



**LIZARD**

Landscape Design and Ecology

# **ECOLOGICAL IMPACT ASSESSMENT**

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**Land at Victoria Road, Chichester**

On Behalf of: Mr David Bennett

**Planning Issue**

<b>Client:</b>	Mr David Bennett			
<b>Project:</b>	Land at Victoria Road, Chichester			
<b>Reference:</b>	LLD2919-ECO-REP-001-00-EcIA			
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**Validity:**

This report is valid for 18 months from the date of the site visit. If works have not commenced by this date, an updated site visit should be carried out by a suitably qualified ecologist to assess any changes in the habitats present on site, and to inform a review of the conclusions and recommendations made.

## Contents

	<b>Page No.</b>
<b>SUMMARY</b>	<b>01</b>
1.0 Introduction	02
2.0 Planning Policy and Legislation	03
3.0 Methodology	05
4.0 Baseline Ecological Conditions	11
5.0 Assessment of Effects and Mitigation Measures	19
6.0 Ecological Enhancements	24
7.0 Conclusions	25
8.0 References	26

### TABLES

Table No. 01 – Bat Roost Suitability Guidelines (*Collins, 2016*)

Table No. 02 – Statutory Designated Sites

Table No. 03 – Non-Statutory Protected Sites

Table No. 04 – Building Assessment

Table No. 05 – Summary of HIS Results

Table No. 06 – Species List for Habitat Parcels

### APPENDICES:

Appendix A – Site Photographs

### FIGURES

Figure No.01 – Site Habitat Plan

## SUMMARY

Lizard Landscape Design and Ecology has been commissioned by Mr David Bennett to undertake an Ecological Impact Assessment of the proposed development of Land at Victoria Road, Chichester (*Grid Reference: SU 87338 04971– hereafter referred to as 'the site'*). A Preliminary Ecological Appraisal of the site was undertaken on 11th April 2023. An assessment of the ecological impact of the proposals was then undertaken using this baseline data.

The site consists of a residential property, including 1no. residential dwelling, an adjoining commercial structure, a further 3no. outbuildings and associated hardstanding and garden areas. These habitats are of limited ecological value.

The site contains no high value habitat but provides some suitable habitat for bats, amphibians, hedgehogs, badgers, invertebrates and breeding birds. Subject to sensitive design which ensures the retention of suitable habitats and risk avoidance and mitigation measures during the construction phase, impacts upon these species' groups can be avoided. Further protected species surveys, therefore, would not be required prior to submission.

Once avoidance, mitigation and compensation measures have been considered, the majority of impacts of the planned development upon biodiversity will be **negligible and non-significant**, with the potential for net gains deliverable through the provision of ecological enhancements. Appropriate suggestions are outlined herein, which could be secured through an appropriately worded planning condition.

## 1.0 INTRODUCTION

- 1.1 Lizard Landscape Design and Ecology has been commissioned by Mr David Bennett to undertake an Ecological Impact Assessment of the proposed development of Land at Victoria Road, Chichester (*Grid Reference: SU 87338 04971– hereafter referred to as ‘the site’*).
- 1.2 The scope of this assessment has been determined with consideration of best-practice guidance provided by the Chartered Institute of Ecology and Environmental Management (CIEEM, 2018) and the Biodiversity: Code of practice for planning and development published by the British Standards Institute (BS 42020:2013).
- 1.3 An initial Preliminary Ecological Appraisal of the site was undertaken on 11th April 2023. No further survey work has been recommended.
- 1.4 Potential impacts of the proposals, and details of avoidance, mitigation and compensation measures have been detailed within this report. Residual impacts are then discussed once all mitigation and compensation measures have been considered.

### ***Site Information***

- 1.5 The survey area covers c. 0.1 (ha) and comprises 1no. residential property, adjoining commercial structure and 3no. outbuildings. Beyond the buildings on site the habitats are represented by ornamental garden and parking areas, predominantly delineated by wooden fencing. The site is located within the east of the city of Chichester, West Sussex. The site is bordered by further residential development to the west and south and Victoria Road and Leatherbottle Lane to the north and east, respectively.

### ***Surrounding Landscape***

- 1.6 The local surrounds are dominated by the residential sprawl of Chichester, with significant open farmland areas within 500m to the east of the site. The closest priority habitat is located more than 500m from the site.

- 1.7 A small ornamental pond was identified on site and no other waterbodies were identified within 500m of the site.

### ***Development Proposals***

- 1.8 It is understood that the proposals include the removal of the existing commercial building and outbuildings and construction of 3no. residential properties with associated access / parking areas.

### ***Report Aims***

- 1.9 The aim of this report has been to:
- *Describe baseline conditions at the site;*
  - *Determine the importance of features which may be impacted by the scheme;*
  - *Identify impacts of the proposed development and set out appropriate avoidance, mitigation and compensation measures;*
  - *To identify any residual impacts;*
  - *To provide details of enhancements to be incorporated into the scheme;*
  - *Provide sufficient information to determine whether the project accords with relevant nature conservation policies and legislation, and where appropriate, to allow conditions or obligations to be proposed by the relevant authority.*

## **2.0 PLANNING POLICY AND LEGISLATION**

### ***Legislation***

- 2.1 Legislation relating to wildlife and biodiversity of particular relevance to this EclA includes:
- *The Conservation of Habitats and Species Regulations 2017;*
  - *The Wildlife and Countryside Act 1981 (as amended);*
  - *The Natural Environment and Rural Communities (NERC) Act 2006; and*
  - *The Environment Act 2021.*
- 2.2 This above legislation has been addressed, as appropriate, in the production of this report.

**National Planning Policy**

2.3 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.*'

2.4 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**

2.5 'Policy 49 Biodiversity' of the Chichester Local Plan states that:

Planning permission will be granted for development where it can be demonstrated that all the following criteria have been met:

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.

### 3.0 METHODOLOGY

#### 3.1 Desk Study

3.1.1 The Multi-Agency Geographic Information for the Countryside (*MAGIC*) was consulted for all designated sites, priority habitats and protected species licence records within a practicable zone of influence of the site. Due to the small scale of the site, a full records search from the local records centre was not proportionate to the predicted impacts of the scheme and so was not sought. This approach is in accordance with best practise guidance (CIEEM, 2020).

#### 3.2 Preliminary Ecological Appraisal

3.2.1 The initial field survey was undertaken on 11th April 2023 by a suitably experienced Ecologist (Sam Hall MSc, 3 years professional experience; Assistant Ecologist, Lizard Landscape Design and Ecology). Weather conditions were mild (c.11°C), with a light wind (Beaufort Scale 2), 80% cloud cover and light rain.

3.2.2 The field survey comprised a walkover inspection of the land and covered all accessible parts of the site, including boundary features. 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). A list of plant species was compiled, together with an estimate of abundance made according to the DAFOR scale (*Table 06*).

3.2.3 The survey methodology was extended to provide more detail in relation to the sites potential to support rare or protected fauna, as described by the *Chartered Institute of Ecology and Environmental Management's Guidelines for Preliminary Ecological Appraisal* (CIEEM, 2017b). The assessment of habitat suitability for protected, rare or priority species is based on current good practice guidance such as that in the *Herpetofauna Workers' Manual* (Gent and Gibson, 2003) and *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (Collins (ed.), 2016).



### 3.3 Preliminary Bat Roost Assessment

3.3.1 A Preliminary Bat Roost Assessment was undertaken on 11th April 2023 by Sam Hall (Accredited agent under 2016-20460-CLS-CLS) who undertook a ground level assessment of the existing trees within and adjacent to the site and buildings within the site boundary. The bat surveyor assessed the trees and buildings visually and searched for direct evidence of bats evidence, such as;

- *Grease Marks;*
- *Urine Stains;*
- *Bat Droppings;*
- *Feeding Remains;*
- *Dead or Live Bats.*

3.3.2 Trees were visually identified from the ground, using binoculars where necessary, for any features that could be used by bats such as:

- *Woodpecker Holes;*
- *Knot Holes;*
- *Tear-outs;*
- *Flush Cuts;*
- *Double Leaders.*

- 3.3.3 Once features had been assessed the trees were then categorised in accordance with *Table 4.1 of the Bat Conservation Trust's Good Survey Guidelines (2016) (shown below)*:

**Table No. 01 – Bat Roost Suitability Guidelines (Collins, 2016)**

Category	Buildings	Trees
<b>`Negligible`</b>	No suitable features identified.	No suitable features identified.
<b>`Low`</b>	A structure which could be used opportunistically, however, are not likely to be used on a regular basis / by a large number of bats.	Tree of sufficient size / age to support bat roost features; but with none identified from the ground.
<b>`Moderate`</b>	A building with features which, could be used regularly by a small number of bats.	Tree with features which, may support a bat roost of low conservation status.
<b>`High`</b>	A building with features suitable for use by a large number of bats on a regular basis.	A tree with several potential bat roost sites that are suitable for use by a large number of bats.

### 3.4 Badger Walkover Survey

- 3.4.1 The site was systematically searched during the site visit for any evidence of badgers in line with current guidance (Harris *et al*, 1989) which included signs such as:

- Setts;
- Latrines;
- Snuffle Holes;
- 'Push-unders' through boundary fencing;
- Hair;
- Prints; and
- Mammal tracks.

- 3.4.2 All areas within the site, and where possible in the immediate surroundings were searched. Any evidence was then mapped to allow the status and distribution of badger activity to be assessed.

### 3.5 Great Crested Newt Habitat Suitability Index (HSI) Assessment

3.5.1 Subsequent to the desk study which identified potential ponds within a dispersible distance of the site for GCN, all ponds and waterbodies within 250m of the site were investigated for their potential to support GCN where access allowed. No ponds were identified within this distance.

3.5.2 The 10 no. attributes against which ponds can be assessed are:

- Geographic Location;
- Pond Area (at its highest level);
- Permanence;
- Water Quality;
- Perimeter Shading;
- Numbers of Wildfowl;
- Numbers of Fish Present;
- Pond Count (Within a 1.0km radius);
- Terrestrial Habitat (within 250.0m);
- Macrophyte Coverage.

3.5.3 A *HSI* calculation was undertaken in line with current guidance (Oldham *et al*, 2000) which resulted in a score between 1 and 0; with 1 being optimal conditions and 0 being unlikely to support a population. However, the index merely gives an indication as to whether a pond has the potential to support great crested newts and is not a substitute for more detailed presence / absence surveys for protected species of amphibian.

### 3.6 Ecological Impact Assessment

3.6.1 The methodology for Ecological Impact Assessment (EclA) 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.

3.6.2 The CIEEM guidelines (2018) state that ecological features should be considered within a 'defined geographical context'. The geographical frame of reference used to determine ecological importance in this assessment is detailed below:

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

- 3.6.3 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 sites social and economic value.*
- 3.6.4 The ecological impacts resulting from the proposals were then described according to a defined set of characteristics as defined within '*Guidelines for Ecological Impact Assessment in the UK and Ireland*' (CIEEM, 2018). When describing impacts the assessment refers to characteristics such as the extent; magnitude; duration; frequency; and, reversibility of the impact in order to provide justification for any conclusions about the nature and likelihood of the impact described.
- 3.6.5 Where initial impacts have been identified as significant, avoidance, mitigation and compensation measures have been proposed to avoid, prevent or offset such effects. This assessment then considers residual impacts (*once all mitigation has been considered*), with any significant effects highlighted. A significant effect is defined as "*an effect which either supports or undermines biodiversity conservation objectives for 'important ecological features' or for biodiversity in general*". Enhancement has been proposed to ensure that the development represents a net gain in biodiversity in accordance with National Policy.

### **3.7 Constraints and Limitations**

- 3.7.1 Due to the field survey consisting of only one site visit, certain species, particularly some of the flowering plants, may not have been visible and hence overlooked. These are accepted constraints associated with the standard survey methodology.
- 3.7.2 No other limitations were encountered, or assumptions made during either the desk study or the field survey and it is considered that with the access gained and recording undertaken an accurate assessment of the site's ecological value has been made.

## **4.0 BASELINE ECOLOGICAL CONDITIONS**

### **4.1 Designated Sites**

#### ***Statutory Protected Sites***

- 4.1.1 The desk study identified national statutory designated sites including Local Nature Reserves (LNRs), National Nature reserves (NNR) and Sites of Special Scientific Interest (SSSIs) within a 2.0km radius of the site, and international statutory designated sites including Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsars (Wetlands of International Importance) within a 10.0km radius of the site. Where SAC's designated for their bat interest are present this Zol has been extended to 12km in accordance with recent guidance (SDNP, 2020).

- 4.1.2 The following statutory protected sites are noted within the zone of influence of the proposed site:

**Table No. 02 – Statutory Protected Sites**

Site	Description	Location
<i>Chichester and Langstone Harbours RAMSAR / SPA</i>	<i>Large, sheltered estuarine basins of extensive mud and sand flats exposed at low tide. The site is of particular significance for over-wintering wildfowl, waders and a wide range of coastal and transitional habitats supporting important plant and animal communities.</i>	<i>3.6km SW</i>
<i>Solent Maritime SAC</i>	<i>Annex I habitats that are a primary reason for selection of this site: 1130 Estuaries 1320 Spartina swards (Spartinion maritimae) 1330 Atlantic salt meadows (Glauco-Puccinellietalia maritimae)</i>	<i>3.6km SW</i>
<i>Pagham Harbour SSSI / SPA / RAMSAR</i>	<i>This site comprises an extensive central area of salt-marsh and tidal mudflats with surrounding habitats including shingle, open water, reed swamp and wet permanent grassland. It is of national importance for wintering wildfowl and waders and breeding birds within the Harbour and the surrounding grazing pasture. The site supports nationally important communities of plants and invertebrates.</i>	<i>5.2km S</i>
<i>Kingley Vale SAC / SSSI</i>	<i>This site is of interest for its yew woodlands as well as four nationally uncommon habitats: chalk grassland, chalk heath, juniper scrub and yew scrub. The site supports a rich community of breeding birds and diverse populations of invertebrates, notably lepidoptera (moths and butterflies).</i>	<i>7.0km NW</i>
<i>Singleton and Cocking Tunnels SAC / SSSI</i>	<i>Singleton and Cocking Tunnels constitute the most important sites for hibernating bats in south-east England and are the fifth most important in Britain</i>	<i>9.1km N</i>

- 4.1.3 The site is located within the *Impact Risk Zone* of *Chichester and Langstone Harbours SPA / RAMSAR*, *Solent Maritime SAC* and *Chichester Harbour SSSI*, however development proposals are unlikely to meet the criteria which would require consultation with Natural England.

#### **Non-Statutory Protected Areas**

- 4.1.4 *Sites of Nature Conservation Importance (SNCIs)* are designations applied to the most important non-statutory nature conservation sites. They are recognised by the *National Planning Policy Framework (2021)* and as such are material considerations when assessing planning applications. The following SNCIs were identified within 2.0km of the site:

**Table No. 03 – Non-Statutory Protected Sites**

Site	Location
<i>Chichester Canal</i>	<i>1.6km SW</i>

## **4.2 Habitats**

- 4.2.1 Within 2.0 km of the site there are *Priority Habitats* of *Traditional Orchard* and *Lowland Mixed Deciduous Woodland*.

- 4.2.2 Habitats within and adjacent to the site include:

- *u1b5 - Buildings*
- *u1b - Developed Land. Sealed Surface*
- *g4, 11, 231 - Modified Grassland. Vegetated garden with scattered trees*

#### *u1b5 - Buildings*

- 4.2.3 Buildings on site comprise a 2no. storey residential dwelling to the northwest with an adjoining single storey commercial structure as well as 3no. single storey outbuildings. The construction of these buildings is described in section 4.3.3. This habitat is of **negligible** ecological value.



*u1b – Developed Land. Sealed Surface*

- 4.2.4 Sealed surface provides parking areas and access around the buildings. This habitat is of **negligible** ecological value.

*g4, 11, 231 - Modified Grassland, vegetated garden with scattered trees*

- 4.2.5 Modified grassland encompassed much of the site, functioning as amenity garden space for the dwelling on site. The sward of the grassland was kept low and appeared typical of a managed lawn. Perennial ryegrass (*Lolium perenne*) dominated the lawns with abundant moss (*Bryophyta sp.*) and red fescue (*Festuca rubra*) and frequent herbs such as clover (*Trifolium repens*) and dandelion (*Taraxacum officinale*). Ornamental planting beds and trees were noted scattered throughout this habitat and a small artificial pond (c. 2m<sup>2</sup>) was identified within the garden area immediately south of the dwelling. Planting areas featured floral species such as ornamental honeysuckle (*Caprifoliaceae sp.*) and grape hyacinth (*Muscari sp.*) and tree species included eucalyptus (*Eucalyptus sp.*) and cherry (*Prunus sp.*). Planting within the pond area included cyclamen (*cyclamen hederifolium*) and adria bellflower (*Campanula portenschlagiana*). This habitat is therefore of **site value**.

### 4.3 Protected Species Assessment

#### **Bats**

##### *Desk Study*

- 4.3.1 Common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), Serotine (*Eptesicus serotinus*), Daubenton's (*Myotis daubentonii*), noctule (*Nyctalus noctula*) bats have been recorded within 2.0km of the site area.

##### *Foraging and commuting value*

- 4.3.2 The grassland, buildings and hardstanding that dominate the site offer negligible opportunities for local bats. The scattered trees offer some potential low value foraging habitat for bats and no significant linear structures were noted. The site is therefore of potential **low site value**.

## Preliminary Roost Assessment

- 4.3.3 All buildings located within the site boundary were considered in this ecological appraisal and an external ground level assessment undertaken (internal inspection of B01 carried out). A summary of this assessment is shown below.

**Table no. 04 – Building Assessment**

<b>Ref.</b>	<b>Description</b>	<b>Category</b>
B01	<i>Residential dwelling 2no. storey concrete block dwelling with a pitched and slate tiled roof, guttering and PVC fixture windows. Small gaps between roof tiles noted. No signs of bats noted. See Image 01.</i>	<i>Low</i>
B02	<i>Commercial structure Adjoined to the eastern aspect of the dwelling is a single storey commercial building with an area of flat roof with roofing felt and a small, pitched section with slate tiles and no potential entry points noted. Internal inspection of loft space carried out. No signs of bats recorded. See Image 01.</i>	<i>Negligible</i>
B03	<i>Garage Single storey brick-built garage with pitched corrugated concrete roof. The construction of this building is unlikely to support the thermoregulatory conditions necessary for roosting bats. No loft space. No signs of bats noted.</i>	<i>Negligible</i>
B04 + B05	<i>Sheds Single storey wooden structures with flat roof and no/sealed up windows. No loft space. No signs of bats detected.</i>	<i>Negligible</i>

- 4.3.4 All trees located within the site boundary were considered in this ecological appraisal and an external ground level assessment undertaken. No potential roost features were noted within the trees on site.

## **Amphibians**

### *Desk Study*

- 4.3.5 Records of smooth newt, palmate newt, common frog, common toad and Great Crested Newt were returned within 2.0km of the site. The closest common amphibian record was located c. 600m north of the site and the closest GCN record was located c. 1.5km northeast of the site.

### *Site Assessment*

- 4.3.6 The actively managed garden areas of the site offer limited terrestrial opportunities for amphibians diminished further by the urban surrounds. The HSI assessment of the small pond on site is summarised in table no. 04 below:

**Table No. 05 – Summary of HSI Results**

<b>HSI Criteria</b>	<b>P1</b>	
Location	1.00	Zone A
Pond Area	0.10	2m <sup>2</sup>
Permanence	0.90	Never dries
Water Quality	0.33	Low invert diversity and few submerged plants
Shade	0.90	65% shoreline shaded
Waterfowl	1.00	No evidence of waterfowl
Fish	0.67	No fish seen but protective mesh installed
Pond Count	0.1	All local ponds are beyond significant physical barriers
Terrestrial Habitat	0.33	Local habitat is poor
Macrophytes	0.30	0% macrophyte cover
<b>HSI Score</b>	<b>0.42</b>	
<b>Suitability</b>	<b>Poor</b>	

- 4.3.7 The pond on site has been assessed as having poor habitat suitability for great crested newts. The site consists of habitats which offer limited opportunities for amphibian species. Given the lack of local records, poor-quality habitat on site and absence of other local waterbodies, the site is of **low site value** to GCN and other amphibian species.

### **Reptiles**

#### *Desk Study*

- 4.3.8 The desk study returned records of grass snake, common lizard, and adder within 2.0km of the site, the closest located c. 800m southeast of the site.

#### *Site Assessment*

- 4.3.9 Reptiles require areas with dense vegetation to act as cover, open areas for basking and areas of diverse flora to support viable invertebrate prey for hunting. Dense vegetation is limited to small, scattered shrubs and connectivity with other suitable areas of habitat is absent. The site is therefore of **negligible value** to reptiles.

### **Dormouse**

#### *Desk Study*

- 4.3.10 No records of dormice were returned within 2.0km of the site.

#### *Site Assessment*

- 4.3.11 The species and dense structure within vegetation required to support dormouse is absent on site. The site is therefore of **negligible value** to this species.

### **Badger**

#### *Desk Study*

- 4.3.12 Badgers receive protection under the *Protection of Badgers Act (1992)*.

#### *Site Assessment*

- 4.3.13 The urban environment is not optimal for badgers, but they are known to occupy such areas. Grassland and planting areas offer potentially low value foraging habitat for badgers, although no field signs were noted. The site has therefore been assessed as of potential low **site value** to commuting badgers.

### **Water Vole**

#### *Desk Study*

- 4.3.14 A single record of water vole was returned within 2.0km of the site, located c. 1.6km southwest of the site.

*Site Assessment*

- 4.3.15 There were no suitable waterbodies within the site. The site is therefore of **negligible value** to this species.

***Birds****Desk Study*

- 4.3.16 A total of 165no. bird species have been recorded within 2.0km of the site, including Schedule I species, such as kingfisher (*Alcedo atthis*) and species listed on the BoCC Red List such as skylark (*Alauda arvensis*).

*Site Assessment*

- 4.3.17 The site offers some nesting and foraging opportunities for passerine species within the trees, shrubs and grassland. No nests were noted but various passerine species such as blue tit were heard and seen on site. The site is therefore of **site value** for bird species.

***Invertebrates****Desk Study*

- 4.3.18 The data search returned records of numerous common species of invertebrates within 2.0km of the site.

*Site Assessment*

- 4.3.19 Floral diversity on site was low and included many non-native species, and as such is unlikely to support more than a low diversity of common and widespread invertebrates. The site has therefore been assessed as being of low **site value** to invertebrates.

## 5.0 ASSESSMENT OF EFFECTS

5.0.1 Using the Guidelines for Ecological Impact Assessment (IEEM, 2006 & updated by CIEEM, 2018), the assessment set out below considers the potential impacts of the scheme prior to mitigation. Detailed avoidance, mitigation and compensation measures are then discussed, with residual impact identified once these measures have been considered. Wherever possible mitigation measures have been designed into the scheme as this gives greater certainty over deliverability and ensures the correct application of the 'Mitigation Hierarchy' (as advocated by BS42020:2013, Defra 2019 and CIEEM, CIRIA & IEMA 2016).

### 5.1 Designated Sites

#### *Potential Impacts*

5.1.1 Proposals involve the construction of 3no. residential dwellings. The closest SNCI is 1.6km from the site. The scale and nature of the development is unlikely to significantly impact local non-statutory sites.

5.1.2 The site is located within the *Impact Risk Zone of Chichester and Langstone Harbours SPA / RAMSAR, Solent Maritime SAC and Chichester Harbour SSSI*, however development proposals are unlikely to meet the criteria which would require consultation with Natural England.

#### *Mitigation and Compensation*

5.1.3 As per Policy 50 of the Chichester Local Plan, developments that result in a net increase in residential dwellings must incorporate appropriate avoidance/mitigation measures which would avoid any likelihood of a significant effect on Chichester and Langstone Harbours SPA. A SAMM contribution in accordance with the joint mitigation strategy outlined in Phase III of the Solent Disturbance and Mitigation Project will therefore be required.

#### *Residual Impacts*

5.1.4 There will be no likely significant effect upon any statutory designated site.

## 5.2 Habitats

### *Potential Impacts*

- 5.2.1 The closest parcel of priority habitat (lowland mixed deciduous woodland) exists c.600m to the north of the site and is unlikely to be affected by the proposed construction. No important habitats were identified within the site or within a potential zone of influence of development and therefore, no mitigation measures would be required for any potential impacts to habitats on site.

### *Mitigation and Compensation*

- 5.2.2 Standard measures should be undertaken during construction to minimise noise, vibration, dust, air pollution and any further pollution. Trees lost to proposals should be replaced at a ratio of 1:1 with native tree species.

### *Residual Impacts*

- 5.2.3 The overall impact of the scheme will be **negligible**.

## 5.3 Bats

### *Potential Impacts*

- 5.3.1 Removal of trees on site represents loss of potential foraging habitat for local bats. The roof of B01 will remain unchanged within proposals and therefore further bat surveys of this building would not be required. However, should proposals change to impact on the roof of B1 then a single further bat emergence survey would be required to confirm the presence / likely absence of a roost, prior to application.

*Mitigation and Compensation*

- 5.3.2 Existing trees should be retained where possible and any removal compensated for with species that are known to provide foraging benefits for bat species. It is understood that there are currently no proposals for external lighting, but this may need to be provided in the future, in which case this should be of a low-level and utilise features such as PIR lights / lights with hoods / cowls to limit light spill to the wider surrounds, particularly the trees on the site which offer the greatest foraging and commuting potential. Any lighting plans should be reviewed by a suitable qualified ecologist to confirm their compliance with best practice (BCT & ILP, 2018).

*Residual Impacts*

- 5.3.3 The overall impact of the scheme will be **negligible**.

**5.4 Reptiles***Potential Impacts*

- 5.4.1 Habitats on site have been assessed as of negligible value to reptiles. Therefore, no likely impacts are likely to occur.

*Mitigation and Compensation*

- 5.4.2 With no impacts upon reptiles predicted, no mitigation or compensation is required.

*Residual Impacts*

- 5.4.3 The overall impact of the scheme will be **negligible**.

**5.5 Amphibians***Potential Impacts*

- 5.5.1 Removal of suitable habitat could result in the injury or death of individual amphibians. The garden area in which the pond is located is to be retained within proposals.



### *Mitigation and Compensation*

- 5.5.2 The grassland sward should be kept low (below 50mm), and vegetation clearance should be carried out using hand tools only.

### *Residual Impacts*

- 5.5.3 The overall impact of the scheme will be **negligible**.

## **5.6 Breeding Birds**

### Potential Impacts

- 5.6.1 Any vegetation clearance, particularly of shrubs or trees, may result in disruption/destruction of active bird nests.

### *Mitigation and Compensation*

- 5.6.2 Any shrubs or trees scheduled for removal will be removed outside the nesting season (*season: March-August, although pigeons may nest all year*) or shall be checked prior to removal by a suitably qualified ecologist. Trees removed should be replaced at a 1:1 ratio with native species.
- 5.6.3 As detailed in BS 42021:2022 *Integral nest boxes* (BSI, 2022), integral nest boxes should be installed in all new developments. These should be installed within the buildings dispersed around the site, whilst avoiding areas that are exposed to extended periods of direct sunlight, prevailing weather conditions or near areas which could put any nesting birds at risk of predation by avian predators, cats, rats and squirrels. These could be installed at gable ends, under eaves and / or into walls and at the highest possible height. It is anticipated that 3 nesting boxes would be a suitable number to incorporate given the quantum of development proposed (recommendations are for 1 per dwelling). This could comprise integrated bird boxes targeted for a range of species, such as swifts (boxes should be installed at least 5.0m high, at the eaves), as well as sparrows and starlings. Swift 'universal' nest bricks have shown to be effective at providing nesting habitat for a range of species (Barlow et al, 2022) and are therefore the recommended model for incorporation.

*Residual Impacts*

5.6.4 The overall impact of the scheme will be **negligible**.

**5.7 Badgers and hedgehogs***Potential Impacts*

5.7.1 Vegetation clearance may result in harm to individual hedgehogs and both hedgehogs and badgers could become trapped in construction excavations.

*Mitigation and Compensation*

5.7.2 Shrubs should be checked prior to removal for hedgehogs. In order to ensure that potential impacts to badgers are avoided, the following Reasonable Avoidance Measures (RAMs) shall be incorporated into the construction phase:

- All trenches or excavations should be covered overnight or have a broad and shallow ramp installed to prevent badgers or other mammals becoming trapped.
- Any exposed pipework greater than 200mm diameter should be blocked to prevent badgers gaining entry.

*Residual Impacts*

5.7.3 The overall impact of the scheme will be **negligible**.

**5.8 Other protected species***Potential Impacts*

5.8.1 With limited habitats on site and only habitats of low ecological value to be directly affected, the construction and operational phases of the proposals would be highly unlikely to have any significant impact on other protected species.

## 6.0 ECOLOGICAL ENHANCEMENTS

6.1 The design of the proposed development includes ecological enhancements for the benefit of wildlife to ensure compliance with *Local Planning Policy* and the emerging *Environment Act 2021* which mandates a minimum 10% net gain in biodiversity across all development sites. Ecological enhancements which will be included as part of development proposals include:

- A Bat box suitable for a range of species to be incorporated into the southeastern aspect of House 3.
- 3no. Nest boxes/bricks suitable for a range of bird species to be incorporated into the north/west/east aspects of the new dwellings.
- Incorporation of hedgehog holes in garden fences to allow free movement of local hedgehogs.
- Incorporation of native flora of value to wildlife into the soft landscape of the proposals.

## 7.0 CONCLUSIONS

- 7.1 The site is a mosaic of buildings, hardstanding and managed garden areas with scattered trees. The ecological value of the site is limited, in the habitats present and further compounded by the urban setting.
- 7.2 Potentially suitable habitat (low value) has been identified for badgers, hedgehogs, breeding birds, amphibians and bats. However, further surveys for the species would not be required prior to application providing the reasonable avoidance measures outlined herein are incorporated into proposals. Once avoidance and mitigation measures have been considered, the impacts of the planned development upon habitats, local sites and protected species will be **negligible and non-significant**, with the potential to deliver net gains for biodiversity following the delivery of ecological enhancements. Enhancements proportionate to the quantum of development proposed are outlined herein, which could be secured through an appropriately worded planning condition.
- 7.4 As per Policy 50 of the Chichester Local Plan, developments that result in a net increase in residential dwellings must incorporate appropriate avoidance/mitigation measures which would avoid any likelihood of a significant effect on Chichester and Langstone Harbours SPA. A SAMM contribution in accordance with the joint mitigation strategy outlined in Phase III of the Solent Disturbance and Mitigation Project will therefore be required.

## 8.0 REFERENCES

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Table No. 06 – Species List for Habitat Parcels

**g4, 10, 11, 231 - Modified Grassland, with vegetated garden with scattered scrub and trees**

<b>Common Name</b>	<b>Scientific Name</b>	<b>DAFOR</b>
Adria bellflower	<i>Campanula portenschlagiana</i>	O
Bamboo	<i>Bambusoideae sp.</i>	R
Bay laurel	<i>Laurus nobilis</i>	O
Brambles	<i>Rubus fruticosus</i>	O
Clover	<i>Trifolium repens</i>	F
Common daisy	<i>Bellis perennis</i>	O
Creeping buttercup	<i>Ranunculus repens</i>	O
Cyclamen	<i>Cyclamen hederifolium</i>	O
Dandelion	<i>Taraxacum officinale</i>	O
Dog mercury	<i>Mercurialis perennis</i>	LA
English ivy	<i>Hedera helix</i>	O
Fortune's spindle	<i>Euonymus fortunei</i>	R
Grape hyacinth species	<i>Muscari sp.</i>	O
Holly	<i>Ilex aquifolium</i>	O
Honeysuckle	<i>Caprifoliaceae sp.</i>	R
Moss species	<i>Bryophyta sp.</i>	LA
Perennial ryegrass	<i>Lolium perenne</i>	D
Ragwort	<i>Senecio jacobaea</i>	R
Red fescue	<i>Festuca rubra</i>	A
Ribwort plantain	<i>Plantago lanceolata</i>	O
Viburnum species	<i>Viburnum sp.</i>	O
Yucca	<i>Yucca filamentosa</i>	R
<b>Scattered Trees</b>		
Black lotus	<i>Robinia pseudoacacia</i>	O
Cherry species	<i>Prunus sp.</i>	O
Cypress species	<i>Cupressus sp.</i>	O
Eucalyptus species	<i>Eucalyptus sp.</i>	O
Scots pine	<i>Pinus sylvestris</i>	O

**D – Dominant; A – Abundant; F – Frequent; O – Occasional; R – Rare; L – Locally**



**Appendix A – Site Photographs**

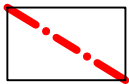




**Image 01 – View of single storey commercial structure adjoining the 2no. storey residential dwelling.**



**Image 02 – View across southern most garden area.**



# Legend

-  Site Boundary.
-  u1b5 - Buildings
-  u1b - Developed Land. Sealed Surface
-  g4 - Modified Grassland
-  Scattered Trees

## PLANNING ISSUE

Rev	Description	Date	Initials
00	Planning Issue	26.04.23	SH



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 MR David Bennett  
*Project Title and Location*  
**Land at 105 Victoria Road**  
 Chichester

*Drawing Title*  
**Site Habitat Plan**

*Scale* 1:250@A3      *Drawn* SH      *Approved* CF      *Date* 26.04.2023

*Drawing No* LLD2919-ECO-FIG-001      *Revision* 00

Victoria Road

Leatherbottle Lane



# Site Habitat Plan

## Land at 105 Victoria Road, Chichester

