural Environment and Rural Communities Act 2006) were also considered. Surveys were carried out following all relevant guidelines (refer to Section 7 References).

Local Planning Authorities are required to take into account nature conservation issues, incl. species and habitats protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and The Wildlife and Countryside Act 1981 (as amended) when making planning decisions. Local Planning Authorities also aim to conserve and enhance biodiversity (National Policy Planning Framework 2019 (NPPF)) and to have regard to conserving biodiversity, which includes restoring and enhancing a population or habitat under the Natural Environment and Communities Act 2006 (NERC 2006)).

The remit of the ecologist is to recommend a course of action that; a) protects the interest of the European Protected Species and other protected species, b) protects the owners and their agents from committing an offence under the legislation and is the best course of action for primarily the welfare of the protected species, but with some regard to the implementation of the owners' project.

2.3 Report

The aim of the report is to clearly set out the results of the survey, highlighting any effects of the proposed development on any protected species or habitats suitable for protected species on or adjacent to the site and provide mitigation and/or enhancement as appropriate.

2.4 Site location

The site is situated within Bishopstoke, OS Grid Reference SU 46430 19209. Appendix A - Plan 1.

2.5 Site description

The site comprises a house and garage set in 0.1150ha of garden, patio and gravel driveway. The north boundary is lined with a post and wire fence. The east and south boundaries are lined with a brick wall. The west boundary is formed by the Itchen Navigation and is lined with trees. Appendix A - Plans 2 and 3. Appendix B - Figures 1 to 12.

The north and west boundaries lie adjacent to the River Itchen Special Areas of Conservation (SAC) and Site of Special Scientific Interest (SSSI). In addition, the north boundary lies adjacent to deciduous woodland Priority Habitat. The east boundary lies adjacent to the neighbouring property. The south boundary lies adjacent to Bishopstoke Road.

<u>House</u>

The two storey house is constructed of brick. It has a hipped concrete tiled roof, lined with bitumen underfelt. The windows, door frames and soffits are wooden. The loft space runs the length of the house, it is insulated and partially boarded.

<u>Garage</u>

The single garage is constructed of brick. It has a hipped concrete tiled roof, lined with bitumen underfelt. It is accessed via a single wooden door on the east elevation and an 'up and over' door on the south elevation. It has wooden soffits. The garage is open to the ridge there is no loft space.

2.6 Description of proposal

It is proposed to apply for full planning permission for an extension and alteration to existing dwelling to create two 2-bedroom flats and one 1 bedroom flat. Appendix A - Plans 4 and 5. All of the trees will be retained, accept T26 (Cypress), trees T3, T4, T5, T6, T7, T13 (all beech) and T15 (horse chestnut) will be reduced, as detailed in the Arboricultural impact appraisal and method statement by L. Fraser Barrel Tree Consultancy 12/08/2022.

3 Method

3.1 Desk study

3.1.1 Protected and other notable sites

The location was checked for habitats protected under the Wildlife and Countryside Act 1981 (as amended), and other habitats that could be County Wildlife sites or Biodiversity Action Plan habitats using the Multi-Agency Geographic Information for the Countryside (MAGIC) Defra website.

3.1.2 Data search

A 1km data search was requested from Hampshire Biological Information Centre.

3.1.3 Zone of Influence

The study area encompassed the Zone of Influence of the project. The Zone of Influence is defined as "... the area over which ecological features may be affected by biophysical changes as a result of the proposed project and associated activities" (CIEEM, 2018).

The Zone of Influence of the project encompasses different areas in respect of each important ecological feature depending on its location and sensitivity, and the spatial extent of the relevant biophysical change (e.g. light, noise, habitat loss).

However, the majority of the activities and resultant biophysical changes are unlikely to have an effect beyond the site and the immediate surrounding area. The exceptions to this include birds and bats due to their highly mobile nature, potentially 5-7km for birds and up to 6km for bats (based on Bat Conservation Trust Core Sustenance Zones, 2020), and activities such as uncontrolled discharges of pollutants, changes to ground and surface water drainage, air pollution and the increased demand for recreational activities when the site is occupied, which might extend beyond the immediate surroundings of the site in some instances; for the majority of designated sites in the area this is up to 5km.

Therefore, the Zone of Influence, and the study area, is broadly considered to extend across the site or just beyond the site boundary in most cases and potentially up to or exceeding 5km with regards to designated

3.2 Date of survey

The date and time of the survey were recorded.

3.3 Weather conditions

The weather conditions were recorded.

3.4 Limitations of survey

Limitations that may affect the overall survey result were recorded.

3.5 Survey scope

This report includes surveys for the wildlife detailed below (as habitats were not present, or were not deemed suitable, for other species):

Survey Scope: habitats, bats, nesting birds, badgers, reptiles, amphibians, dormice, otter and water vole

3.5.1 Habitats

The site was surveyed for important vegetation communities such as unimproved grassland, ancient woodland or hedges (that might be protected under the Hedgerow Regulations Act) and water features.

Hedgerow Regulations

Hedges were surveyed for features cited in the Hedgerow Regulations Act, namely features such as up to 7 woody species, presence of woodland plants, a ditch, bank, links to other hedges etc.

3.5.2 Bats

3.5.2.1 Daytime building survey

A daytime survey of the site was carried out, it investigated the status of bats by assessing the buildings' suitability for bat roosts and places of rest for bats.

This was achieved by:

Checking external walls, soffits, roof coverings, internal spaces, lofts, beams, ledges, window sills, floors, holes and cavities etc. that display use by bats - regular use is demonstrated by staining, droppings and worn surfaces.

3.5.2.2 Daytime survey trees
The trees within the development area were assessed for potential roost features (PRF's). PRF's that may be used by bats include: woodpecker holes, rot holes, hazard beams, other vertical or horizontal cracks and splits (such as frosting cracks) in stems or branches, partially detached platey bark, knot holes arising from naturally shed branches or branches previously pruned back to the branch collar, man made holes or cavities created by branches tearing out from parent stems, cankers (caused by localised bark death) in which cavities have developed, other hollows or cavities including butt-rots, double leaders forming compression forks with included bark and potential cavities, gaps between overlapping stems and branches, partially detached ivy with stem diameters in excess of 50mm, bat, bird or dormice boxes.

3.5.3 Nesting birds
The site was surveyed for signs of nests of swallows, house sparrows and other birds as building works should not conflict with bird breeding seasons.

3.5.4 Badger
The site was searched for the following signs of badger *Meles meles:* tracks, hair on fences, feeding holes, latrines, scratching posts and setts.

3.5.5 Reptiles
The site was assessed for its potential to support fully protected reptiles and common reptiles, positive features being open undisturbed habitats, sandy banks, tall sward grassland and permanent scrubby areas.

3.5.6 Amphibians
The site was assessed for ponds and ditches that could be used by amphibians.

3.5.7 Dormouse
The site was assessed for its potential to support hazel dormouse *Muscardinus avellanarius.*

3.5.8 Otter
The site was searched for the following signs of otter *Lutra lutra:* spraint, footprints, slides up and down banksides, feeding remains, holts and couches.

3.5.9 Water vole
The site was searched for signs of water vole *Arvicola amphibius:* faeces, latrines, feeding stations, burrows, footprints and runs. The survey techniques employed were based on the methodology detailed in Dean, M., Strachan, R., Glow, D. and Andrews, R. (2016). The Water Vole Mitigation Handbook.

3.5.10 Biodiversity Net Gain
Biodiversity Net Gain (BNG) is an approach to development. It makes sure that habitats for wildlife are left in a measurably better state than they were before the development. In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG of 10%. This means a development will result in more or better quality natural habitat than there was before development.

For the purposes of BNG, biodiversity value is measured in standardised biodiversity units. A habitat will contain a number of biodiversity units, depending upon size, quality, location and type. Biodiversity units can be lost through development or generated through work to create and enhance habitats. To calculate the number of biodiversity units for the existing habitat, or habitat enhancements to achieve BNG, the statutory biodiversity metric tool must be used. This tool applies the statutory biodiversity metric formula.

3.6 Field equipment
Equipment available for use during the survey included. Maglite (LED bulb) torch, ladders, Snap-On endoscope, binoculars, compass, notebook, pen, camera and chest waders.

3.7 Details of surveyor
Louise Lowans BSc. (Hons), MCIEEM. Director and Principal Ecologist of Lowans Ecology & Associates. Ecologist for over 20 years. Natural England Licences held Bat Licence 2015-16733-CLS-CLS. Dormouse 2016-21322-CLS-CLS. Barn Owl CL29/00005.

4 Results and discussion

4.1 Protected and other notable sites

The north and west boundaries of the site lie adjacent to the River Itchen Special Areas of Conservation (SAC) and Site of Special Scientific Interest (SSSI). In addition, the north boundary lies adjacent to deciduous woodland Priority Habitat. The site lies within the Impact Risk Zones for these sites. The LPA should therefore consult Natural England on the likely risks that the application may have on the protected sites.

The site lies within a 1km radius of the following designated and protected sites:-

- Coastal and floodplain grazing marsh Priority Habitat
- Good quality semi-improved grassland Priority Habitat
- Lowland meadows Priority Habitat
- Deciduous woodland Priority Habitat
- Traditional orchard Priority Habitat
- Breach Copse Ancient & Semi-Natural Woodland
- Stoke Park Wood Ancient & Semi-Natural Woodland
- Stoke Park Wood Ancient Replanted Woodland

The site lies within a 5km radius of the following designated and protected sites:-

- Hocombe Mead Local Nature Reserve (LNR)
- Valley Park Woodlands LNR
- Moorgreen Meadows SSSI

4.1.2 Data search

Hampshire Biological Information Centre (HBIC) hold no records for the site. The following records are held within a 1km radius of the site. Amphibians, reptiles, birds, fish, higher plants (conifers, flowering plants), invertebrates (araneae, coleoptera, crustacea, diptera, ephermeroptera, hymenoptera, lepidoptera, mollusca, odonata, orthoptera) and mammals (bats, water vole, hedgehog, otter, harvest mouse).

The MAGIC Defra website holds three records of a European Protected Species Licences (EPSL) that were issued by Natural England for bats within a 1km radius of the site. The licences were issued in 2012 and 2015 for common pipistrelle, Soprano pipistrelle and brown long-eared bats and in 2019 for brown long-eared and common pipistrelle bats.

4.2 Date of survey

23/11/2025 at 09:15 hours.

4.3 Weather conditions

The weather conditions were dry with 100% cloud cover. The air temperature was 8˚C. There was no wind.

4.4 Limitations of survey

There were no limitations to the survey.

4.5 Survey scope

4.5.1 Habitats

The proposed application site comprises of a house and garage set in 0.1150ha of gravel driveway, patio and garden. The west boundary of the site is lined with beech *Fagus sylvatica,* sycamore *Acer pseudoplatanus* and horse chestnut *Aesculus hippocastanum* and hawthorn *Crataegus monogyna* trees. All of the trees will be retained, accept T26 (Cypress), trees T3, T4, T5, T6, T7, T13 (all beech) and T15 (horse chestnut) will be reduced, as detailed in the Arboricultural impact appraisal and method statement by L. Fraser Barrel Tree Consultancy 12/08/2022.

4.5.2 Bats

4.5.2.1 Daytime building survey

HBIC hold no records for the site. The following records (roosts and field records) are held within a 1km radius of the site:-

Serotine *Eptesicus serotinus* recorded between 1997 and 2018
Daubenton's *Myotis daubentonii* recorded between 1997 and 2015
Whiskered *Myotis mystacinus* recorded between 1999 and 2002
Whiskered/Brandt's *Myotis mystacinus/brandtii* recorded in 2004
Noctule *Nyctalus noctula* recorded between 2010 and 2018
Pipistrelle sp. *Pipistrellus sp.* recorded between 1986 and 2018
Common pipistrelle *Pipistrellus pipistrellus* recorded between 2010 and 2019
Soprano pipistrelle *Pipistrellus pygmaeus* recorded between 2010 and 2018
Long-eared sp. *Plecotus sp.,* recorded in 2012 and 2018
Brown long-eared *Plecotus auritus* recorded between 1986 and 2005

House
The internal walls of the chimney are covered in cobwebs. There are no gaps between the trussed rafters that could be used by crevice dwelling bats. No live or dead bats, feeding remains, staining or bat droppings were found within the loft space. Externally, there are no missing or raised tiles on the roof. There are no holes in the soffits or gaps between the soffits and external walls. Appendix B - Figures 13 to 17.

Garage
The garage has relatively high levels of natural light from the window. There is no loft space. The main ridge beam is covered in very thick cobwebs. There were no gaps between the rafters or holes in the internal brick work that could be used by crevice dwelling bats. No live or dead bats, feeding remains, staining or bat droppings were found within the garage. Externally, there are no missing or raised tiles on the roof. There are no holes in the soffits or gaps between the soffits and external walls. Appendix B - Figure 18 to 19.

4.5.2.2 Daytime survey trees

All of the trees will be retained, accept T26 (Cypress), trees T3, T4, T5, T6, T8, T13 (all beech) and T15 (horse chestnut) will be reduced, as detailed in the Arboricultural impact appraisal and method statement by L. Fraser Barrell Tree Consultancy 12/08/2022 (refer to separate document).

T1 (Horse chestnut) Large stem cavity on southeast side of tree at 1m and several open cavities in the upper canopy. Tree will be retained.

T2 (Beech) Deadwood. Tree will be retained.

T3 (Beech) Stem decay at base, storm damage, significant stem decay and hollowing of upper stem on west side of tree. Crown will be reduced.

T4 (Beech) Stem cavity south side of tree at 0.5m south. Co-dominant stems at 5 m with significant decay in both stems. Crown will be reduced.

T5 (Beech) Significant stem decay. Crown will be reduced.

T6 (Beech) Significant stem decay from base up to about 8 m. Crown will be reduced.

T7 (Beech) Small stem cavity on north side of tree at 10m north. No work proposed.

T8 (Beech) Large stem cavity on north side of tree at 8m, with bees' nest. Crown will be reduced.

T12 (Beech) Localised stem decay. No work proposed.

T13 (Beech) Fungal fruiting bodies and weeping cavities on main stem. Crown will be reduced.

T14 (Oak) Deadwood. Will be retained.

T15 (Horse chestnut) Basal decay and hollowing up to 3m. Crown will be reduced.

No signs of staining was evident around the openings of the cavities and no bat droppings were stuck to the bark. No evidence of bats (bat droppings, staining, live or dead bats) were found.

4.5.2.3 Interpretation of survey results

- The house and garage have no potential to be used by bats.
- The site falls within the Zone of Influence of the SSSI, SAC and known bat roosts within a 1km radius of the site.
- Although trees (T1 to T8 and T12 to T15) have PRF's no evidence of bats were found.

Preventative mitigation measures and enhancements will be required to ensure no adverse effects/long-term impact on bats due to this development.

4.5.3 Nesting birds

HBIC hold no records for the site. Records are held for 77 species of bird within a 1km radius of the site. No evidence of nesting birds were found within or on the house or garage. The trees have the potential to be used by nesting birds. Preventative mitigation measures and enhancements will be required to ensure no adverse effects/long-term impact on nesting due to the proposed planning application.

4.5.4 Badger

HBIC hold no records for the site or within a 1km radius of the site. No evidence of badger was found within the site. Badger are considered absent from the site, there will be no adverse impacts on badger, due to the proposed planning application.

4.5.5 Reptiles

HBIC hold no records for the site. The following records are held within a 1km radius of the site:- Slow worm *Anguis fragilis,* recorded between 2005 and 2014 and grass snake *Natrix helvetica* 2003 and 2007.

The site comprises of an area of gravel driveway, patio and lawn, maintained as short sward, providing a sub-optimal habitat for reptiles. Reptiles are considered absent from the site, there will be no adverse impacts on reptiles due to the proposed planning application.

4.5.6 Amphibians

HBIC hold no records for the site. Records of common toad *Bufo bufo*, recorded between 2007 and 2009, are held within a 1km radius of the site.

MAGIC, OS and Google maps show three ponds within a 500 metre radius of the site at 215m southwest, 325m northeast and 330m north. There are no ponds within the application site. The site comprises of lawn maintained as short sward and an area of gravel driveway and patio, providing a sub-optimal habitat for amphibians. The proposed construction will not create a barrier to movement of amphibians. There will be no impact on amphibians due to the proposed planning application.

Preventative mitigation measures will be required to ensure no adverse effects/long-term impact on amphibians due to the proposed planning application.

4.5.7 Dormouse

HBIC hold no records for the site or within a 1km radius of the site. There is no suitable habitat within the site for dormice. Dormice are considered absent from the site, there will be no adverse impact of dormice, due to the proposed planning application.

4.5.8 Otter

HBIC hold no records for the site. Records of otter are held within a 1km radius of the site, recorded between 1996 and 2015. No evidence of otter was found along the Itchen Navigation.

Preventative mitigation measures will be required to ensure no adverse effects/long-term impact on otter due to the proposed planning application.

4.5.9 Water vole

HBIC hold no records for the site. Records of water vole are held within a 1km radius of the site, recorded between 1983 and 2015. The east bank of the Itchen Navigation is formed naturally, with shallow banking sides. The bank on the west side is lined with concrete. No evidence of water vole was found. Appendix B - Figures 20.

Preventative mitigation measures will be required to ensure no adverse effects/long-term impact on water vole due to the proposed planning application.

4.5.10 Biodiversity Net Gain

The Statutory Biodiversity Metric tool will be required to calculate Biodiversity Net Gain for this site.

5 Legislation

5.1 Hedgerows

The Management of Hedgerows (England) Regulations 2024 and The Hedgerows Regulations 1997 protect important hedgerows by controlling their removal through a notification system. It is against the law to remove most countryside hedgerows without permission. To get permission to remove a hedgerow you must contact your LPA. If the LPA decides to prohibit removal of an important hedgerow it must let you know within 42 working days. If you remove a hedgerow without permission (whether it is important or not) you may face an unlimited fine. You may also have to replace the hedgerow.

5.2 Bats

Bats and their places of rest are fully protected under UK and European Law. Within the Conservation of Habitats and Species Regulations 2017 (as amended), it is stated that it is illegal to intentionally damage, destroy or obstruct access to any place that a bat uses for shelter, including during the process of a development, unless a Natural England European Protected Species Licence (EPSL) has been granted.

Advice from Natural England is that a licence **is** needed if the consultant ecologist, on the basis of survey information and specialist knowledge of the species concerned, considers that on balance the proposed activity is **reasonably likely** to result in an offence under Regulation 41; or

If the consultant ecologist, on the basis of survey information and specialist knowledge of the species concerned, considers that on balance the proposed activity is **reasonably unlikely** to result in an offence under Regulation 41 then no licence is required. However, in these circumstances Natural England would urge that reasonable precautions be taken to minimise the effect on European protected species should they be found during the course of the activity. If they are found then work should cease and an application be made to Natural England.

Regulation 41 states that

(1) A person commits an offence if he—
(a) deliberately captures, injures or kills any wild animal of a European protected species,
(b) deliberately disturbs wild animals of any such species,
(c) deliberately takes or destroys the eggs of such an animal, or
(d) damages or destroys a breeding site or resting place of such an animal,

For the purposes of paragraph (1)(b), disturbance of animals includes in particular any disturbance which is likely—
(a) to impair their ability—
(i) to survive, to breed or reproduce, or to rear or nurture their young, or
(ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate;
or
(b) to affect significantly the local distribution or abundance of the species to which they belong.

(2) It is an offence for any person—
(a) to be in possession of, or to control,
(b) to transport,
(c) to sell or exchange, or
(d) to offer for sale or exchange.

5.3 Nesting birds

All birds, their nest and eggs are protected by the Wildlife and Countryside Act 1981, which makes it an offence to intentionally kill, injure or take any wild bird. It is an offence to intentionally take, damage or destroy the eggs, young or nest whilst it is being built or in use or prevent parent birds access to their nests.

5.4 Badgers

Badgers are protected under the Protection of Badgers Act 1992. It is illegal to: willfully kill, injure, take, possess or cruelly ill-treat a badger, or attempt to do so; to intentionally or recklessly interfere with a badger sett by damaging or destroying it; to obstruct access, or any entrance of, a badger sett and to disturb a badger when it is occupying a sett.

5.5 Reptiles

Reptiles are protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended) and Schedule 5 and 6 of the Wildlife and Countryside Act 1981 (as amended).

5.6 Amphibians

Great Crested Newt *Triturus cristatus* and Natterjack Toad *Bufo calamita*

The Great Crested Newt and Natterjack Toad and their respective habitats are fully protected under Schedule 5 (Section 9) of the Wildlife and Countryside Act 1981 (as amended) and under the Conservation of Habitats and Species Regulations 2017 (as amended). It is illegal to kill, injure, capture, handle or disturb them, and the places they use for breeding, resting, shelter and protection are protected from being damaged or destroyed. They are both UK Biodiversity Action Plan priority species.

Great crested newts are also protected by the Protection of Animals Act 1911 and under the Abandonment of Animals Act 1960.

Common amphibians

The more common British amphibians, i.e. common frog *Rana temporaria,* common toad *Bufo bufo*, smooth newt *Lissotriton vulgaris* and palmate newt *Lissotriton helveticus* are protected only by Section 9(5) of the Wildlife and Countryside Act 1981. This section prohibits sale, barter, exchange, transporting for sale and advertising to sell or to buy, and is not relevant to this situation.

Common toad is now a UK Biodiversity Action Plan Priority Species and Species of Principle Importance in England (Section 41 of the Natural Environmental and Rural Communities Act 2006 (NERC)).

5.7 Dormice

Dormice are fully-protected against killing, capture, injury and disturbance, and their habitats are protected against damage, destruction or obstruction, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Without a licence it is an offence for anyone to deliberately disturb, capture, injure or kill them. It is an offence to damage or destroy their breeding or resting places, to disturb or obstruct access to any place used by them for shelter. It is also an offence to posses, or sell a wild dormouse.

5.8 Otter

Otter are protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended) and Schedule 5 and 6 of the Wildlife and Countryside Act 1981 (as amended).

5.9 Water vole

Water voles have legal protection under Schedule 5 (Section 9) of the Wildlife and Countryside Act 1981 (as amended). This includes; intentional or reckless damage, destruction or obstruction to access to any structure or place used for shelter or protection, intentional or reckless disturbance to water voles whilst occupying a structure or place used for that purpose and intentional killing, injuring or taking of water voles.

5.10 Biodiversity Net Gain

In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

5.11 Western European Hedgehog

The hedgehog is a Priority Species for conservation action under the UK Biodiversity Action Plan and protected from harm in the UK under Schedule 6 of the Wildlife and Countryside Act 1981 and the NERC Act 2006, the hedgehog is categorised as a ‘Species of Principal Importance’ for biodiversity.

6 Recommendations, precautionary mitigation measures and enhancements

National Planning Policy Framework sets out national planning policies on the protection of biodiversity and geological conservation. Circular 06/05 (DEFRA 01/05): Biodiversity and Geological Conservation: Statutory Obligations and Their Impact within The Planning System provides administrative guidance on application of the law in England relating to planning and nature conservation.

The following recommendations will be conditioned as part of the planning application and will be adhered to.

6.1 Hedgerows

1. There are no hedgerows within the site.

6.2 Bats

1. There are no timing constraints to when the proposed work to the house or garage is carried out. If at any time during the course of the building work, bats are found, then work must stop by law and the consultant ecologist Louise Lowans (07983 664173) contacted for advice.

2. No security lighting will be placed above or below the bat tube/brick. Any security lighting will be low level and will be on timers so that the level of light pollution is kept to a minimum.

3. The site falls within the Zone of Influence of the SSSI, SAC and known bat roosts within a 1km radius of the site. The north and west boundaries of the site have the potential to be used by commuting and foraging bats the lighting used within the development will therefore adhere to the following:

4. As the site is within the Zone of Influence of the known bats roost within a 1km radius of the site. The lighting within the site will adhere to the following:
   a) lighting will be directed to where it is needed through the design of the luminaire and by using accessories such as cowls or hoods,
   b) the boundary hedges will not be lit,
   c) lights will not be on constantly throughout the night creating dark periods to allow bats to continue foraging without light spill affecting them,
   d) the lighting scheme will adhere to the latest guidance, as detailed in Guidance Note 08/23 Bats and Artificial Lighting at Night. Bats and the built environment series, Bat Conservation Trust (London) & Institution of Lighting Professionals (Rugby) (2023).

Trees - Reduction of crowns

1. The work to the trees will be carried out between September and February only (so as to avoid nesting birds).

2. All trees that are to be crowned will be checked for bats prior to removal, this will include a visual inspection.

3. Cracks, splits and holes will not be cut through.

4. If bats are found when the trained bat ecologist is not on site, then work must stop (by Law) and the consultant ecologist informed 07983 664173.

5. If an injured or underweight bat is found the Bat Conservation Trust will be contacted on 0845 1300 228 for details of the nearest bat care worker.

6.3 Nesting birds

1. Vegetation will be cut back between 1st September and 28th February, so as to avoid the bird nesting season.

6.4 Badgers

1. If badgers or signs are badgers are found during the proposed development work. Work in the local vicinity will stop and Lowans Ecology and Associates (07983 664173) contacted immediately for advice.

6.5 Reptiles

1. Vegetation (lawn) within the site will be maintained as short sward up (less than 10cm) until and during the proposed work.

2. If reptiles are found during the proposed development work. Work in the local vicinity will stop and Lowans Ecology and Associates (07983 664173) contacted immediately for advice.

6.6 Amphibians

1. Vegetation (lawn) within the site will be maintained as short sward up (less than 10cm) until and during the proposed work.

2. If trenches are to be left open overnight, ramps of less than 45 degrees will be put in the trenches so that amphibians can climb out should they fall in.

3. Any areas that could possibly create a temporary waterbody will be back filled (having been checked for the presence of newts).

4. If amphibians are found during the proposed development work. Work in the local vicinity will stop and Lowans Ecology and Associates (07983 664173) contacted immediately for advice.\

6.7 Otter

1. No evidence of otter was found within the site, however HBIC hold records of otter within a 1km radius of the site.

2. If trenches are to be left open overnight, ramps of less than 45 degrees will be put in the trenches so that otter can climb out should they fall in.

3. If otter or signs of otter are found during the proposed development work. Work in the local vicinity will stop and Lowans Ecology and Associates (07983 664173) contacted immediately for advice.

6.8 Water vole

1. No evidence of water vole was found within the site, however HBIC hold records of water vole within a 1km radius of the site.

2. If water vole are found to be present a European Protected Species licence for the intentional disturbance of water voles and damage or destruction of water vole burrows by means of displacement - to facilitate development activities will be required prior to the commencement of construction work.

6.9 Western European Hedgehog

1. HBIC hold records of hedgehogs within a 1km radius of the site. Hedgehogs can roam between 1 to 2km each night during their active season. It is therefore critical that they can access a wide range of gardens. If the proposed garden is to be fenced/walled a 13cm by 13cm gap will be left at the base of each fence/ wall to allow hedgehogs to pass through the garden. Appendix A - Figure 21.

6.10 River Itchen SAC and SSSI

1. Working Methodology - This method statement is to be implemented in full throughout the construction period in order to protect the adjacent River Itchen SAC and SSSI from any damage, e.g. materials/spoil falling into the river, machinery/materials eroding the river bank, run-off, etc.

2. As work will be within 8m of the river permission will be obtained from the Environment Agency.

3. No water or other resources are to be taken from the river or river bank.

4. A plank will be put into any foundations at night, in the unlikely event that any wildlife, investigates the site at night.

5. **Work on site** - The ecologist is to be informed when work commences on site and when work is completed on site. Photographic evidence of methods employed below, to protect the River Itchen will be required. The ecologist may need to visit the site to ensure protective measures are in place.

6. **Toolbox talk** - The site manager is to inform all operatives on site that the north and west boundaries of the site lie adjacent to the River Itchen Special Areas of Conservation (SAC) and Site of Special Scientific Interest (SSSI) and as such is protected by law.

7. **Protective fence** - Prior to any work commencing on site, a barrier fence and straw bale bund is to be constructed at least 1m from the river bank on the north and west sides of the site for the entirety of the project. Appendix A - Plan 6. This will act as a barrier to, and a ‘filter’ for, any run-off from the site. The fencing is to be at least 500mm in height and extend beneath ground level at least 100mm, using posts. The material used will be capable of withstanding a moderate and predicted worst-case scenario spill from an on-site liquid container facility. Advice will be sort from Barrell Tree Consultancy during construction of the fencing, with regard to the tree roots.

8. **Damage to protective fence** - Any damage to the protective fencing will be repaired to ensure its effectiveness in the manner prescribed. Care will be used when stacking materials close to the barrier fence, as items may fall and damage the fence. High stacking of materials close to the fence will be avoided where possible, and done in such manner as to be stable against wind and accidental disturbance by vehicle movement.

9. **Construction materials** - All construction materials are to be stored away from the watercourse. This includes, sand and gravel which will be contained in lifting sacks to prevent accidental spillage or run-off, cement and plaster will be stored in lidded containers and not be left lying loose anywhere on site.

10. **Pollutants** - No off-loaded or pumping of any potential pollutant will be undertaken within 5m of the river bank, at any time. No washing or cleaning will occur within 5m of the river bank, including toilets and other staff facilities.

11. **Items to be removed from site** - Materials stripped out of the building, incl. demolition material, unwanted items, spoil arising from the development, loose rubbish, used liquid containers, wood materials, etc., will be put immediately into a skip, or vehicle, for removal from the site. They will not be placed on the ground. The reason being that any material that may have been treated with insecticide or fungicide at some time may produce a residue on exposure to rainwater, causing leaching into the soil.

12. **Foundations** - Carrying out building foundation and/or formation of any slab will not be undertaken in conditions where concrete has to be poured in wet weather conditions, nor in the event that the site were to be considered unduly wet. This will minimise any risk of leaching of concrete run-off.

13. **Bare earth** - Exposed bare earth will be mounded and prevented from entering the water course and coming into contact with the protective fencing.

14. **Vehicles** - No vehicles or machinery are to be within 5m of the river bank.

15. **Noise** - Noise can be a significant factor in wildlife disturbance (i.e. birds, otters, water voles that are present on the River Itchen), therefore steps will be taken to reduce noise of large/noisy vehicles where possible, which run in the area near to the boundary fence.

16. **Lighting** – no lights are to be permanently on at night. To avoid indirect impacts on the SAC & SSSI and species that may use these features.

17. **Working hours** - Works will be restricted to daylight hours, and a maximum of 12 hours per day, with works ceasing at least 30 minutes before sunset and commencing at least 30 minutes after sunrise. This measure will ensure the lowest or zero potential risk to nocturnal wildlife.

6.11 Further survey work

1. No further surveys are recommended. However if the proposed work is not carried out within 18 months or the proposed plans change a follow up ecological survey maybe required, the ecologist will be contacted for advice.

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8 Appendices

8.1 Appendix A - Plans

Plan 1 - Location plan and existing block plan

Notes
Report any discrepancies to the author.
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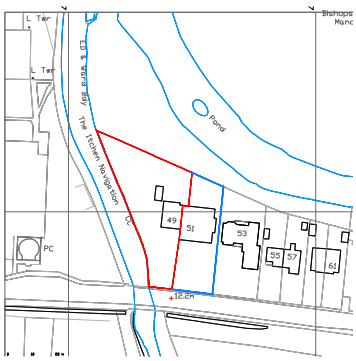

SITE LOCATION PLAN @ 1/250
Streetwise licence No. 100047474
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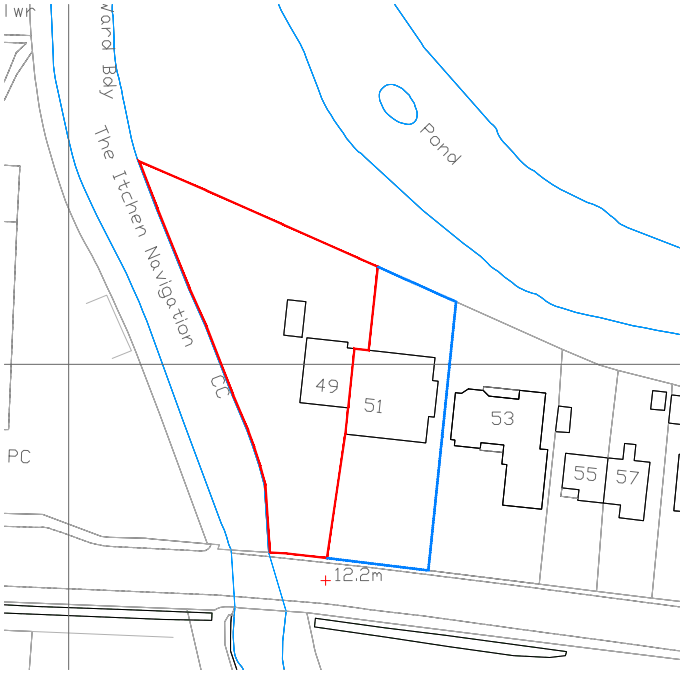
Scale 1/1250 (in metres)

NORTH



SITE BLOCK PLAN @ 1/500

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Scale 1/500 (in metres)

Revision Notes:		
Rev:	Date:	Description:
~	~	~

Date: April 2024		
Scale @ A3: 1/500 & 1/1250		
Drawing Status: Planning	Drawn: JC	Checked: dmm

Project: 49, Bishopstoke Rd, SO50 6LA
Alterations and extension

Drawing Title: Locality and Block Plan
As Existing

Client: Mrs J Bray
49, Bishopstoke Road

Project:	Dwg No:	Rev:
2238	900	~

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Plan 2 - Existing site plan

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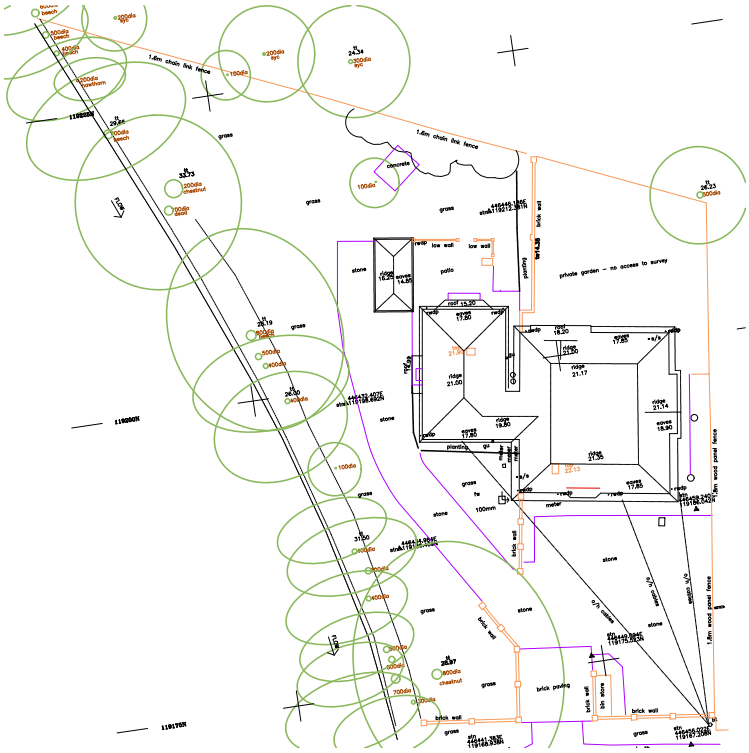

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Scale 1/250 (in metres)

Revision Notes:		
Rev:	Date:	Description:
~	~	~

Date: April 2024		
Scale @ A3: 1/250		
Drawing Status: Planning	Drawn: JC	Checked: dmm

Project: 49, Bishopstoke Rd, SO50 6LA
Extension and Alteration

Drawing Title: Block Plan
As existing

Client: Mrs J Bray
49, Bishopstoke Road

Project:	Dwg No:	Rev:
2238	901	~

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Plan 3 - Existing elevations

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1.0 0.0 1.0 2.0 3.0 4.0 5.0 6.0
Scale 1/100 (in metres)

NORTH ELEVATION

11.0m DATUM

SOUTH ELEVATION

11.0m DATUM

Revision Notes:		
Rev:	Date:	Description:
~	~	~

Date: April 2024			
Scale @ A3: 1/100			
Drawing Status: Planning	Drawn: JC	Checked: dmm	

Project: 49, Bishopstoke Rd, SO50 6LA Proposed House

Drawing Title: Elevations As existing

Client: Mrs J Bray 49, Bishopstoke Road

Project:	Dwg No:	Rev:
2238	903	~

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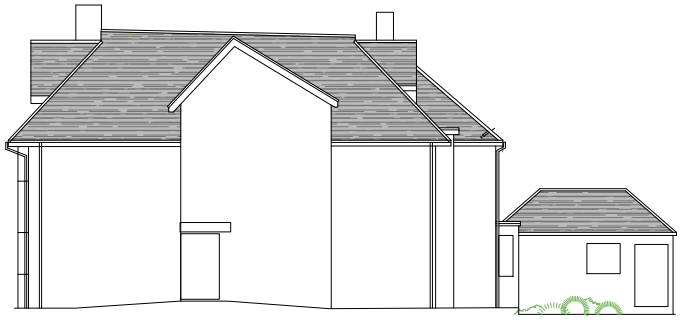
Scale 1/100 (in metres)



EAST ELEVATION

WEST ELEVATION

11.0m DATUM

Revision Notes:		
Rev:	Date:	Description:
~	~	~

Date: April 2024			
Scale @ A3: 1/100			
Drawing Status: Planning	Drawn: JC	Checked: dmm	

Project: 49, Bishopstoke Rd, SO50 6LA Proposed House

Drawing Title: Elevations As existing

Client: Mrs J Bray 49, Bishopstoke Road

Project:	Dwg No:	Rev:
2238	904	~

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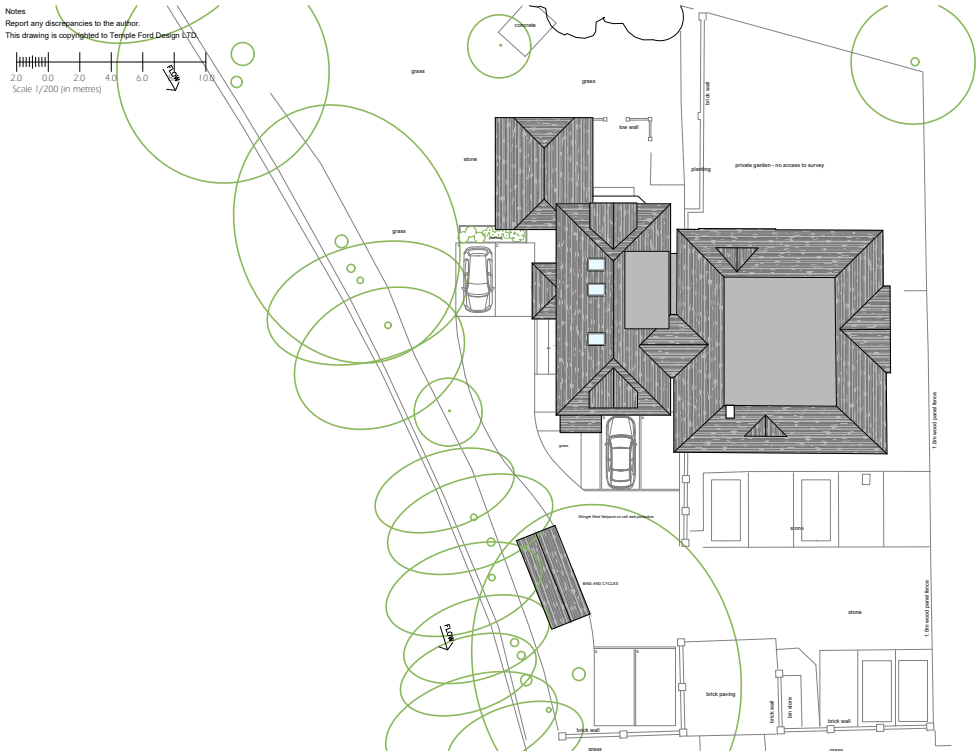
Plan 4 - Proposed block plan



Revision Notes:

Rev:	Date:	Description:
A	10 06 24	Changes from PRE-APP
B	16 07 24	Changes from PRE-APP
C	30 08 24	Client changes
D	08 10 24	Client changes

Date: March 2024		
Scale @ A3: 1/200		
Drawing Status: Planning	Drawn: JC	Checked: dmm

Project: 49, Bishopstoke Rd, SO50 6LA
Alteration and conversion

Client: Mrs J Bray
49, Bishopstoke Road

Drawing Title: Block Plan
As Proposed

Project:	Dwg No:	Rev:
2238	D01	D

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Plan 5 - Proposed elevations

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NORTH ELEVATION

11.0m DATUM

SOUTH ELEVATION

11.0m DATUM

1.0 0.0 1.0 2.0 3.0 4.0 5.0 6.0
Scale 1/100 (in metres)

Revision Notes:

Rev:	Date:	Description:
A	10 06 24	Changes from PRE-APP
B	16 07 24	Changes from PRE-APP
C	26 07 24	Changes from PRE-APP
D	29 07 24	Client changes
E	30 08 24	Client changes
F	08 10 24	Client changes

Date: March 2024

Scale @ A3: 1/100

Drawing Status: Planning | Drawn: JC | Checked: dmm

Project: 49, Bishopstoke Rd, SO50 6LA
Alterations and extension

Drawing Title: North and South Elevations As Proposed

Client: Mrs J Bray
49, Bishopstoke Road

Project: 2238 | Dwg No: D04 | Rev: F

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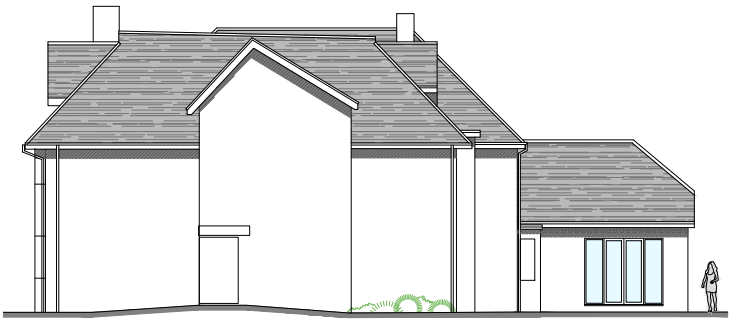

EAST ELEVATION

WEST ELEVATION

11.0m DATUM

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Scale 1/100 (in metres)

Revision Notes:

Rev:	Date:	Description:
A	10 06 24	Changes from PRE-APP
B	16 07 24	Changes from PRE-APP
C	26 07 24	Changes from PRE-APP
D	29 07 24	Client changes
E	30 08 24	Client changes
F	08 10 24	Client changes

Date: March 2024

Scale @ A3: 1/100

Drawing Status: Planning | Drawn: JC | Checked: dmm

Project: 49, Bishopstoke Rd, SO50 6LA
Alterations and extension

Drawing Title: East and West Elevations As Proposed

Client: Mrs J Bray
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Project: 2238 | Dwg No: D05 | Rev: F

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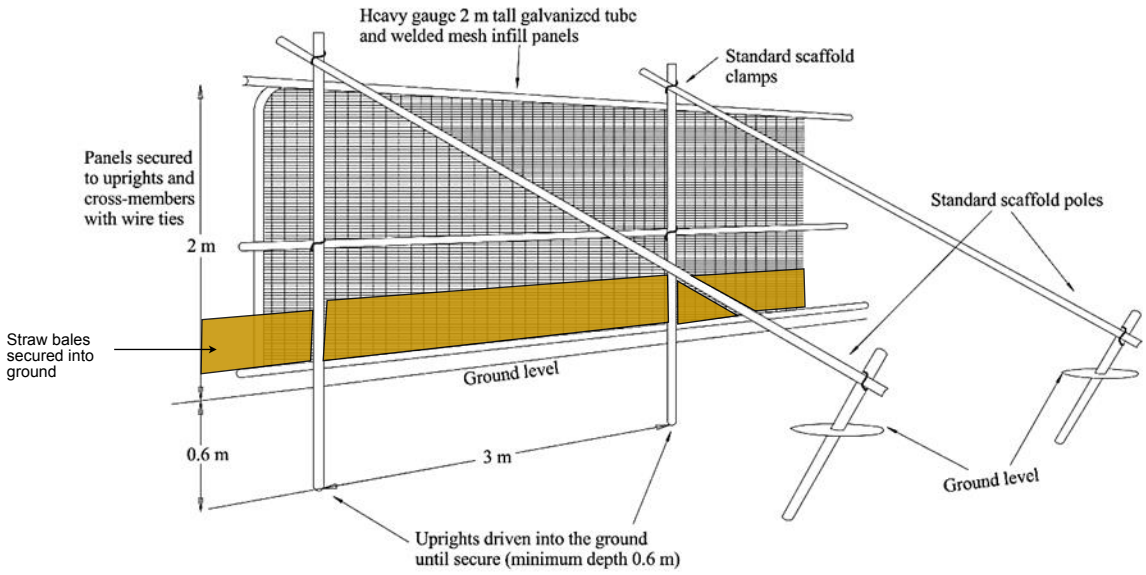
Plan 6 - Example of bund



8 Appendices
8.2 Appendix B - Figures

Figure 1 - N elevations house & garage

Figure 2 - E & N elevations house

Figure 3 - S & W elevations house

Figure 4 - W elevation house

Figure 5 - W & S elevations garage

Figure 6 - Driveway looking south

Figure 7 - Patio

Figure 8 - Garden looking east

Figure 9 - Garden looking south

Figure 10 - West boundary looking north

Figure 11 - West boundary looking south

Figure 12 - Driveway and front garden

Figure 13 - House loft no gaps between rafters

Figure 14 - House loft cobwebs around rafters

Figure 15 - House no raise of missing roof tiles

Figure 16 - House no raise of missing roof tiles

Figure 17 - House no gap between soffits and wall

Figure 18 - Garage high levels of natural light

Figure 19 - Garage no raised of missing roof tiles

Figure 20 - E bank shallow gradient W bank concrete wall

Figure 21 - Example of hedgehog access