ECOLOGICAL SURVEYS LTD

SUPPLEMENTARY DOCUMENT Update for: - Edelweiss	
Grid Reference:	SU 33003 43450
Address:	Edelweiss Abbotts Ann Andover Hampshire SP11 7BH
Client:	Mr & Mrs Marzano
Architect/Planning Consultant:	Bourne Valley Associates
Date of Surveys:	Initial Investigation: - 16/02/2021 DUSK Emergence 1: - 05/05/2021 DUSK Emergence 2: - 19/05/2021 DUSK Emergence 3: - 02/06/2021
Date of Report:	19/09/2023
Update Reference:	Addendum_Edelweiss_Marzano_September 2023
Associated Reports Reference:	PRNA_Edelweiss_Marzano_February_2021 BESR_EPSL_Edelweiss_Marzano_June_2021
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1. INTRODUCTION

This supplementary document applies to the site location: - SU 33003 43450 and should be viewed in association with the PRNA and BESR report for this site: -

PRNA_Edelweiss_Marzano_February_2021
BESR_EPSL_Edelweiss_Marzano_June_2021

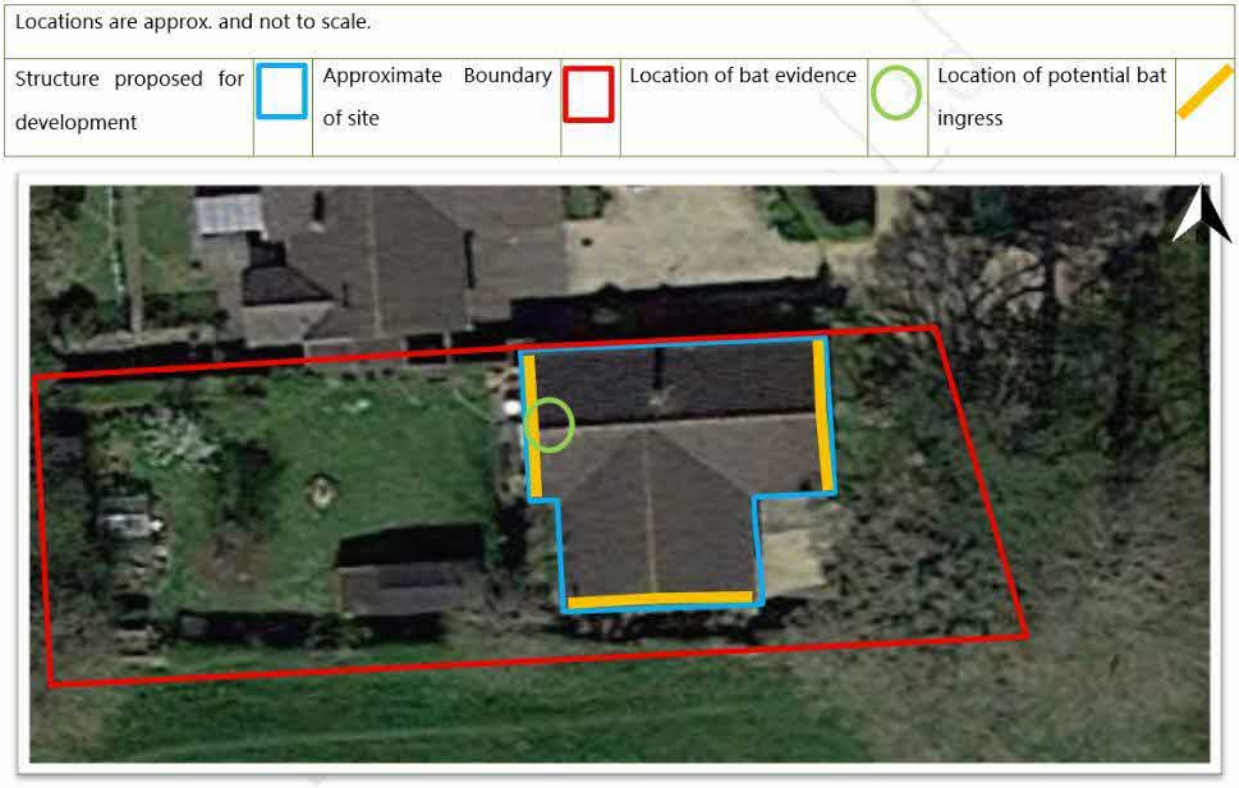
The client has revised their plans since the writing of the PRNA and BESR reports and proposed works now do not impact the bat access point or bat roost.

2. BACKGROUND

The intention of this addendum is to assess the impact of the new proposal based on previous survey work. Up to date photography imagery was provided to aid this assessment.

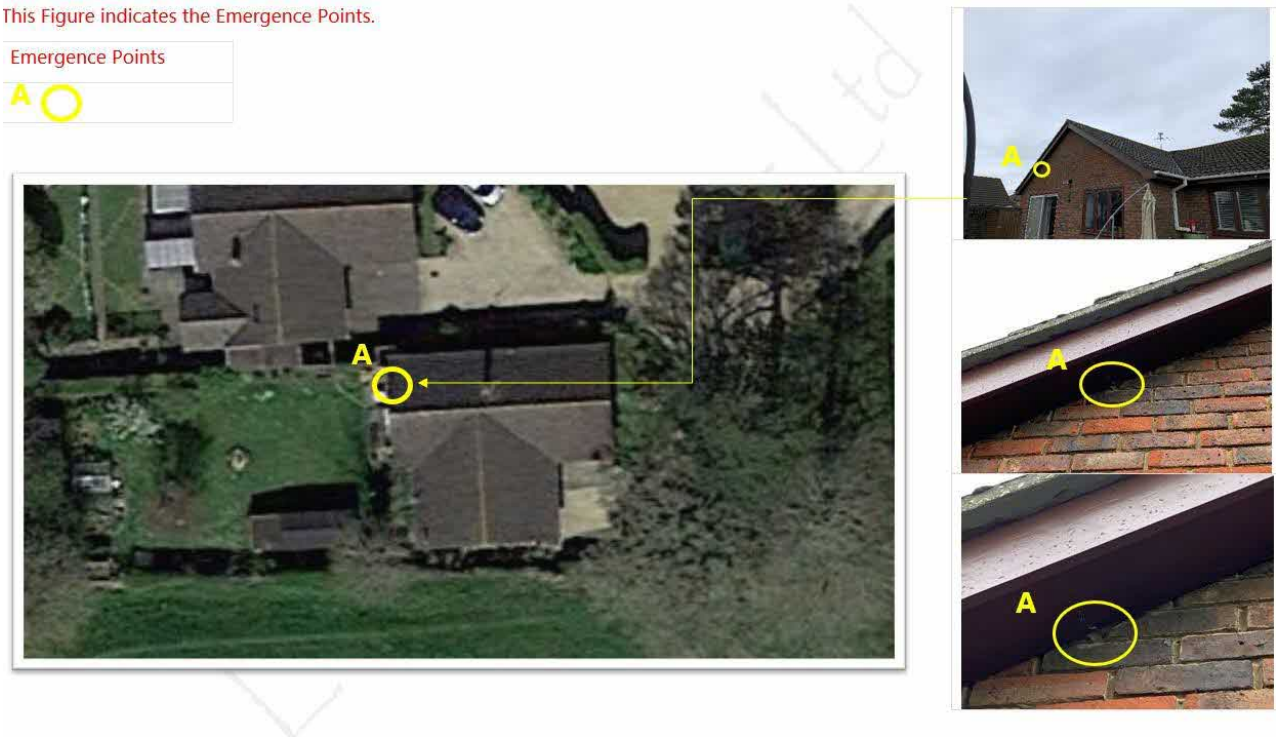
3. Previous Findings: Habitats and Species

A PRNA was conducted of the site on 24/02/2021 which assessed a confirmed roost.



Three Emergence Surveys were therefore undertaken in accordance with Bat Conservation Trust (BCT) guidelines (Collins, 2016) to glean sufficient evidence. A common pipistrelle emerged from the gap behind soffit during one of the three occasions and therefore the roost is accessed to be an Occasional Day Roost.

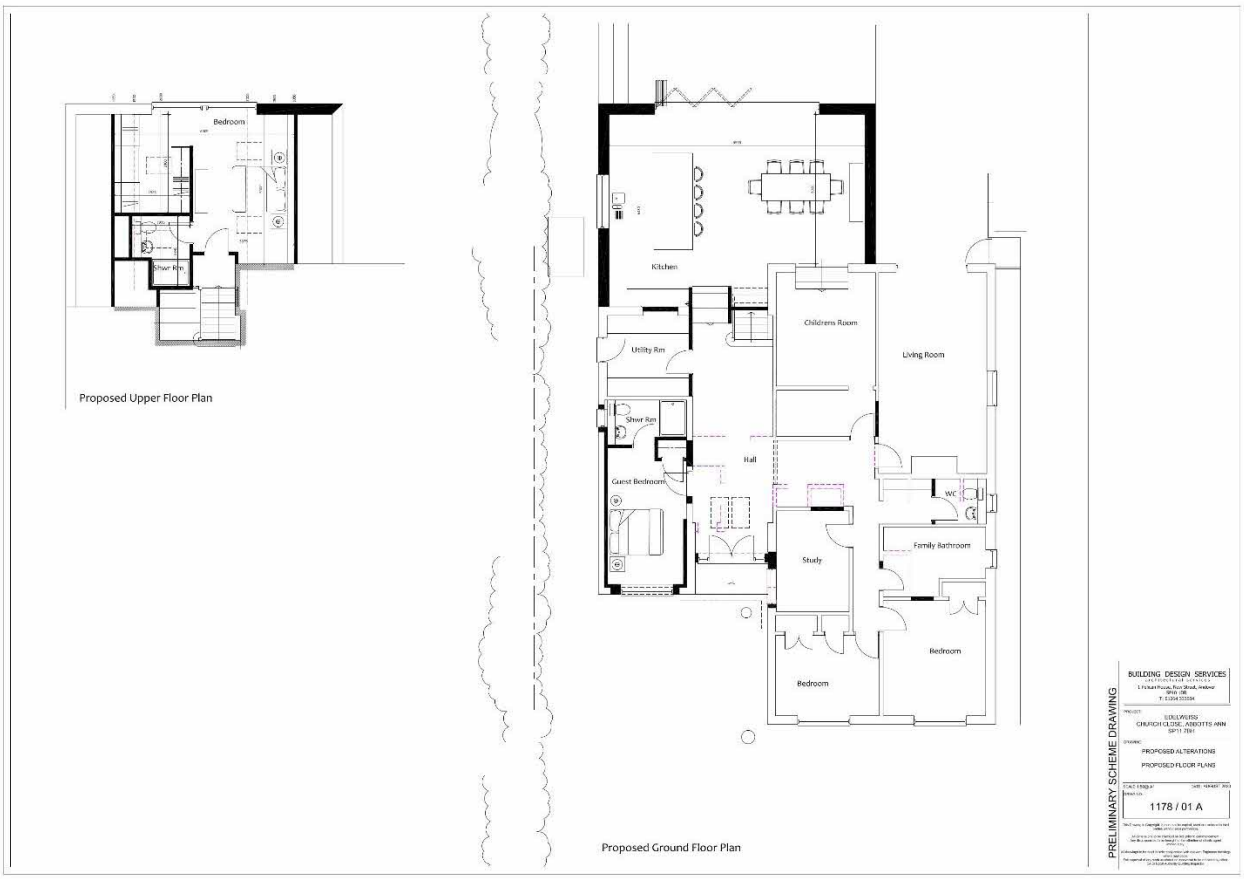
This Figure indicates the Emergence Points.

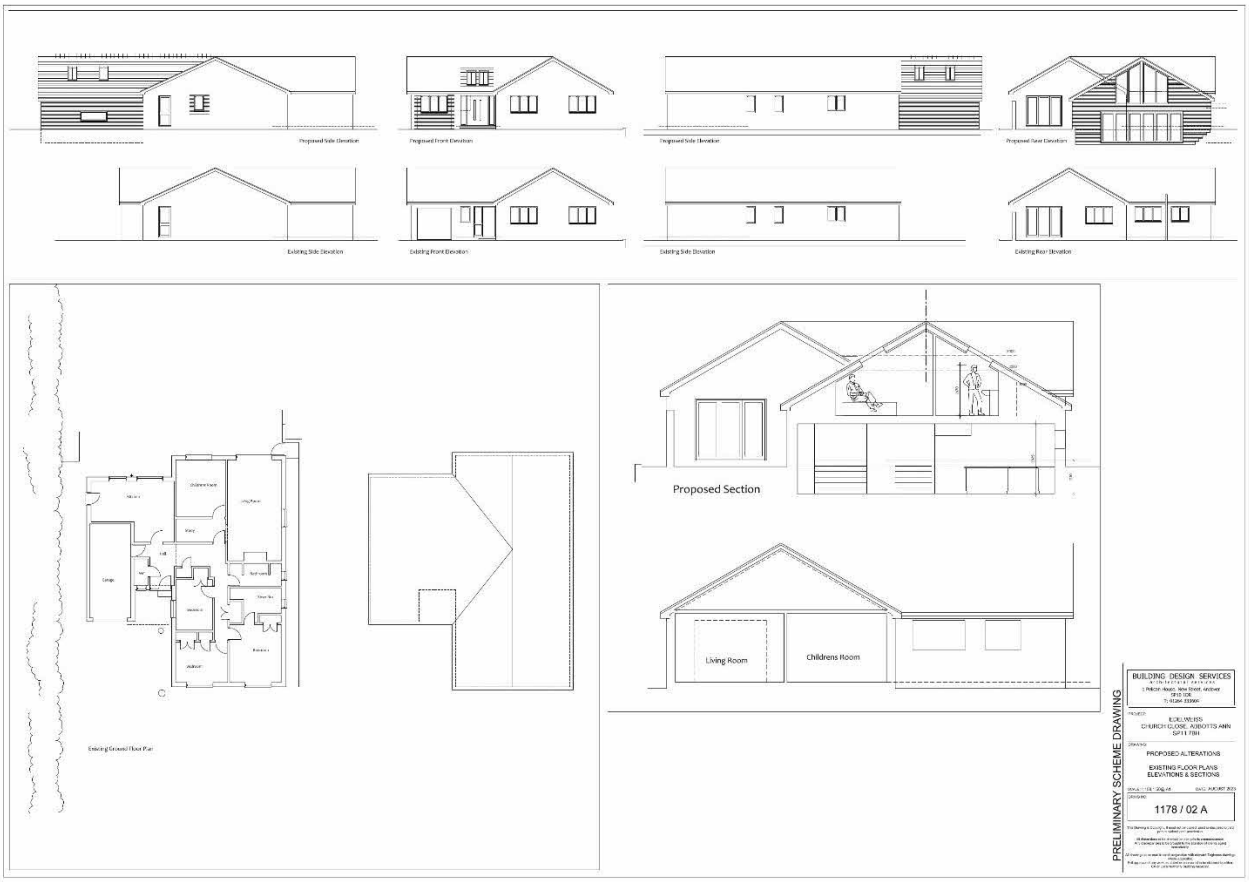


4. New Proposal

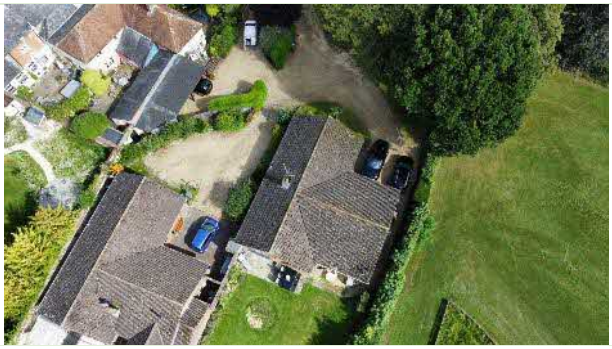
The previous proposal intended to extend the rear and increase the roof height to allow for an additional floor which would result in the removal of the soffit and wall top features and therefore would have resulted in the destruction of the identified bat access point and bat roost. Therefore, an EPSL was a requirement.

The client has now revised the proposal which will avoid impacting the Bat access point and Bat roost. The new proposal only seeks to construct an extension to the property, and will not impact on the soffit with recorded bat emergence or the wall top bat roosting habitat. An EPSL is therefore no longer considered a requirement, provided works are carried out carefully,

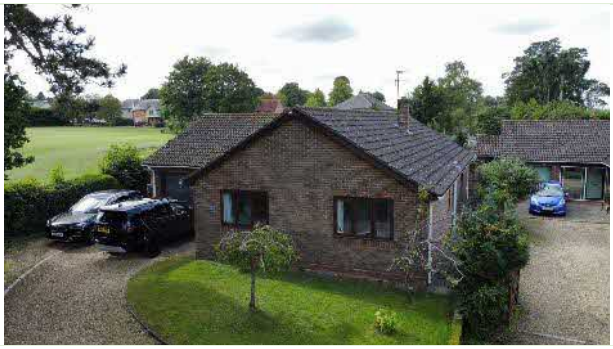

Bedroom
Shwr Rm
Proposed Upper Floor Plan
Kitchen
Childrens Room
Utility Rm
Living Room
Shwr Rm
Hall
Guest Bedroom
WC
Family Bathroom
Study
Bedroom
Bedroom
Proposed Ground Floor Plan
PRELIMINARY SCHEME DRAWING
BUILDING DESIGN SERVICES
EDELWEISS
CHURCH CLOSE, ABBOTTS ANN
SP11 7BH
PROPOSED ALTERATIONS
PROPOSED FLOOR PLANS
1178 / 01 A


Proposed Side Elevation
Proposed Front Elevation
Proposed Side Elevation
Proposed Rear Elevation
Existing Side Elevation
Existing Front Elevation
Existing Side Elevation
Existing Rear Elevation
Existing Ground Floor Plan
Proposed Section
Living Room
Childrens Room
PRELIMINARY SCHEME DRAWING
BUILDING DESIGN SERVICES
EDELWEISS
CHURCH CLOSE, ABBOTTS ANN
SP11 7BH
PROPOSED ALTERATIONS
EXISTING FLOOR PLANS
ELEVATIONS & SECTIONS
1178 / 02 A

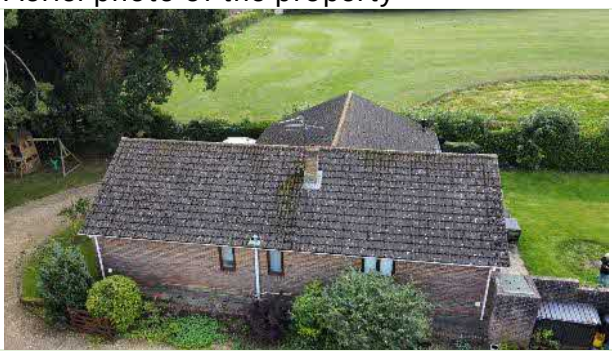
Up to date photographic imagery



Aeriel photo of the property

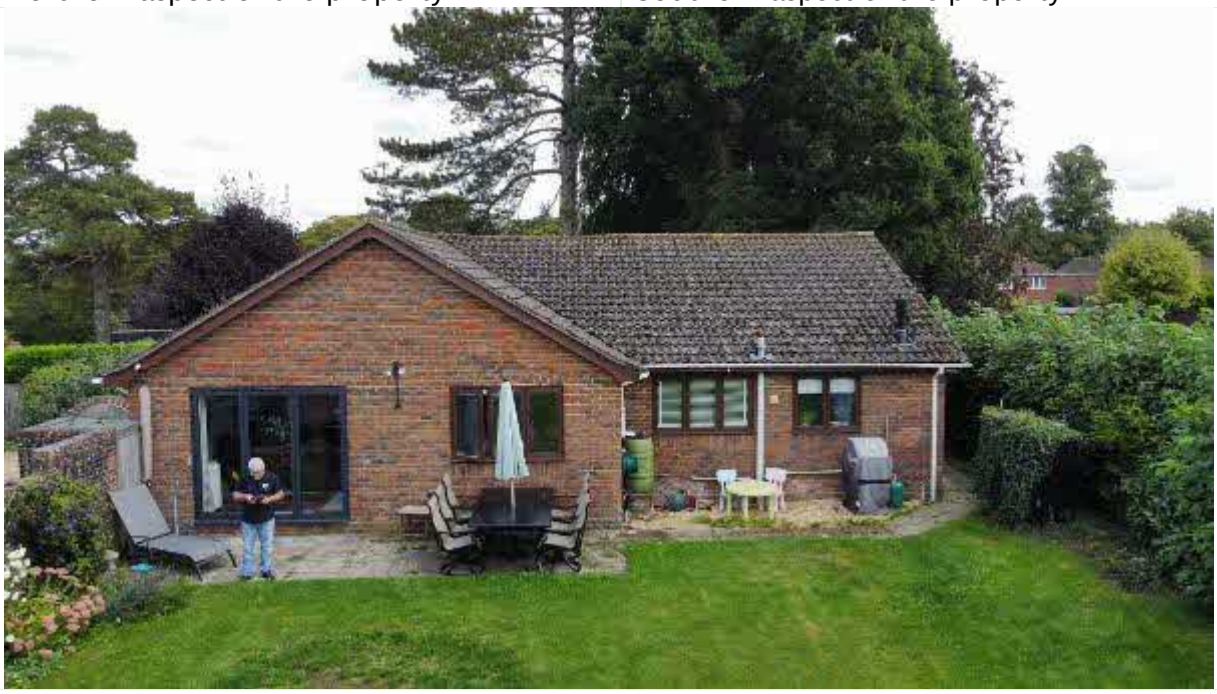


Eastern aspect of the property



Northern aspect of the property

Southern aspect of the property



Western aspect of the property (Aspect with bat emergence)

5. Mitigation

Artificial Lighting Strategy

Bats are generally light adverse and require accompanying dark routes linking the access points to the surrounding external environment. Bat activity was predominantly along the southern boundary hedge. Artificial Light spill must therefore be restricted on this boundary.

- Avoid artificial lights shining on known or potential bat roosts, their access points and their flight paths.
- Light ONLY when and where it is needed for health and safety.
- Prevent light-spill and spread by eliminating bare bulbs, upward pointing lights, keeping light near to or below the horizontal. E.g., flat cut-off lanterns. Such light should be positioned to only illuminate the required areas, limiting light spill, both horizontally and vertically. Additionally, hoods, cowls, louvers and/or shields may be utilised to further direct any lighting.
- Decrease light intensity, avoid the UV spectrum: attracting insects is NOT an aim.
- Timer switch on any proposed outdoor lighting to facilitate dark periods.

Precautionary Bat Mitigation

The identified bat roost and access point will not be directly impacted by proposed works. Nonetheless, care should be taken at all stages of the project to ensure no criminal offence is committed with regards to bats. Although the identified bat roost is considered to be present predominantly on the wall top, a thorough investigation of the loft is required prior to any works either to ceilings, within the loft void, or where the extension connects into the loft.

Irrespective of survey findings, or the content of this report, contractors should be made aware that there is always the potential presence of bats in association with roofing layers, ridgelines and wall tops. In the event that a bat is found during works, all activities near the discovered bat(s) must cease and advice sought from Ecological Surveys Ltd (Tel: 07736 458609) or the Bat Conservation Trust Helpline (Tel: 0345 1300 228). Bats should not be handled (unless with gloves) and only to protect them from harm.

Impact Avoidance During the Construction Phase

All activities on site should bear in mind the potential for wildlife or the environment being harmed through the process of development from inception to end, with a proactive approach occurring for lawful protection of wildlife and the environment regarding use of materials, machines, chemicals, and human activity on site.

- Contractors must ensure that no harm can come to wildlife by maintaining the site efficiently, clearing away any material such as wire in which animals can become entangled and preventing access to toxic substances.
- Trenches or large excavations should be covered overnight to prevent wildlife such as badgers or hedgehogs falling in and failing to escape. If this is not possible then a strategically placed plank may provide a means of escape.
- Any large bore pipes should be capped at the end of the day to reduce the potential for badgers and other wildlife entering and becoming trapped.
- Areas that are being retained should be protected from damage during construction by erecting Heras (or similar) fencing around these features. The fencing should be erected outside the line of the canopy as this helps protect the roots from compaction of the soil.
- Any areas proposed for planting post-development should be fenced off where possible to prevent compaction of the soil through vehicle movements.
- If there is a substantial delay before development commences, the site should be maintained in a way that would prevent wildlife colonising it and causing constraints in the future. Such management should include mowing grassland at least twice a year and preventing scrub encroachment.
- Piles of brush wood and or log piles should be carefully inspected for signs of wildlife prior to their removal. This is especially crucial during the period March – September (inclusive) as some species of bird choose such sites to construct their nests. Ideally removal of such features should be done outside of the nesting season. If this is not possible, it is recommended that these features are covered in such a way as to exclude / prevent birds and / or reptiles taking up residence. Should nesting birds or reptiles be discovered, work must cease immediately, and ecological advice sought.

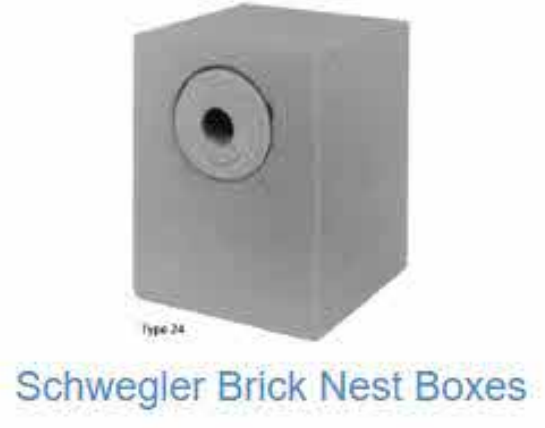
6. Enhancement

The National Planning Policy Framework (NPPF) sets out the UK Government's national policies on enhancement of biodiversity and promotion of ecosystem services through the planning system. Under NPPF, the Local Planning Authorities (LPA) has an obligation to promote the preservation, restoration and recreation of priority habitats, ecological and the protection and recovery of priority species as identified under the Natural Environment and Rural Communities Act (2006). LPAs will therefore seek to produce a net gain in biodiversity by requiring developers to design wildlife into their plans and to ensure that any unavoidable impacts are appropriately mitigated for. As a minimum LPAs now expect any new structure to include bat roost or bird nesting provision.

Bird Nesting Provision

- 1 built-in bird brick is required to be built in on the northern or eastern aspect on the extension.
- Nesting boxes must be of durable and ideally permanent construction.
- Site nest boxes in locations that are accessible for maintenance, away from bird feeders, a discrete distance away from other nest boxes and so that they provide some protection from predators (no less than 3m high) and vandalism. Replace box over time where damaged/decaying.

  Bird box image below from https://www.nhbs.com



7. Conclusion

The revised proposal will no long impact on features associated with bats or significantly disturb, modify, damage, or destroy a roost. An application for a European Protected Species Licence is therefore no longer required.

Nonetheless, mitigation, including for light pollution, a precautionary approach to bats and Enhancement for birds are still required for this site.

Providing the recommendations and enhancement measures contained within this addendum report are agreed and adhered to, it is considered that the proposed development will have no negative impact on local bat populations within this area.

Paul Diamond

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