



**Preliminary Roost Assessment and
PEA 2023**

**Land at Tara, Underhill Lane
BN6 8XE**

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LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing. Whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date. This report provides a snap shot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited or the site supports habitats which are densely vegetated, only dominant species may be recorded.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

1.0 Introduction

1.1 The Ecology Partnership was commissioned by Baker Brown Studios to undertake an internal and external bat inspection and PEA, of land at Tara, Underhill Lane, BN6 8XE.

1.2 This report presents the findings of the surveys on site, which aim specifically to assess the sites potential to support roosting bats, with further information presented on the surrounding habitats. Potential mitigation measures and recommendations for the site will be included within this report.

1.3 The key objectives of a PEA (CIEEM 2017) are to:

- Identify the likely ecological constraints associated with a project;
- Identify any mitigation measures likely to be required, following the 'Mitigation Hierarchy' (CIEEM 2016; BSI 2013, Clause 5.2);
- Identify any additional surveys that may be required to inform an Ecological Impact Assessment (EcIA); and
- Identify the opportunities offered by a project to deliver ecological enhancement.

1.4 This report comprises:

- The legislative and planning context (Section 1);
- Assessment methodologies (Section 2);
- Results (Section 3);
- Implications for development (Section 4);
- Conclusions (Section 5).

Site Context

1.5 The site is located to the north of Underhill Lane, located to the south of Ditchling and to the north of Ditchling Beacon. There are low density residential properties along the north of Underhill Lane, with residential properties to the north, east and west of the site.

1.6 Figure 1 overleaf shows the site and Figure 2 shows the site located in the wider surroundings.

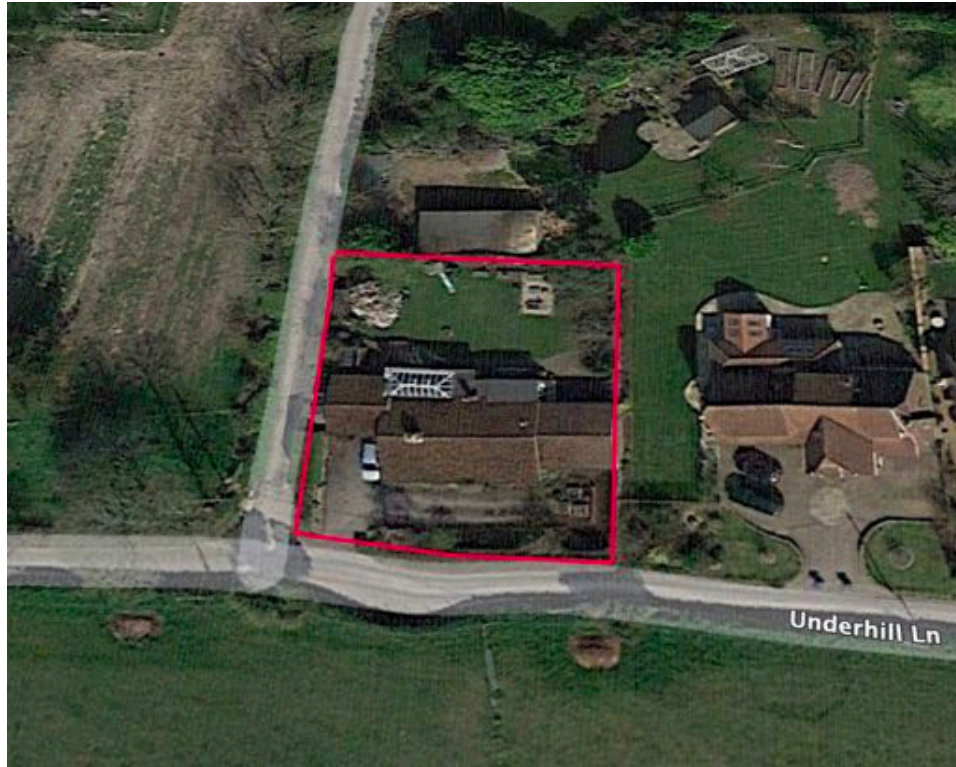


Figure 1: The redline boundary

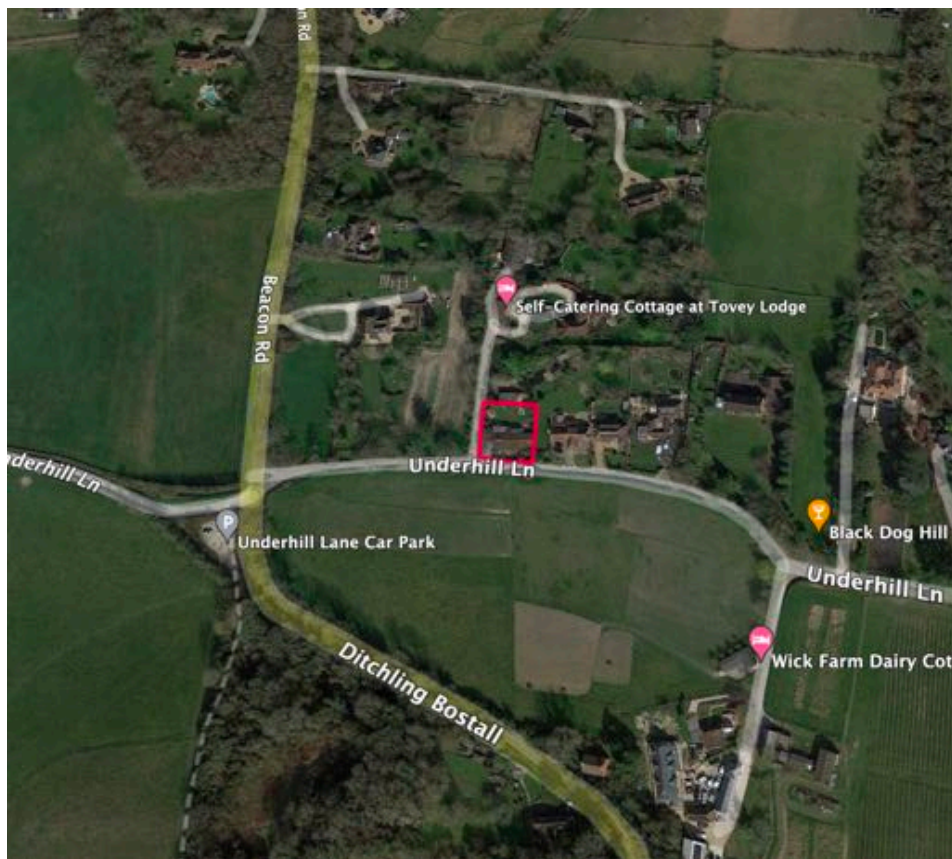


Figure 2: The site in the wider landscape

Description of Proposed Development

- 1.7 The proposals are to maintain the property as a bungalow extending across the width of the site but to introduce a small first floor element within the roofspace above the extended garage. This space will provide workspace accommodation as the applicants both work from home as well as a guest bedroom/ snug. The existing bungalow has a total GIFA of 198m². The proposed ground floor GIFA is 191m² excluding the covered external area with an additional 28m² of accommodation within the roofspace above the garage.

Planning Policies

- 1.8 The site was surveyed to assess its ecological value and to ensure the proposals were compliant with relevant planning policy and legislation. Policy guidance is provided by the National Planning Policy Framework (NPPF 2021) as well as policies from South Downs National Park 2014-2033. These policies included the following which are considered relevant to ecology, biodiversity and nature conservation;

- *Policy SD9: Biodiversity and Geodiversity*
- *Policy SD10: International Sites*
- *Policy DS11: Trees, Woodland and Hedgerows*

- 1.9 The Environment Bill received Royal Assent on 9th November 2021 and is now enacted as the Environment Act 2021. Part 6 (Nature and Biodiversity) and Schedule 14 of the Environment Act 2021 insert a new section 90A and Schedule 7A into the Town and Country Planning Act 1990 (TCPA), which contain the provisions requiring mandatory biodiversity net gain for development granted planning permission pursuant to the TCPA. These provisions are not yet in force, but, once they are brought into effect through implementing legislation, will require developments to provide a biodiversity value post-development that exceeds the predevelopment biodiversity value of the onsite habitats by at least 10%. These provisions are not expected to come into force until November 2023 for new planning applications.
- 1.10 Under the NERC Act (2006) it is now the duty of every Government department in carrying out its functions “to have regard, so far as it is consistent with the proper exercise of

those functions, to the purpose of conserving biological diversity in accordance with the Convention”.

- 1.11 The site was surveyed to assess its ecological value and to ensure compliance with national and local plan policies. The report has been produced with reference to current guidelines for preliminary ecological appraisal (CIEEM 2017) and in accordance with BS 42020:2013 Biodiversity – Code of Practice for Planning and Development.

2.0 Methodology

Desktop Study

- 2.1 A desktop study search was completed using an internet-based mapping service (www.magic.gov.uk) for statutory designated sites and an internet-based aerial mapping service (maps.google.co.uk) was used to understand the habitats present in and around the survey area, including identifying habitat linkages and features (ponds, woodlands etc.) within the wider landscape.

Preliminary Ecological Appraisal

- 2.2 A preliminary ecological appraisal was undertaken on 15th June 2023 by ecologist Alexia Tamblyn. The surveyor identified the habitats present, following the standard ‘UK Hab’ auditing method. The site was surveyed on foot and the existing habitats and land uses were recorded on an appropriately scaled map (JNCC 2010). Repeat visits to the site were made as part of reptile surveys across the year, as well as additional checks for badger sett and potential roost features on trees in the winter period when foliage was more sparse.

Protected Species Assessments

- 2.3 Any evidence of protected species was recorded. Standard methods of search and measures of presence, or likely presence based on habitat suitability were used for bats in trees and buildings (Collins 2016), breeding birds¹, dormouse (Bright *et al.* 2006), great crested newt (ARG 2010), reptiles (Froglife 2015), badgers (Creswell *et al.* 1990) and water vole (Strachan *et al.* 2011).

¹<https://www.bto.org/our-science/projects/birdatlas/methods/breeding-evidence>

Bat Internal and External Survey

- 2.4 The structure on site was internally and externally assessed for their suitability for roosting bats. The survey was undertaken on 15th June 2023 by Natural England bat licence holder Alexia Tamblyn MA (Oxon) MSc CEcol CEnv MCIEEM FRGS.
- 2.5 The surveyors assessed the buildings visually and searched for evidence such as:
- Staining beneath or around a hole caused by natural oils in bat fur.
 - Bat droppings beneath a hole, roost or resting area.
 - Bat droppings and/or insect remains beneath a feeding area.
 - Audible squeaking from within a hole.
 - Insects (especially flies) around a hole.
 - Dead bats.
- 2.6 Buildings which are considered to have a higher potential to support roosting bats would include the following:
- Agricultural buildings (e.g. farmhouses, barns and out buildings) of traditional brick or stone construction and/or with exposed beams;
 - Buildings with weatherboarding and/or hanging tiles that are within 200m of woodland and/or water;
 - Pre-1960s detached buildings and structures within 200m of woodland and/or water;
 - Pre-1914 buildings within 400m of woodland and/or water;
 - Pre-1914 buildings with gable ends or slate roofs regardless of location;
 - Buildings which are located within or immediately adjacent to woodland and/or immediately adjacent to water;
 - Dutch barns or livestock buildings with a single skin roof and board and gap or Yorkshire boarding if, following a preliminary roost assessment the site appears to be particularly suited to bats.

Limitations

- 2.7 It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no single investigation could ensure the complete characterisation and prediction of the natural environment.

3.0 Results

Desktop Study

- 3.1 The site does not fall within or adjacent to any nationally or internationally designated sites. However, the site lies just over 130m north of Clayton to Offham Escarpment SSSI, see figure 3 below.



Figure 3: Location of site in relation to the SSSI

- 3.2 The site is located within the impact risk zone of this SSSI. Here risks to the integrity are for large non-residential developments, or residential developments of over 50 units. The site is for the extension and re modelling of the building, and therefore falls outside the impacts listed.
- 3.3 The site is surrounded by number of priority habitats (Figure 4), including:

- Ancient woodland located 180m to the north west of the site;
- Lowland deciduous woodland located 163m to the north west of the site and 120m to the south of the site;
- Lowland calcareous grassland located 185m to the south west of the site.



Figure 4: Priority habitat within 500m of the redline boundary

3.4 In terms of protected species; the nearest records for GCNs 1.14km south west in 2014, with an additional licence return in 2014, 1.3km to the west. Further GCN DNA was located approximately 1.6km west in 2019 and a GCN licence 2014-3189-EPS-MIT was granted in 2014 located 1.23km south west. The licences are shown in Figure 5 below.



Figure 5: Location of licence and licence returns within 2km of Tara. GCN licence is shown in light green square, and licence returns in coloured circles. Blue square is a granted bat licence.

- 3.5 An off site pond is located approximately 25m to the north of the rear of the garden of Tara. This could not be viewed as is in private ownership. However, recent planning applications around the site (SDNP/17/03066/FULL, SDNP/19/02125/FULL, SDNP/22/03620/HOUS, SDNP/18/00767/HOUS) have ruled out the need for further GCN surveys, largely due to the isolation of the pond from others and the lack of GCN records.
- 3.6 The site appears to be set within the ‘amber’ and ‘green’ zone of Nature Space GCN impact risk zones, as shown in Figure 6 below.

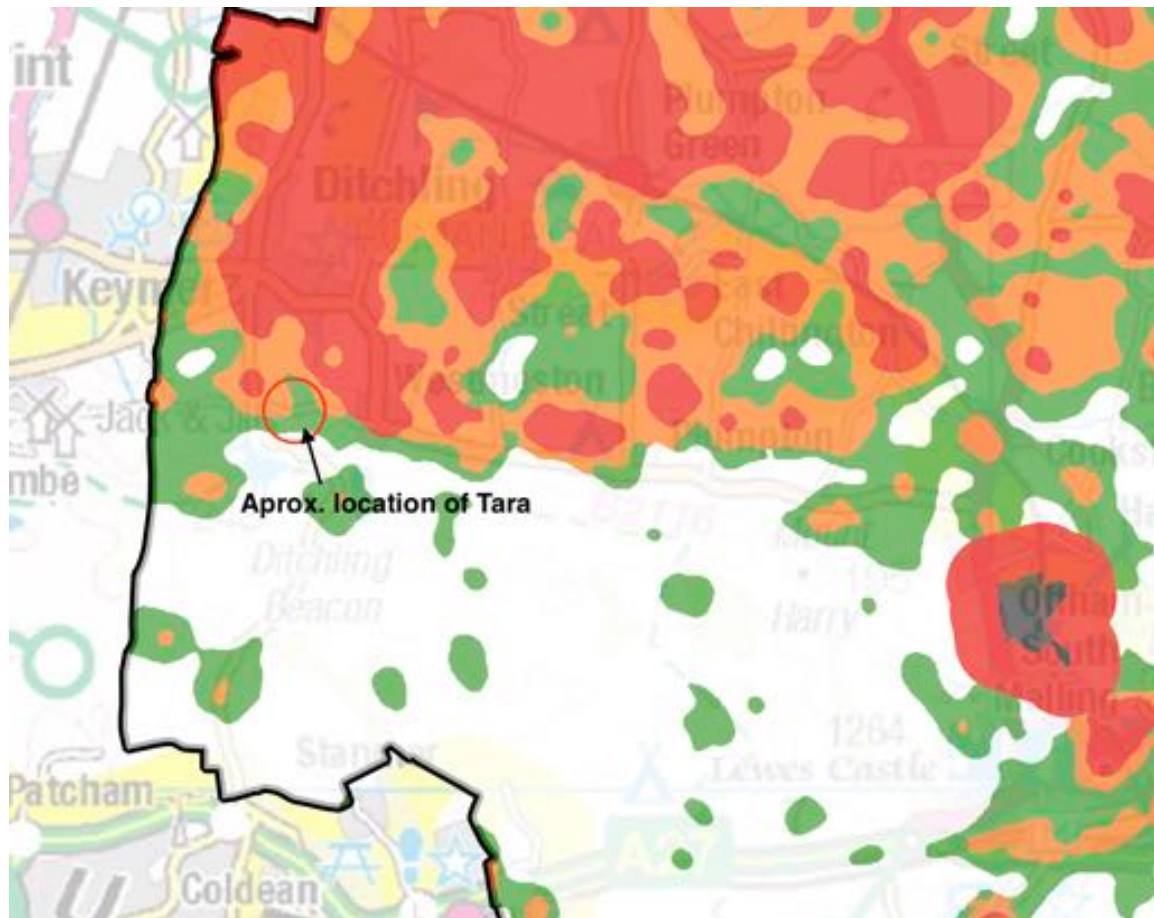


Figure 6: GCN impact risk zones from Nature Space

- 3.7 A bat licence, EPSM 2011-3479 for the destruction of a resting place for common pipistrelles and brown long eared bats, is located approximately 1.5km north of the site.

Phase 1 Habitats

- 3.8 The house supports a front and rear garden, with areas of patio, hardstanding drive way, several small sheds and storage units, a rabbit hutch, raised planters, with ornamental beds and a lawn.
- 3.9 The rear garden supports a lawn of short sward height dominated by perennial rye grass (*Lolium perenne*), broad leaved plantain (*Plantago major*), daisy (*Bellis perennis*), and white clover (*Trifolium repens*). The grassland is kept well managed by two rabbits and mowing.
- 3.10 Raised planters and borders support species including; weeping beech (*Fagus sylvatica* 'Pendula'), silver birch (*Betula pendula*), hornbeam (*Carpinus betulus*), fig (*Ficus carica*),

eucalyptus (*Eucalyptus gunnii*), male fern (*Dryopteris filix-mas*), harts tongue (*Phyllitis scolopendrium*), willowherb (*Epilobium sp*), honeysuckle (*Lonicera periclymenum*), travellers joy (*Clematis vitalba*), red robin (*Photinia sps*), Jasmin species (*Jasminum sp*), magnolia species (*Magnolia sp*), hedge woundwort (*Stachys sylvatica*), bind weed (*Calystegia sepium*), tutsan (*Hypericum androsaemum*), cherry (*Prunus avium*), bramble (*Rubus fruticosus*), garlic mustard (*Alliaria petiolata*), herb Robert (*Geranium robertianum*), ivy (*Hedera helix*), green alkanet (*Pentaglottis sempervirens*), bamboo (*Sasa sp*), spurge (*Euphorbia flavicomma*), wall bellflower (*Campanula portenschlagiana*) and a range of species in raised planters, including mint (*Mentha sp*) and rosemary (*Rosmarinus officinalis*).

- 3.11 The front of the house supported a beech hedge with a weeping cherry (*Prunus pendula*) and witch hazel (*Hamamelis virginiana*). A small pocket of meadow grass was located adjacent to the hedge and included oxeye daisy (*Leucanthemum vulgare*), ribwort plantain (*Plantago lanceolata*), red clover (*Trifolium pratense*), hop trefoil (*Trifolium campestre*), hedge bedstraw (*Galium mollugo*), germander speedwell (*Veronica chamaedrys*), false oat grass (*Arrhenatherum elatius*), Yorkshire fog (*Holcus lanatus*) and ivy. A single common spotted orchid (*Dactylorhiza fuchsii*) was located within the grassland.
- 3.12 The immediate front of the house, but the front windows were small areas of planting. In these areas supported a climbing hydrangea (*Hydrangea sp*), wisteria (*Wisteria sinensis*), rose (*Rosa sp*), with love in the mist (*Nigella damascena*), pale yellow eyes grass (*Sisyrinchium striatum*), and seaside daisy (*Erigeron glaucus*).
- 3.13 On the right hand side of the site was a short leylandii hedge and fence line. On the left hand side and rear of the property were fence lines.

Internal and External Building Assessment

- 3.14 The building is a single storey structure with a low pitch roof. The roof tiles are Spanish style interlocking tiles. The ridge tiles are well sealed and there are no lifted, slipped or missing tiles across the whole of the bungalow. There are two chimneys, both of which are well sealed externally, with no obvious lifted lead flashing.

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- 3.15 The soffits are a mixture of plastic and wooden. All of these are well sealed, with no cracks, loose sections, or missing sections. There is a section of flat roof and conservatory roofing to the rear. These features are also all well sealed.
- 3.16 The building supported three roof sections above the bungalow. These were all the same construction. Two small voids are present on the east and west of the site, above previous additions to the building. The main void is present above the central area of the house.
- 3.17 Each void supported breeze block walls, timber framed roof, bitumen felt internal lining, the floor of the void was thick with insulation. The central void is cramped, with a height of less than 1m and very cluttered. This void section was crawled through, and evidence of mouse and rat droppings were evident. No evidence of bat use was recorded across the whole of the void.
- 3.18 The two smaller voids to the east and west of the building were smaller and full access was not possible. High levels of rat droppings were found in both voids and dense cobwebbing across the voids. No evidence of bats was found in either of these voids.

Protected Species Assessment

- 3.19 The habitats on site are typical garden habitats. The lawn is short sward height, and the ornamental beds are well used. The garden habitats are not considered to be suitable for a range of protected species, notably common reptiles, and species such as dormice. No evidence of badger presence was identified, and it is considered highly unlikely that such species would utilise the garden space.
- 3.20 Trees and scrub on site provide suitable nesting habitat for breeding birds.
- 3.21 With regards to GCNs, the nearest pond is located 25m to the north of the rear garden. It is unknown if the pond is suitable for GCNs, however, the back garden habitats are considered largely unsuitable for such species. Whilst the development works will impact upon the grassland habitats and small areas of the ornamental beds, the loss of these habitats is not considered significant.

4.0 Discussion

4.1 The following paragraphs consider the effects of the development on designated sites, priority habitats and protected and priority species. Where the desk study and Phase 1 survey provide sufficient evidence for an assessment of effects on any of these groups to be taken through planning, these are detailed below, the need for additional surveys and when and how these should be completed are summarised, if required.

Effects on designated sites

4.2 The site does not fall within any statutory or non-statutory designated sites. However, the nearest designated site is just over 130m to the south of the red line boundary. At this distance the site lies within one of the SSSI impact risk zones.

4.3 The redevelopment of the house does not fall within any of the listed developments that would be considered likely to impact upon the integrity of the risk zones. As this is a redevelopment / reformation of the building, there is no land take, no land loss, no alteration or fragmentation of the landscape, and as such, no impacts are predicted.

4.4 Other designated sites within the wider landscape, will not be impacted by the development. The development will not increase the number of residential properties nor will result in the loss or alteration of any natural landscapes. As such no impacts upon the ecological functionality of the wider landscape will occur.

Effects on Priority Habitats

4.5 There are no priority habitats on site. Priority woodland habitat is located within the immediate landscape, albeit not adjacent. Ancient woodland is located in the local area, but well outside 15m recommended buffer zone. The redevelopment of the site will not result in any priority habitat loss, and as such no impacts on priority habitats are predicted.

Effect on other habitats

4.6 The garden habitats support a mixture of native and ornamental species and are typical garden habitats. The lawn to the rear supports species common and widespread and is considered modified grassland in poor condition.

4.7 The small mature trees are considered to be of some intrinsic value and should be retained where possible. The small pocket of wildflower lawn at the front of the property is of some interest. Whilst a small section is to be lost through the alteration of the access, most will be retained, with the retention of the beech hedge.

4.8 It is considered that the loss of this small area of grassland is not significant. However, it is considered that the use of green roofs within the scheme, would compensate for any small loss. It is recommended that a chalk species mixture is utilised.

Protected Species

Bats

4.9 The small sheds and storage structures are not considered suitable for roosting bats. These were all considered to have 'negligible' potential for bats and can be removed without further survey.

4.10 The house supported well sealed clay tiles and ridge tiles, well sealed soffits boards, and no holes, slipped or missing tiles were recorded. Internally the roof was cramped, and no evidence of bats was found. The lack of any evidence and the well sealed nature of the building, it was considered that the building has 'negligible' potential to support roosting bats and no further surveys are required.

4.11 In the unlikely event evidence of bats or bats are discovered during the roof removal, then works must stop immediately and the advice of an ecologist sought.

4.12 None of the trees on site were considered to be suitable in terms of potential for roosting bats. The back garden supports some potential for foraging bats., albeit the extent is limited, and bats would be utilising the more established borders.

4.13 According to Bat Conservation Trust guidelines, it is important that proportionality is employed when recommending further survey work for bat species on a proposed development site. As stated within section 8.2.7 of the latest survey guidelines (2016), the following points need to be taken into account with regard to planning activity surveys:

- Likelihood of bats being present;
- Likely species concerned;

- Number of individuals;
- Type of habitat affected;
- Predicted impacts of the proposed development on bats;
- Type and scale of proposed development.

4.14 Current proposals will involve the redevelopment of house on the same footprint, with some alterations. Considering the above and the small scale of the proposals, it is considered that transect surveys for bats would not be required. Furthermore, it is considered that the development of the site would not impact upon the ecological functionality of the local landscape and will potentially increase suitability of the site for foraging and commuting bats.

4.15 Where possible, it is recommended that any new external lighting as part of the proposals must consider bats in the surrounding area as well as the site. All bat species are nocturnal, resting in dark conditions in the day and emerging at night to feed. Bats are known to be affected by light levels, which can affect both their roosting and foraging behaviour. Recommendations include:

- Installing lighting only if there is a significant need;
- Using LED luminaries due to their lower intensity, sharp cut-off and good colour rendition – any lights with UV elements or metal halide lights should not be used;
- Lights with peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone 2012);
- Lights with an upward light ratio of 0% and good optical control;
- Careful consideration of column height to avoid light spill;
- Any external security lights should use motion-sensors and short (1-minute) timers.

GCN

4.16 The nearest pond to the site is located approximately 25m north of the rear garden. The status of the pond is unknown, however, there are no confirmed GCN records within this pond and there are limited ponds within the wider landscape. The site appears to lie within either the green or amber risk zone in Nature Space, and as such there is some uncertainty with regards to the risk zone area.

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- 4.17 However, the redevelopment of the site will largely be on existing habitats, with the building remaining in situ and being redesigned and redeveloped. Whilst there will be impacts on the immediate habitats of the garden, this will largely be on the lawn to the rear.
- 4.18 The lawn is short sward and does not develop into tussock habitats and therefore is highly unsuitable for GCNs. The grassland does not provide the humidity and the niches that area associated with their terrestrial requirements. The garden is also fenced off (due to the rabbits) and therefore is unlikely to be accessible for GCNs to access.
- 4.19 Considering the limited extent of the development works, and the habitats on site are common and widespread and of negligible value for GCNs. However, GCNs can cross grassland habitats and as such a precautionary method of works has been recommended.
- 4.20 Mitigation for GCN is as follows:
- Any potential refugia within development areas will need to be dismantled by hand or using sensitive machine work under close supervision of an ecologist;
 - Tree line habitats will need sensitive clearance under ecological supervision to ensure GCN are not present.
 - Note that some of the cleared plant material can remain on site. Woody arisings can be used to build habitat piles and soft vegetation or grass cuttings can be used to create compost heaps within the retained tree lines on site (as part of the enhancements) since these will benefit GCN during the cooler seasons.
- 4.21 During development work construction materials, as well as skips and pallets, should be stored on hardstanding where possible and furthermore, should be elevated off the ground. This is so that no features are created that GCN could potentially use as refuge habitat.
- 4.22 Where trenches and holes are dug, these should not be left open overnight. GCN (and other amphibians, reptiles and small mammals) may get trapped in vertical-sided trenches. Therefore, where there is a risk of this occurring, the holes should be refilled, or planks of wood should be placed so that any trapped animals may use these to escape.

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- 4.23 If a great crested newt is identified on site during works, then the following procedure must be followed;
- If a great crested newt is discovered at the site all works must cease immediately and Natural England and/or a great crested newt licenced ecologist must be contacted immediately to provide further advice.
 - A licence might be required before works can recommence. If so, procedures will be followed to obtain a Natural England European Protected Species Mitigation Licence (EPSML) or the district level licence for the works.
- 4.24 It is considered that if these methods are used on site then it is considered that no individual GCN would be harmed as a result of the proposals.

Other Species

- 4.25 The site is considered unsuitable for reptiles and other species such as dormice due to the presence of short sward grassland, bare ground and hardstanding. It is considered that the site has negligible potential to support these species.
- 4.26 No evidence of badgers, such as setts or latrines, were found on site on the day of survey. It is considered that the site is not suitable for badgers.
- 4.27 The trees and introduced shrub on site all have the potential to support nesting birds. The removal of any of these features should be done outside of the breeding bird season (March-September inclusive) or immediately after a nesting bird check by a suitably qualified ecologist. If active nests are identified, works in the vicinity of the nest must cease until the birds have fledged the nest.

Ecological Enhancements

- 4.28 The use of native species wildflower mixes can increase the biodiversity and condition of the grassland as it re-establishes from the damage from redevelopment works. This will enhance the ecological value of the site for a range of important invertebrates. This will also help mitigate potential loss of sections of grasslands part of final proposals.

- 4.29 Additional roosting opportunities may be provided by hanging bat boxes on any of the mature trees. Recommended bat boxes include hardwearing woodcrete boxes, such as those shown in Figure 7 below, or similar.



Figure 7: Examples of recommended bat boxes to be installed within suitable mature trees on site – a CJ Wildlife woodstone box (left) and a Vivara Pro woodstone box (right).

- 4.30 Boxes should be installed at least 3m from the ground and on south and west facing aspects and away from artificial lighting.
- 4.31 Enhancements for bats could be incorporated within the design of the site. Sweet nectar and protein-rich pollen, especially night-scented flowers, are bait to encourage insects, a food source for bats. These species should be incorporated into the development where possible:
- Evenings primrose (*Oenothera biennis*)
 - Field poppies (*Papaver rhoeas*)
 - Knapweed (*Centaurea sp.*)
 - Night-scented stock (*Matthiola longipetala*)
 - Red campion (*Silene dioica*)
 - Honeysuckle (*Lonicera periclymenum*)
 - Sweet williams (*Dianthus barbatus*)
 - Angelica species
 - Wisteria (*Wisteria floribunda*)
 - Lavenders (*Lavandula sp.*)

5.0 Impact Assessment

5.1 This section of the report forms an EcIA (Ecological Impact Assessment) and is designed to quantify and evaluate the potential impacts of the development on habitats and species present on site or within the local area.

Methodology

5.2 The approach to this assessment accords with guidance presented within the CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM 2018). In essence, an EcIA assesses the activities associated with a proposed scheme that are likely to generate changes within identified zone of influences, on identified ecological features and receptors. The proposals are subsequently reviewed, and mitigation and compensation measures are outlined which help to reduce negative impacts.

5.3 The zone of influence for the development is defined as:

- The project red line, for effects on habitats and species;
- Adjacent habitat, considered by species, for mobile species with territories or foraging ranges that may overlap the site.

5.4 The types of features considered in the assessment of effects, to meet legislative and policy requirements, are:

- Designated sites (European, national and local);
- Protected species;
- Habitats and species of principal importance (Section 41 list);
- Hedgerows and woodland, where not of principal importance; and
- Habitats, where not of principal importance, that may function as wildlife corridors or stepping-stones.

Impact Assessment and Mitigation

5.5 Table 1 below summarises the impacts and required mitigation for each receptor as previously detailed in the discussion.

Table 1: Assessment of effects from the proposal after mitigation and compensation

Feature	Scale of Importance	Mitigation/Compensation Required	Residual Effect
Designated Sites	National	None required – given the scale and nature of the proposed works.	Not significant
Non-Statutory Designated Sites	National	None required – given the scale and nature of the proposed works.	Not significant
Priority habitats	Local	None required offsite habitats at sufficient distance from works area.	Not significant
Bats - Roosting	Local	Buildings and trees on site considered to have negligible potential to support roosting bats	Not significant
Bats – Commuting and Foraging	Local	Use of a sensitive lighting scheme post development.	Not significant
Nesting birds	Local	Site clearance to be carried out outside of nesting bird season (March – September inclusive) or immediately following a nesting bird check by a suitably qualified ecologist. Additional nesting provision to be installed on site.	Not significant
GCNs	Local	Precautionary method of works during construction and sensitive clearance following reasonable avoidance measures	Not significant
Other species	Local	Site not considered suitable for reptiles, dormice etc	Not significant

6.0 Conclusions

6.1 The site does not lie adjacent to or within any designated sites. However, the site lies approximately 130m from the nearest SSSI. However, the redevelopment of the building on site is not considered within the impact risk zone, and is therefore not considered to impact upon the integrity of the SSSI units. No measures are therefore required.

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- 6.2 An internal and external building assessment was conducted to assess the potential of the house to support roosting bats. No internal or external evidence of bat use was identified and the building was considered well sealed, with no areas of missing or loose tiles. It was considered that the building has negligible potential to support roosting bats.
- 6.3 As such, no further surveys for bats are recommended for these buildings. Recommendations for additional roosting provision have been made in aid of ecological enhancement post-development and maintaining the favourable conservation status of bats within the local area.
- 6.4 In the unlikely event evidence of bats or bats are found, then works must cease and the advice of an ecologist sought.
- 6.5 The garden habitats are common and widespread. Largely these key features, trees and more mature shrubs, will be retained around the borders of the garden. The loss or alteration of the garden habitats is not ecologically significant.
- 6.6 There is a pond located to the north of the site. However, considering the extent of the proposed works, the nature of the habitats, sensitive working is proposed, however, the site is not considered to impact upon the favourable conservation status of GCNs in the wider landscape. No further survey work is recommended.
- 6.7 Given the nature and scale of the proposals, no residual negative impacts on important ecological sites and features within the wider landscape are anticipated.

7.0 References

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Internet resources:

Google Maps: www.google.co.uk/maps

Magic Interactive Map: www.magic.gov.uk

Appendix 1: Photographs

<p>Photograph 1: The rear of the building</p>	 A photograph showing the rear of a brick building with a tiled roof. A green storage unit and a black water tank are visible in the courtyard. A small table with a red chair is on the right. A green hill is in the background under a blue sky.
<p>Photograph 2: Another view of the building</p>	 A photograph of a brick building with a conservatory extension. A netball goal is in the foreground on the left. A lawn and trees are visible in the background under a blue sky.
<p>Photograph 3: the soffits well sealed</p>	 A close-up photograph of the underside of a roof (soffit) showing a white gutter and the brick wall below. The soffits appear to be well-sealed.

Photograph 4:
Another view of soffits around the new sections of the building



Photograph 5:
The soffits to the rear of the building



Photograph 6:
Inside the roof structure, the main void cramped and no evidence of roosting bats.



Photograph 7:
Another view of
the internal
environment.



Photograph 8
The garden
habitats



Photograph 9:
Overview of the
rear garden



The Ecology Partnership Ltd

Thorncroft Manor

Thorncroft Drive

Leatherhead

KT22 8JB

Tel: 01372 364 133

www.ecologypartnership.com

Approved by: Alexia Tamblyn MA (Oxon) MSc CEcol CEnv MCIEEM FRGS

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