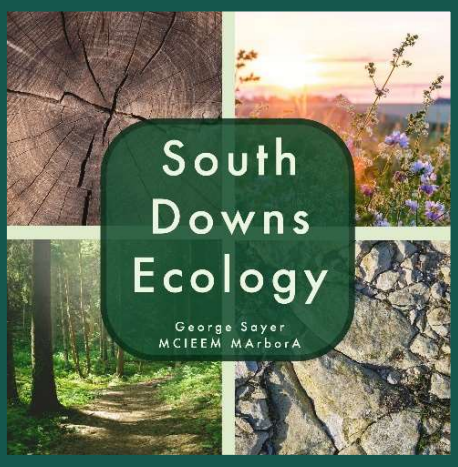
Ecological Impact Assessment

Rosemary Cottage

Sidlesham, West Sussex



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Version 1 – 24th September 2023

Contents

Summary

The owners have commissioned a Preliminary Bat Roost Assessment, Bat Emergence Survey and Ecological Impact Assessment of proposals for alterations at Rosemary Cottage, Sidlesham, West Sussex (*SZ 86187 97303, hereafter referred to as 'the site'*). A Preliminary Bat Roost Assessment of the site was carried out on the 10th August 2023. A suite of bat emergence surveys was undertaken of the house on 16th August and 4th September 2023.

The proposals are for replacement of the derelict single-storey extension and vaulting of the rear bedroom ceiling.

The proposals are not anticipated to have any significant impact upon ecology; the building was considered to offer 'moderate' bat roost potential, due to the presence of a number of gappy tiles and slates. Bat emergence surveys revealed a total of 1no. common pipistrelle bats roosting in the building, on the north (front) aspect. No impacts are proposed to this aspect, but indirect minor disturbance might occur. A soprano pipistrelle and 2no. common pipistrelle were noted roosting off-site on the adjacent dwelling. A detailed mitigation strategy is included within the report, and it is considered that appropriate mitigation will be possible within the proposals without a Natural England mitigation licence.

No other ecological constraints have been identified.

When mitigation and enhancements have been considered, the proposals are not considered to have a negative impact upon habitats or protected species in accordance with planning policy and once enhancements are considered, could result in a minor net gain. The proposals would therefore accord with the relevant local policies.

1.0 Introduction

1.1 The owners have commissioned a Preliminary Bat Roost Assessment, Bat Emergence Survey and Ecological Impact Assessment of proposals for alterations at Rosemary Cottage, Sidlesham, West Sussex (SZ 86187 97303, hereafter referred to as 'the site').

1.2 A Preliminary Bat Roost Assessment of the site was carried out on the 10th August 2023. The assessment consisted of an assessment of habitats and structures to determine their potential for protected species. Following this an on-site and desktop assessment was undertaken, of the likelihood of National or European Protected Species being present on or near site, and the constraints these may pose on the development proposals.

1.3 Based on the results of the appraisal, recommendations for further survey, mitigation and potential ecological enhancements were provided.

1.4 Bat emergence surveys were undertaken on 16th August and 4th September 2023. The following ecological impact assessment report has subsequently been completed by George Sayer (*BSc (Hons)* Environmental *Sciences, PgDip Endangered Species Recovery, MArborA, MCIEEM, NE Licence Holder – Bats Level 2 and GCN - Ecologist*).

Site Description and Surrounding Area

1.5 The site consists of a historic terraced cottage, with a small surfaced garden to the rear. The site is connected to the Crab and Lobster Public House to the north-east; the attached property Hawthorn Cottage to the south-west; by Mill Lane to the north-west and the garden of this and other properties to the south-east. The site contains no vegetation barring several shrubs at the frontage; an off-site Monterey Cypress in the adjacent pub garden is protected by *Chichester District Council Tree Preservation Order 76/00937/TPO – T25.*

1.6 The site is on Mill Lane, to the far south of the dispersed village of Sidlesham and within the *Sidlesham Quay Conservation Area*. To the south, 25.0 m away is a large area of saltmarsh forming part of Pagham Harbour. To the east lie grazing fields lined with trees, hedges and scrub. To the north and west are further residential dwellings, and grassland grazing. The surroundings are largely flat and open, with many lines of trees and only small patches of woodland.

Proposals

1.7 The proposals are for replacement of the derelict single-storey extension to the rear, and the vaulting of the rear bedroom ceiling.

2.0 Scope of Appraisal

1. *Identify whether any protected species (most notably bats) are using the building on-site, their species, roost type, numbers and access or roost locations;*
2. *Identify the impacts of the proposed development and set out appropriate avoidance, mitigation and compensation measures;*
3. *Determine Licencing Requirements and the Most Appropriate Procedure in this Case;*
4. *Provide suggestions as to how the site and proposals could be enhanced with regards to protected species and habitats.*

2.1 This appraisal and assessment is deemed to be relevant for a maximum of 18 months due to the possibility of changes in the habitats on-site. Should the site or proposals alter, the ecologist should be consulted to confirm that the appraisal is still valid.

3.0 Planning Policy and Legislation

National Planning Policy

3.1 The National Planning Policy Framework (NPPF) 2021 sets out the government planning policies for England and how they should be applied. 'Chapter 15: Conserving and Enhancing the Natural Environment' states that development should be 'minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.'

3.2 The Government Circular 06/2005, which is referred to by the NPPF, provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

Local Planning Policy

3.3 The site is within the Chichester District; the Chichester Local Plan 2021 – 2039 is currently at Regulation 19 and as such, proposals shall be assessed against the currently adopted *Chichester District Local Plan – Key Policies 2014-2029*.

3.4 Policy 49 covers Biodiversity; the following criteria must be met for planning applications to be supported:

1. *The biodiversity value of the site is safeguarded;*
2. *Demonstrable harm to habitats or species which are protected or which are of importance to biodiversity is avoided or mitigated;*
3. *The proposal has incorporated features that enhance biodiversity as part of good design and sustainable development;*
4. *The proposal protects, manages and enhances the District's network of ecology, biodiversity and geological sites, including the international, national and local designated sites (statutory and non-statutory), priority habitats, wildlife corridors and stepping stones that connect them;*
5. *Any individual or cumulative adverse impacts on sites are avoided;*
6. *The benefits of development outweigh any adverse impact on the biodiversity on the site. Exceptions will only be made where no reasonable alternatives are available; and planning conditions and/or planning obligations may be imposed to mitigate or compensate for the harmful effects of the development.*

3.5 Policy 50 covers Development and Disturbance of Birds in Chichester and Langstone Harbours Special Protection Areas. It states that "It is Natural England's advice that all net increases in residential development within the 5.6km 'Zone of Influence' are likely to have a significant effect on the Chichester and Langstone Harbours SPA either alone or in-combination with other developments and will need to be subject to the provisions of Regulation 61 of the Conservation of Habitats and Species Regulations 2017. In the absence of appropriate avoidance and/or mitigation measures that will enable the planning authority to ascertain that the development would not adversely affect the integrity of the SPA, planning permission will not be granted because the tests for derogations in Regulation 62 are unlikely to be met. Furthermore, such development would not have the benefit of the presumption in favour of sustainable development in the National Planning Policy Framework.

3.6 Net increases in residential development, which incorporates appropriate avoidance/mitigation measures, which would avoid any likelihood of a significant effect on the SPA, will not require an 'appropriate assessment'. Appropriate avoidance/mitigation measures will comprise:

a) A contribution in accordance with the joint mitigation strategy outlined in Phase III of the Solent Disturbance and Mitigation Project; or

b) A developer provided package of measures associated with the proposed development designed to avoid any significant effect on the SPA; or

c) A combination of measures in (a) and (b) above.

3.7 Avoidance/mitigation measures will need to be phased with development and shall be maintained in perpetuity. All mitigation measures in (a), (b) and (c) above must be agreed to be appropriate by Natural England. They should also have regard to the Chichester Harbour AONB Management Plan. The provisions of this policy do not exclude the possibility that some residential schemes either within or outside the Zone of Influence might require further assessment under the Habitats Regulations. For example, large schemes, schemes proposing bespoke avoidance/mitigation measures, or schemes proposing an alternative approach to the protection of the SPAs. Such schemes will be assessed on their own merits, and subject to advice from Natural England."

3.8 Policy 51 Covers Development and Disturbance of Birds in Pagham Harbour Special Protection Area. It states that "Net increases in residential development within the 3.5km 'Zone of Influence' are likely to have a significant effect on the Pagham Harbour SPA either alone or in-combination with other developments and will need to be subject to the provisions of Regulation 61 of the Conservation of Habitats and Species Regulations 2010. In the absence of appropriate avoidance and/or mitigation measures that will enable the planning authority to ascertain that the development would not adversely affect the integrity of the SPA, planning permission will not be granted because the tests for derogations in Regulation 62 are unlikely to be met. Furthermore, such development would not have the benefit of the presumption in favour of sustainable development in the National Planning Policy Framework.

3.9 Net increases in residential development, which incorporates appropriate avoidance/mitigation measures, which would avoid any likelihood of a significant effect on the SPA, will not require 'appropriate assessment'. Appropriate avoidance/mitigation measures will comprise:

a) A contribution towards the appropriate management of the Pagham Harbour Local Nature Reserve in accordance with the LNR Management Plan; or

b) A developer provided package of measures associated with the proposed development designed to avoid any significant effect on the SPA; or

c) A combination of measures in (a) and (b) above. Avoidance/mitigation measures will need to be phased with development and shall be maintained in perpetuity. All mitigation measures in (a), (b) and (c) above must be agreed to be appropriate by Natural England in consultation with owners and managers of the land within the SPA The provisions of this policy do not exclude the possibility that some residential schemes either within or outside the Zone of Influence might require further assessment under the Habitats Regulations. For example, large schemes, schemes proposing bespoke avoidance/mitigation measures, or schemes proposing an alternative approach to the protection of the SPAs. Such schemes will be assessed on their own merits, and subject to advice from Natural England".

The emerging Chichester Local Plan 2021-2039: Proposed Submission (Regulation 19) includes the following policies; these should be given appropriate weight.

- *Policy NE4 Strategic Wildlife Corridors*
- *Policy NE5 Biodiversity and Biodiversity Net Gain*
- *Policy NE6 Chichester's Internationally and Nationally Designated Habitats*
- *Policy NE7 Development and Disturbance of Birds in Chichester and Langstone Harbours, Pagham Harbour, Solent and Dorset Coast Special Protection Areas and Medmerry Compensatory Habitat*
- *Policy NE8 Trees, Hedgerows and Woodlands*

Legislation

3.10 Legislation relating to wildlife and biodiversity of particular relevance to this EcIA includes:

- The Conservation of Habitats and Species Regulations (as amended) 2017;
- The Wildlife and Countryside Act 1981 (as amended);
- The Natural Environment and Rural Communities (NERC) Act 2006;
- The Protection of Mammals Act 1996.

3.11 All species of bat and their roosts are protected under The Conservation of Habitats and Species Regulations 2017 and The Wildlife and Countryside Act 1981. It is an offence to intentionally kill, injure or handle a bat, to possess a bat (live or dead), disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not.

3.12 All UK bird species are protected against disturbance whilst occupying a nest under the Wildlife and Countryside Act 1981. Developments that could predictably disturb, kill or injure nesting birds could result in an offence.

3.13 Furthermore, a number of bird species are targets of UK and Local Biodiversity Action Plans and listed as Species of Principle Importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. This obligates local authorities to have regard to the purpose of conserving biodiversity with particular emphasis on targeted species.

4.0 Methodology

Desktop Study

4.1 A desktop study was conducted using the government 'MAGIC' Map GIS tool; a search was carried out for all international statutory designated sites (Ramsar, SAC, SPA) within 12.0 km of the site; national statutory designated sites (SSSI, NNR, LNR) within 2.0 km of the site; and non-statutory designated sites (SNCI) and priority habitats within 2.0 km of the site. These have been summarized below and their significance considered in the context of the development proposals. A search was also carried out to identify features of ecological interest in the area, such as water bodies and ancient woodland. Given the overall scale and nature of the site and the proposals, a full data search from SxBRC was not considered appropriate. This is in accordance with CIEEM current guidance for such projects.

Site Visit

4.2 A site visit was conducted on 10th August 2023. Habitats were recorded according to the UK-Habs Classification System as described within the UK Habitats Manual (Butcher et al, 2020). All habitats present on-site were recorded on a UKHab map (Figure No. 01 – Site Habitat Plan).

4.3 During the survey any constraints with regard to protected species were considered; the site was considered for their potential for protected species even when signs of these species were not noted at the time of survey.

4.4 The site was assessed by an experienced, licenced bat surveyor (George Sayer, MCIEEM, 2018-34434-CLS) for its potential to hold roosting bats; roof voids were assessed where relevant, and access points identified. Any evidence of bats such as grease marks, bat droppings, urine splashes were noted. The bat roost assessment was conducted following the Bat Conservation Trust - Bat Surveys for Professional Ecologists: Good Practice Guidelines (2016).

4.5 Due to the site visit being carried out over one day, it is possible that some signs of protected species may not be apparent within this short timeframe. This is a constraint recognised within the Bat Survey Guidelines and all reasonable effort has been made to identify evidence of protected species. Subsequent re-visits were undertaken prior to each bat emergence survey during which fresh bat droppings were found and sent for DNA analysis.

Emergence Survey

4.6 Two bat emergence surveys were undertaken in August-September 2023 in accordance with the Bat Conservation Trust - Bat Surveys for Professional Ecologists: Good Practice Guidelines (2016) and the Interim Guidance on the Use of Night Vision Aids (2022).

4.7 The dusk emergence surveys began c.15 minutes before sunset and continued until c.1.5 hours after.

Table 1 – Summary of Bat Surveys

Date	Survey Type	Sunset	Start	End	Start Temp.	End Temp.	Weather
16/08/2023	Dusk	20:22	20:07	21:52	18°C	17°C	WF0, Clear, Dry
04/09/2023	Dusk	19:44	19:29	21:14	22°C	21°C	WF1, Clear, Dry

4.8 Two experienced surveyors surveyed the building on the first survey, with 2no. external infrared cameras (Canon XA10 and Nightfox Whisker, with Illuminators) used on the second survey to improve coverage, better vision later into the survey and the ability to review potential emergences. As the building is a small, terraced cottage, 2no. surveyors with night vision aids was considered ample survey coverage. The surveyors and cameras thoroughly covered the survey area and the likelihood of bats being missed is very low. All surveys were designed and the second survey led by a licenced bat ecologist with multiple years' survey experience (George Sayer BSc (Hons) MCIEEM, 2018-34434). The first of the dusk emergence surveys was led by another licenced bat ecologist (Frances King-Smith BSc (Hons) CEcol MCIEEM).

4.9 Bat detection was carried out using Echo Meter Touch 2 Pro and Elekon Batlogger Full Spectrum Recording Bat Detectors, with analysis of recordings carried out where necessary on Kaleidoscope software. Infrared camera footage was reviewed at between 0.8-1.5x speed on VLC media player where necessary.

Ecological Impact Assessment

4.10 The methodology for Ecological Impact Assessment (EcIA) follows best practice guidelines set by the Chartered Institute of Ecology & Environmental Management (CIEEM): 'Guidelines for Ecological Impact Assessment' (CIEEM, 2018). This includes identifying the baseline conditions on the site and subsequently rating the potential effects of the development based on the sensitivity and value of the resource affected, combined with the magnitude, duration and scale of the impact (or change). This is initially assessed without mitigation measures, and then assessed again after allowing for the proposed mitigation measures; this provides the residual effects. The assessment is divided into construction effects and longer-term operational effects.

4.11 Each ecological feature within the site has been considered within a defined Geographic context such as:

- International and European;
- National;
- Regional;
- County;
- District;
- Local;
- Site Level;
- Negligible.

4.12 Based upon CIEEM guidance, value was determined with reference to the following factors:

- Its inclusion as a Designated Site or other protected area;
- The presence of habitat types of conservation significance, e.g. Habitats of Principal Importance (NERC 2006);
- The presence (or potential presence) of species of conservation significance e.g. Species of Principal Importance (NERC 2006);
- The presence of other protected species e.g. those protected under The Wildlife and Countryside Act 1981;
- The site's social and economic value.

5.0 Baseline Ecological Conditions and Protected Species Assessment

Designated Sites

Desk Study

5.1 The nearest designated site is the Pagham Harbour Ramsar, SPA, SSSI, LNR, 25.0 m south of the site. This set of designated sites is present to the west, south and east The site is 16.7 km south of the Singleton and Cocking Tunnels SAC and therefore outside the 12.0 km Wider Conservation Area of the 'South Downs Bat SACs' (*namely Singleton and Cocking Tunnels SAC, Ebernoe Common SAC and The Mens SAC*).

Habitats

Desk Study

5.2 Within 2.0 km of site are large areas of coastal saltmarsh, mudflat, intertidal mud, coastal and floodplain grazing marsh, small areas of vegetated shingle, saline lagoons, lowland meadows, intertidal sand and gravel, reedbeds, ancient woodland, deciduous woodland and traditional orchard. Most of these habitats are related to the adjacent Pagham Harbour starting 25.0 m away, with none such habitats on or immediately adjacent to the site.

Site Assessment

5.3 The site is given over to the habitats discussed further below.

u1b5 - Buildings

5.4 The site contains a historic terraced cottage. The building is in fair condition given its age and offers **negligible ecological value** in a broader sense. The potential for the building to support protected species is discussed in the preliminary bat roost assessment and protected species assessment below.

u1b – Developed Land; Sealed Surface

5.5 The front access path, and rear patio are made up of pavers. The habitat is of **negligible ecological value.**

u1d 827 847 – Suburban mosaic of developed and natural surface – Garden Introduced Shrub

5.6 At the front adjacent the access path are a rosemary *Rosmarinus officinalis* and several hydrangeas *Hydrangea paniculate* shrubs. The habitat is of **negligible ecological value.**

Bats

Desk Study

5.7 Within 2.0 km of there are no recorded EPSML Licences; the nearest is 2.3 km north-west from 2020 and for brown long-eared bat. Common pipistrelle are recorded on other licences locally.

Site Assessment

5.8 The building affected by the proposals is a small, terraced cottage, of brick with clay tiled double-pitched roof of simple rectangular form. The roof has an internal valley which was not visible from the ground. The roof tiles were of clay and displayed a number of gaps. There was no apparent soffit or fascia and bats could potentially access at the eaves. The single-storey extension consisted of a small lean-to section and a cross gable. The roof was covered in slates, of which a number had slipped or come loose providing access gaps beneath.

5.9 Internally there is a loft space in each section of roof. This was devoid of evidence of bats, with limited access points. A notable point was where a gutter appears to run through the roof from the front to the rear, with a 10cm by 10cm gap above. The roof is lined with a modern membrane. The extension presumably has a small roof space but this is inaccessible.

5.10 In summary, whilst there was no direct evidence of bats, gappy roof tiles and slates offered potential roost features. The level of evidence suggests a large roost would be highly unlikely and as such the building is considered of 'moderate' bat roost potential.

5.11 The immediate surroundings are of small, grassed gardens, grass paddocks and the harbour habitats to south. The site itself is considered of **negligible potential** for foraging and commuting bats, with **moderate-high potential** in the wider surroundings, mainly for light-tolerant species but potentially for water specialists such as Nathusius' pipistrelle and Daubenton's bat.

Emergence Survey

5.12 The first emergence survey identified a single common pipistrelle emerging from the northern gable end of the western roof at 21:16. A soprano pipistrelle emerged from the adjacent house eastern roof at 20:43. At 21:41 a common pipistrelle likely emerged from the house to the south. Bat activity was otherwise moderate and dominated by common and soprano pipistrelle circling round the gardens, with several serotine passes and noctule passes.

5.13 The second emergence survey identified 2no. common pipistrelle bats emerging from the western roof of the house to the south. Bat activity was otherwise moderate and dominated by low numbers of common and soprano pipistrelle continually circling round the gardens, with several serotine passes and noctule passes.

5.14 The number of bats and activity recorded suggests the building is a day roost of 1no. common pipistrelle, and that the adjacent house is a roost for 1no. soprano and 2no. common pipistrelle. The roost is of site value. The survey did not reveal the garden to be of foraging or commuting significance beyond the site level.

Birds

Desk Study

5.15 Numerous bird species are present in the local area, including a number of harbour and farmland species. Birds relevant to the proposals which are present locally include swallow *(Hirundo rustica)* and house sparrow (*Passer domesticus)*.

Site Assessment

5.16 No evidence of birds was found in or on the building, with gables and eaves being sufficiently sealed. The adjacent garden would be unsuitable for wintering birds and likely used by small numbers of garden birds.

Other

5.17 The gardens have no vegetation to support reptiles or amphibians. No potential for dormice, badgers or water voles exists. The garden contains no vegetation and is unsuitable for hedgehogs.

6.0 Impact Assessment

Designated Sites

Potential Impacts

6.1 Given the relatively short distance to the designated sites of Pagham Harbour, there is a low risk of impacts through noise and dust disturbance of qualifying bird species and habitats, and degradation of the saltmarsh through increased vehicle journeys to access the site causing nitrogen or hydrocarbon pollution. The increase in vehicle journeys and resulting pollution would be so low as to be nugatory. There is no requirement for Assessment under the Habitats Regulations and as a householder application does not require consultation with Natural England.

6.2 No significant impacts upon bats or severance of flightlines are anticipated and the species for which the South Downs Bat SACs are most significant were not recorded. The site is well over 12.0 km from these SACs and no impacts are anticipated.

Mitigation and Compensation

6.3 The only reasonable avoidance measures that should occur, are that vehicles should not be left for longer than necessary parked on the verge adjacent the saltmarsh. For larger deliveries the road and adjacent pub carpark should be utilised if possible. Vehicles should not be left idling.

Residual Impacts

6.4 The overall impact of the scheme will be negligible.

Habitats

Potential Impacts

6.5 The proposals would remove only existing building and hard surfaces. Given the lack of vegetation on site no impacts beyond the direct works are envisaged beyond very minor dust pollution.

Mitigation and Compensation

6.6 Any dust which arises shall be extracted or washed down as required.

Residual Impacts

6.7 The overall impact of the scheme will be negligible.

Bats

Potential Impacts

6.8 The dwelling is a day roost for 1no. common pipistrelle bats, a roost of low conservation significance. The proposal is to replace the existing extension and vault the rear bedroom ceiling. The works are on the opposite side from the roost, but in close proximity to the off-site soprano pipistrell roost (c.1.0 m from the roof boundary). No tiles of the main roof are proposed for removal. As such the disturbance of a roost or loss of a roost is considered highly unlikely. In the absence of mitigation, indirect disturbance through noise, lighting and vibration might occur.

6.9 Given the overall size and nature of the proposals, the potential impacts to foraging and commuting bats is negligible.

Mitigation and Compensation

6.10 It is determined that a Mitigation Class Licence would not be necessary, provided that avoidance measures are adopted to ensure no harm to bats and compliance with legislation. Given that bats are known to move roosts, some pragmatic measures are recommended to minimise harm in the case that a bat is found. Please refer to Section 8.0 for further information. Should a bat be discovered during works, all works must cease until the advice of the licenced ecologist is sought.

Residual Impacts

6.11 The overall impact of the scheme will be negligible.

Nesting Birds

Potential Impacts

6.12 No impacts predicted, but a low chance of finding a nest in the roof of the extension remains.

Mitigation and Compensation

6.13 The cpontractor shall check for bird nests as any roof tiles or similar are removed from the extension and shall ensure any found are out of use before removal.

6.14 New integrated bird boxes shall result in new nest features and an enhancement for birds.

Residual Impacts

6.15 The overall impact of the scheme will be negligible.

Other Species

Potential Impacts

6.16 There is no potential for significant impacts upon badgers, water voles, dormice, reptiles, rare amphibians, hedgehogs or invertebrates.

Mitigation and Compensation

6.17 None required.

Residual Impacts

6.18 The overall impact of the scheme will be negligible.

7.0 Bat Mitigation Strategy

7.1 The dwelling is a day roost for 1no. common pipistrelle bats, with 2no. further common pipistrelles and a soprano pipistrelle in the adjacent property. The proposals involve works inside the roof but no removal of tiles. As such the following mitigation strategy will be employed to ensure no harm to the bats or conservation status of the species in the vicinity:

- No external works between 30 minutes before sunset and 30 minutes after sunrise;
- No external works lighting;
- Carefully remove the extension tiles in locations of proposed works by hand in case bats have subsequently colonised;
- Any works to the roof (e.g. installation of rooflights, roof vents) that require removal of tiles to be supervised by the licenced ecologist;
- Should any bats be found, works to cease until further advice and a licence is obtained;
- 1F felt to be used if new felt required in the main roof – **no breathable membranes to be used where bats can access.** New extension can be breathable provided this is sealed against bat ingress.

7.2 The above measures are considered to protect bats against harm or disturbance and to prevent the loss of any bat roost.

8.0 Ecological Enhancements

8.1 Because of the scale and nature of the proposals, ecological enhancement opportunities within the construction zone are limited. The most beneficial enhancements would involve addition of bird nesting features such as sparrow terraces, to the new extension. Invertebrate features such as a small insect box would also provide a benefit within the garden. There is no suitable habitat for hedgehog boxes and the roof contains ample roost features for bats.

9.0 Conclusions

9.1 The building affected by the proposals is a dwelling offering moderate bat roost potential, and further surveys have ascertained that the building is a day roost for 1no. common pipistrelle, with common and soprano pipistrelles in the adjacent house. Works would be unlikely to disturb the bats and can proceed without a licence provided the provided method statement is adhered to. The only other impacts identified would be a very minor risk to nesting birds; such impacts can easily be avoided. No impacts upon designated sites or priority habitats are anticipated.

9.2 When mitigation and enhancements have been considered, the proposals are not considered to have a negative impact upon habitats or protected species in accordance with planning policy enhancements could be incorporated to result in a minor net gain. The proposals would therefore accord with the relevant Local Plan Policies.

10.0 References

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11.0 Appendix 1 – Site Photos

Photo 1 – View of the dwelling from the front (north-west). Common Pipistrelle emergence point circled in red.

Photo 2 – View from the rear (south-west).

Photo 3 – View of the gappy roof tiles to the rear.

Photo 4 – View inside the loft space.

Photo 5 – View of the rear garden. The bat surveyor was positioned in the off-site grass garden to the rear right.

Photo 6 – View of the rear aspect towards the end of the second survey as seen by the infrared camera.

Photo 7 – View of the front aspect towards the end of the second survey as seen by the infrared camera.

12.0 Figure No. 01 – Site Aerial

13.0 Figure No. 02 – Bat Survey Plan