



Preliminary Ecological Appraisal
Property at 44 Landseer Road
Southwell
Nottinghamshire
NGR SK69494 53814

Survey by
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Non-Technical Summary

The site surveyed comprises a detached residential house situated at 44 Landseer Road, Southwell, Nottinghamshire, centred at NGR SK69494 53814. . An inspection of the site was completed on 05th December 2023.

The defined survey area comprises a residential house situated in an established residential area. The property is surrounded to all sides by other similar houses and gardens. There is reasonable tree canopy cover in the area with some mature and semi-mature broadleaved trees present in adjacent gardens. A detailed habitat assessment is not required since the entire survey area will be assessed as being 'Developed Land Sealed Surface' or 'Vegetated Garden'.

A review of the available data confirms that the property surveyed is not a Statutory or Non-Statutory site of ecological significance and there are no such sites close to the property. The nearest sites of significance are Newhall Reservoir Meadow SSSI located 3.5km to the west and Southwell Trail LNR located 1.2km to the north of the property.

An assessment of the survey area has identified the following potential for protected species to be present:

Species	Present within 1km	Suitable habitat on site / evidence of presence	Likelihood of presence on site	Further Survey / Mitigation recommended
Nesting Birds	Yes	Ground nesting within the garden highly unlikely due to lack of cover and predatory cats. No nesting identified associated with the building structure.	Negligible	No further surveys of specific mitigation measures are recommended.
Reptiles	Yes Slow Worm	The garden is suboptimal for reptile species and no fields signs were found.	Negligible	No further surveys of specific mitigation measures are recommended.
Amphibians	Yes No GCN	The garden is suboptimal for reptile species and no fields signs were found.	Negligible	No further surveys of specific mitigation measures are recommended.
Bats	Yes	Some foraging around the area within the gardens is likely. No evidence of any roosting within the building structure was identified.	Building has negligible roost potential.	No further surveys of specific mitigation measures are recommended.
Badger and other mammals	Water Vole	No field signs of badger were found in any part of the garden or land surrounding the property.	Negligible	No further surveys of specific mitigation measures are recommended.

Constraints:

No significant ecological constraints have been identified during the survey.

Assessment and Recommendations

The Newhall Reservoir Meadow SSSI and Southwell Trail LNR are both sufficiently distant from the existing property that the proposed extension of this into the existing garden will have no impact on these sites.

The survey area comprises an existing building (Developed Land – sealed surface) of negligible biodiversity and a residential garden (vegetated garden) of low biodiversity value. The areas directly adjacent to the existing house are primarily laid to patio (flags) and paths (concrete and flags) so the loss of soft ground area under the footprint of the new extension is further reduced.

It is unlikely there will be any significant loss in local biodiversity arising from the proposed extension to this house.

The inspection completed in December 2023 did not identify any physical evidence or field signs of protected species within the property surveyed. The only species likely to be present using the existing building were assessed as being roosting bats and nesting birds and no evidence of these species was found in any location. The existing house is in good structural condition and no features were identified that could enable bats to roost where they will remain completely hidden and leave no physical evidence. The building has been placed in the negligible roost potential category and further surveys are not recommended.

General Recommendations: Since the property is located in an area where foraging by species such as Pipistrelle is likely, it is recommended that if possible a bat roost tube should be integrated into the extension to this property. Ideally this should be positioned in a south or west facing wall just under the roof edge.

Christopher Barker ACIEEM CEnv

Part 1: Site Details

1. Introduction

1.1 Site Description and Location

The site surveyed comprises a detached residential house situated at 44 Landseer Road, Southwell, Nottinghamshire, centred at NGR SK69494 53814. The location of the site is shown on the plan within **Figure 1** and an aerial photograph has been provided within **Figure 2** to place the site in context.

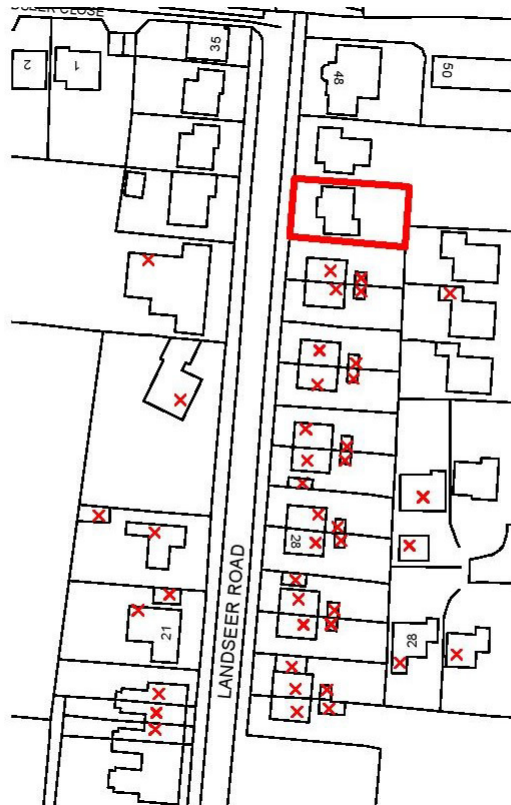


Figure 1: Site location.

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The Client has requested an ecological survey of the building being considered for extension to determine whether there is anything of ecological value or any evidence of protected species present. An inspection of the site was completed on 05th December 2023 and details of the survey are provided in the table below. A photographic record of key areas is included alongside target notes within the report and a list of plant species identified in the site during the survey is included within **Appendix 1**.

Date	Time	Location	Weather
05 th December 2023	12.30 – 13.30	44 Landseer Road Southwell NG	Overcast with light occasional showers. Wind 10mph from the north. Temperature 8°C humidity 90% at 1019hPa.
Accessibility	All areas of the building accessible to search for evidence of protected species.		

The defined survey area comprises a residential house situated in an established residential area. The property is surrounded to all sides by other similar houses and gardens. There is reasonable tree canopy cover in the area with some mature and semi-mature broadleaved trees present in adjacent gardens. A contextual aerial photograph has been provided below.

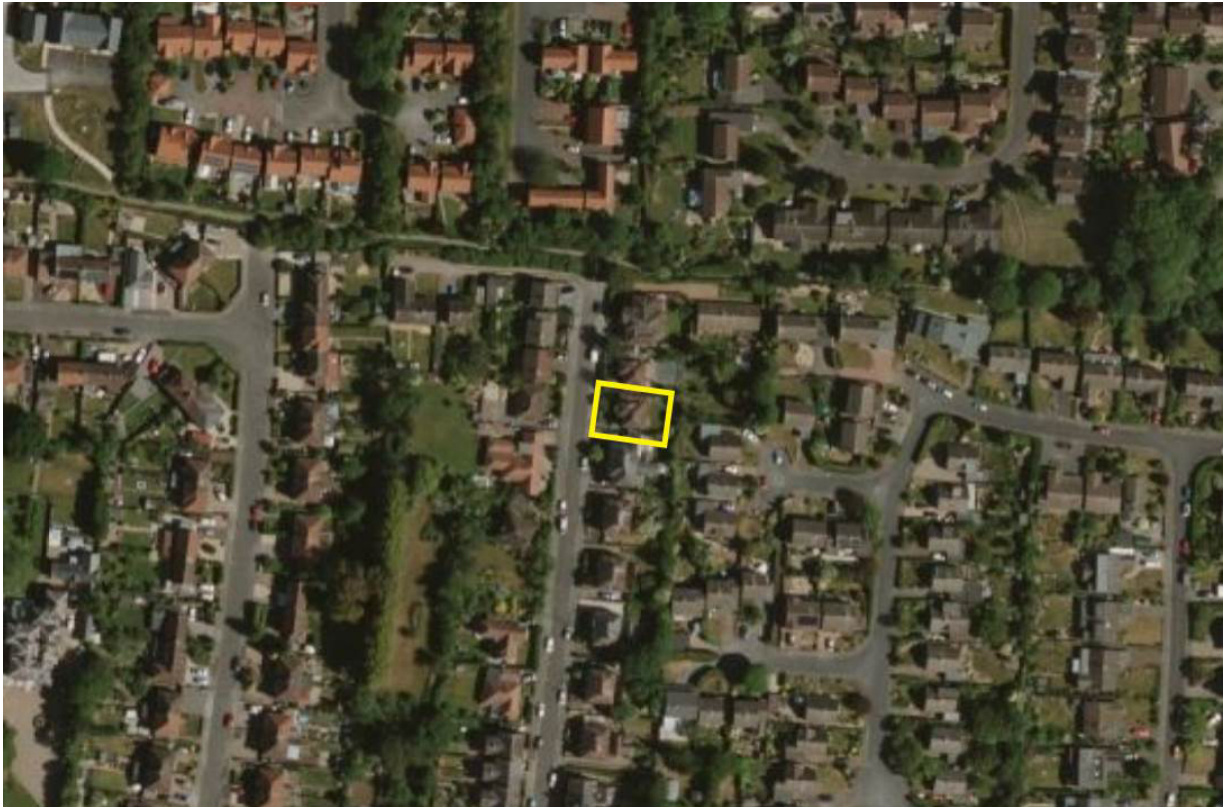


Figure 2: Site Contextual Aerial Photograph

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1.2 Objective of the Report

This report is a Preliminary Ecological Appraisal (PEA) of the property identified in yellow within the aerial photograph above. The objective of the ecological appraisal is to identify if there are any significant habitat(s) present on, or surrounding, the property being assessed and identify if any protected species may be present. Redevelopment of the property for the purpose of constructing extension on three sides of the existing house will require planning approval and this report has been prepared to provide information as part of any future planning application process. To this end the report is required to comply with the recommendations and principles set out in the National Planning Policy Framework 2023 as amended (NPPF). The report contains Biological Records and has been prepared to meet the standard required by BS42020 (British Standard for Biodiversity and Development).

Chapter 11 of the National Planning Policy Framework (NPPF 2023) describes the Government's national policies on promoting 'an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment.' NPPF is accompanied by Planning Practice Guidance on 'Biodiversity, ecosystems and green infrastructure' (2014) and ODPM Circular 06/2005.

NPPF 2023 sets out the Government's objectives for planning in regard to the protection of habitats and biodiversity. The planning objectives in relation to biodiversity and the natural environment are stated within NPPF 2023 and are as follows:

"Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).*

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.

c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate.

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”

Within the revised NPPF 2023 it is now policy that ‘*permission should be refused for major development applications within National Parks, the Broads and Areas of Outstanding Natural Beauty other than in exceptional circumstances*’. Planning policy context requires that Planning policies and decisions should be based on up-to-date information about the natural environment and other characteristics of the area including an assessment of existing and potential components of ecological networks (NPPF paragraph 43).

The above approach encapsulates the ‘mitigation hierarchy’ described in British Standard BS 42020:2013 which involves the following stepwise process:

- **Avoidance** – avoiding adverse effects through good design,
- **Mitigation** – where it is unavoidable, mitigation measures should be employed to minimise adverse effects,
- **Compensation** – where residual effects remain after mitigation it may be necessary to provide compensation to offset any harm,
- **Enhancement** – planning decisions often present the opportunity to deliver benefits for biodiversity, which can also be explored alongside the above measures to resolve potential adverse effects.

The measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development (BS 42020:2013, section 5.5).

This ecological appraisal provides information on the existing ecological and biodiversity value of the property surveyed and also reports any evidence of protected species or significant habitats present around the building. It has been provided to provide information to the Planning Authority in order to help meet the requirements of the NPPF and enable the Authority to assess the site area in accordance with the Code of Practice within BS42020 and guidelines issued by CIEEM in 2012. The report also identifies any habitats or species present that require more detailed surveys prior to any improvements being undertaken.

Part 2: Survey Methodology and Results

2. Appraisal Methodology

2.1 Baseline Study

Within NPPF it states that there are three dimensions to sustainable development: “economic, social and environmental.” The environmental role includes “contributing to protecting and enhancing our natural, built and historic environment” and, as part of this, helping to improve biodiversity.

Within the NPPF 2023 it states that: *“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight....”*

Within NPPF 2023 the principles by which the protection and enhancement of biodiversity and geodiversity within the context of proposed development are described. These principles state that any development proposal should:

- a) **Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks**, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and steppingstones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- b) **promote the conservation, restoration and enhancement** of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for **securing measurable net gains for biodiversity**.

When determining planning applications, local planning authorities should apply the following principles:

- a) *if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.*
- b) *development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest.*
- c) *development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*
- d) *development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.*

The biodiversity of a site area and the potential presence of protected species are factors relevant to all developments irrespective of the size scale and will apply to any development

at the property being assessed. Taking into consideration this is an existing residential house in an established residential area and the issue of 'proportionality', it was considered appropriate to obtain biological records from the National Biodiversity Network and MAGIC datasets in the first instance.

The aims of this appraisal of information are:

- To characterize all the existing available information regarding habitats and species that may be present in the area where the property surveyed is located and provide up to date information about the environmental characteristics of the survey area.
- To identify any habitats potentially present of nature conservation value in terms of local, regional and national context and within the context of local, regional and national policy; and,
- To identify any areas of ecological interest in order to either a) make recommendations to minimize the potential impact of any site works, or b) identify the need for a further survey work.

Following the appraisal of the available information, a site inspection has taken place to obtain specific site data at the site.

2.2 Habitat Assessment Methodology

The property was inspected on the afternoon of 05th December 2023. The inspection was completed in accordance with the Guidelines for Preliminary Ecological Appraisal (2017) issued by the Institute of Ecology and Environmental Management (IEEM) and BS42020 (British Standard for Biodiversity and Development).

It is recognised that the area surveyed comprises a single, detached residential house that is currently occupied and located in an established residential area surrounded by other houses, gardens and roads. A detailed habitat assessment is not required since the entire survey area will be assessed as being 'Developed Land Sealed Surface' or 'Vegetated Garden'. The survey required a systematic inspection of the existing building and immediately surrounding garden looking for evidence of protected species. This method was extended, in line with the Guidelines for Preliminary Ecological Appraisal to record details on the actual or potential presence of any notable or protected species or habitats.

Elevations of the existing building are provided as **Figure 3** within section 3 of this report.

2.3 Protected Species Assessment Methodology

A methodical inspection was carried out to look for any evidence of protected species using the building and to identify any immediately adjacent habitats with potential to provide significant shelter or foraging opportunities for these. The survey was carried out by Christopher Barker, an experienced ecological consultant and Chartered Environmentalist holding Class Licenses issued by Natural England.

The Conservation of Habitats and Species Regulations 2017 consolidates the various amendments that have been made to the Regulations. The original (1994) Regulations transposed the EC Habitats Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (Council Directive 92/43/EEC) into national law.

"European protected species" are those which are present on Schedule 2 of the Conservation of Habitats and Species Regulations 2017. They are subject to the provisions of Regulation 41 of those Regulations. All European Protected Species are also protected under the Wildlife and Countryside Act 1981 (as amended). Taken together, these pieces of legislation make it an offence to:

- a. Intentionally or deliberately capture, injure or kill any wild animal included amongst these species
- b. Possess or control any live or dead specimens or any part of, or anything derived from these species
- c. deliberately disturb wild animals of any such species
- d. deliberately take or destroy the eggs of such an animal, or
- e. intentionally, deliberately or recklessly damage or destroy a breeding site or resting place of such an animal, or obstruct access to such a place

For the purposes of paragraph (c), disturbance of animals includes in particular any disturbance which is likely—

- a. to impair their ability—
 - i. to survive, to breed or reproduce, or to rear or nurture their young, or
 - ii. in the case of animals of a hibernating or migratory species, to hibernate or migrate; or,
- b. to affect significantly the local distribution or abundance of the species to which they belong.

Although the law provides strict protection to these species, it also allows this protection to be set aside (derogation) through the issuing of licences. The licences in England are currently determined by Natural England (NE) for development works. In accordance with the requirements of the Regulations (2017), a licence can only be issued where the following requirements are satisfied:

- i) The proposal is necessary ‘to preserve public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment’
- ii) ‘There is no satisfactory alternative’
- iii) The proposals ‘will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.’

General faunal activity, such as mammals or birds observed visually or by call during the course of the surveys was recorded. Specific attention was also paid to the potential presence of any protected, rare or notable species, and specific consideration was given to bats, birds, badgers, amphibians and reptiles as described below.

Breeding Birds: All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. The inspection of the site included a search of hedgerows, ground vegetation and tree canopies looking for evidence of active or former nests.

Bats: All species of Bat within the UK are protected under the Habitat Regulations that amended and incorporated the Wildlife and Countryside Act 1981. These regulations make it an offence to:

- Intentionally kill, injure or take a bat [WCA section 9(1)]
- Possess or control any live or dead specimen or anything derived from a bat [WCA section 9(2)]
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by a bat [WCA section 9(4)(a)]
- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for that purpose [WCA section 9(4)(a)]

Potential bat roost locations in relation to buildings are described within this report (taken from Table 4.1 of the updated Bat Survey Guidelines 2023) as:

- None** No habitat features on site are likely to be used by any bats at any time of year (i.e. a complete absence of crevices / suitable shelter at all ground /underground levels).
- Negligible** No obvious habitat feature on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features at times.
- Low** A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of year. These potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be used for maternity and not a classic cool / stable hibernation site but could be used by individual hibernating bats)
- Moderate** A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection conditions and surrounding habitat but unlikely to support a roost of high conservation status (i.e. such as maternity or hibernation irrespective of species conservation status).
- High** A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to space, shelter, protection, appropriate conditions and/or suitable surrounding habitat. These structures have potential to support high conservation value roosts (i.e. maternity or classic cool / stable hibernation site)

Common Reptiles: All species of British reptile are protected by the Wildlife and Countryside Act 1981 (as amended). The common species (adder, grass snake, slow worm and common lizard) are only protected against intentional killing and injuring (but not taking).

The survey included a search of all areas where suitable habitat for reptiles to shelter under or bask may be present, lifting logs and other suitable features to search underneath. The surveyor also maintained a careful watch whilst moving across the site to look for signs of reptiles moving to cover.

Great crested newts are afforded legal protection under European and UK law. The law provides protection to adults, juveniles, efts (immature GCN) and eggs and it is an offence to intentionally or recklessly or as an incidental result of actions:

- Intentionally or deliberately capture, kill, or injure Great Crested Newts
- Intentionally or recklessly damage, destroy or obstruct access to any place used for shelter or protection (including resting or breeding places) whether occupied or not
- Deliberately, intentionally or recklessly disturb Great Crested Newts when in a place of shelter
- Possess a Great Crested Newt, or any part of it, unless acquired lawfully
- Sell, barter, exchange or transport or offer for sale Great Crested Newts or any part of them.

The survey included a search of any ponds and wetland areas within the site or immediate surrounding area nearby (where these features were accessible) and an assessment of

ponds in the local area using Ordnance Survey Maps and aerial photographs to consider the potential for these species to access the site area.

Badger: Badgers are protected under the Protection of Badgers Act 1992. This makes it an offence to wilfully kill, injure, take, possess or cruelly ill-treat a badger, or to attempt to do so; or to intentionally or recklessly interfere with a sett. Sett interference includes disturbing badgers whilst they are occupying a sett, as well as damaging or destroying a sett or obstructing access to it. A badger sett is defined in the legislation as “*a structure or place, which displays signs indicating current use by a badger*”.

The survey searching for evidence of badger activity comprised two main elements. The first element involved searching for evidence of Badger setts. For any setts that were encountered, each sett entrance was noted and mapped. The following information was recorded:

- Number and location of well used / active entrances; these are clear from any debris or vegetation and are obviously in regular use and may, or may not, have been excavated recently.
- Number and location of inactive entrances; these are not in regular use and have debris such as leaves and twigs in the entrance or have plants growing in or around the edge of the entrance.
- Number of disused entrances; these have not been in use for some time, are partly or completely blocked and cannot be used without considerable clearance. If the entrance has been disused for some time all that may be visible is a depression in the ground where the hole used to be and the remains of the spoil heap.

The second element of the survey involved searching for signs of Badger activity such as well-worn paths and push-throughs, snagged hair, footprints, latrines and foraging signs, so as to build up a picture of any use of the site by Badger.

Invasive Species: Attention was paid to the presence of any invasive species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). However, the detectability of such species varies due to a number of factors, e.g. time of year, site management, etc., and hence the absence of invasive species should not be assumed even if no such species were detected during the Phase 1 survey.

A range of invasive non-native plant species are listed in Schedule 9 (Part 2) of the Wildlife and Countryside Act 1981, which makes it an offence to plant or cause these introduced invasive plants to grow in the wild, effectively making it illegal to spread the plants during development operations.

2.4 Consultations

The evaluation of ecological features and resources is based on professional judgement whilst also drawing on the latest available industry guidance and research. The approach taken in this report is based on that described by the Chartered Institute of Ecology and Environmental Management (CIEEM, 2016). In evaluating ecological features. The *Geographic Frame of Reference* is a key factor taken into account when assessing the potential ecological value of a site being surveyed. The value of an ecological feature or resource is determined within a defined geographical context using the following frame of reference:

- International.
- National.
- Regional.
- County (or Metropolitan).
- District (or Unitary Authority, City or Borough).

- Local (or Parish).
- Site level only.

Within this frame of reference, certain sites may carry a statutory ecological designation, e.g. Special Area of Conservation (SAC) for internationally important sites or Site of Special Scientific Interest (SSSI) for sites of national importance. Sites of more localised nature conservation importance do not receive statutory protection but may be designated by Local Planning Authorities or other bodies, e.g. Wildlife Trusts. Such non-statutory designations or 'Local Sites' include Local Wildlife Sites (LWSs) and Sites of Nature Conservation Interest (SNICs), for example.

A review of the available data confirms that the property surveyed is not a Statutory or Non-Statutory site of ecological significance and there are no such sites close to the property. The nearest sites of significance are Newhall Reservoir Meadow SSSI located 3.5km to the west and Southwell Trail LNR located 1.2km to the north of the property.

The survey covers an existing residential house which occupied and which is situated in the centre of a large village surrounded by other houses. Taking in account the issue of 'proportionality', as referenced in the 2016 Bat Survey Guidelines and Clause 4.1.2 of BS42020 wherein "*professionals should take a proportionate approach to ensure the provision of information within the (planning) application is appropriate to the level of environmental risk it presents,*" it was considered appropriate to initially review records obtained from the National Biodiversity Network and MAGIC in the first instance for a 1km radius around the property being surveyed.

Scientific Name	Common Name	Number of Records	Distance
Bufo bufo	Common Toad	6	>500m
Lissotriton vulgaris	Smooth Newt	18	>500m
Rana temporaria	Common Frog	117	>500m
Lissotriton helveticus	Palmate Newt	2	>500m
Anguis fragilis	Slow Worm	1	>500m
Anser anser	Greylag Goose	8	>500m
Alcedo atthis	Kingfisher	2	>500m
Tringa ochropus	Green Sandpiper	1	>500m
Turdus iliacus	Redwing	15	>500m
Turdus pilaris	Fieldfare	18	>500m
Tyto alba	Barn Owl	1	>500m
Meles meles	Badger	1	>500m
Pipistrellus pipistrellus	Common Pipistrelle	2	>500m

There are no records of **great crested newt (GCN)** within 1km of the site. The nearest record for amphibians is Common Frog associated with ponds in the residential areas to the south east of the property. Since the garden of the property contains no ponds or wetland areas and is sub-optimal habitat for amphibians, the likelihood of a significant number of these species being present is considered to be very low.

There is a single record of Slow Worm within 1km but not associated with this particular location. The garden and surrounding properties are sub-optimal for reptile species the likelihood of these species being present is considered to be very low.

The garden within the property and those within the surrounding houses are sub-optimal for most birds and nesting will be impacted by predatory cats. Some nesting within taller vegetation and trees may be possible and it is also possible that the building may support features of interest to nesting birds.

There are records of foraging **bats** in this area within 1km of the property and whilst it is not an optimal location, species such as Pipistrelle which forage in residential gardens will be

present. It is possible that the existing building could support roosting bats if there are suitable structural features present..

There are records of **badger** activity along the northern margin of Southwell within 1km of the property being surveyed. However, considering the location of the building, surrounded by roads, houses and fenced gardens, the likelihood of badger being present is considered to be very low.

3. Survey Findings

3.1 Habitat Classifications and Target Notes

Target Note: Building (Developed Land Sealed Surface)

The property surveyed is a detached residential house of traditional red brick construction with a pitched tiled roof and a small single storey garage extension on the north side.

External inspection of the brickwork confirmed this is in excellent condition with no cracks, gaps, holes or missing cement render and there are no obvious features present which would be of potential interest to roosting bats or nesting birds. The property has uPVC lined windows and doors throughout and these are tightly fitting with no gaps or cavities around the margins. There is a small section of hanging tiles on the front bay window of the building but these appear tightly fitted with no gaps around the margins or cavities that could be used opportunistically by roosting bats.

The pitched roof of the house appears in good condition constructed from rosemary tiles laid over timber beams and slats. There are no missing, slipped, lifted or broken tiles present and the roof edges appear effectively sealed with timber boards which are tightly fitting. The render to the ridge tiles is present with no holes and the flashing around the chimney stack has also been rightly fitted.

The garage extension on the north side of the house is a single storey structure with an angled lean-to roof attached tightly to the brickwork of the house. The external brickwork is in very good condition with no holes or gaps and the lifting steel door on the west end facing Landseer Road is also quite tightly fitting. The sloping roof is constructed from concrete overlapping tiles over timber beams and there are no broken, slipped or missing tiles visible. Externally, no features of particular significance that might be of potential interest to roosting bats or nesting birds was identified and no field signs of bats or birds was found on the exterior of the building in sheltered areas.



Rear (east face) of house



Rear junction of house and garage



Windows and roof edge



Garage extension (rear)



Close up of sealed roof edge



Front (west face) of house and garage



Front of property



Front of property

The interior loft space of the house was accessed and inspected using torches. All parts of the loft were accessible and this has been used for general storage purposes. The underside of the roof tiles has not been lined and the roof edges and underside of the ridge are open for inspection. No artificial light enters the loft indicating the roof edges and ridge areas are effectively sealed. The loft is insulated throughout. No field evidence such as droppings or nesting material to indicate the present of bats or birds was found in any part of the internal roof space.

The interior of the garage was also inspected and this angled roof structure is open with no enclosed loft space. The timber roof beams are fully exposed and the bituminous lining under the tiles is in excellent condition. This is the only part of the roof structure of the property which has lining to the roof. No field evidence such as droppings or nesting material to indicate the present of bats or birds was found in any part of the garage interior.



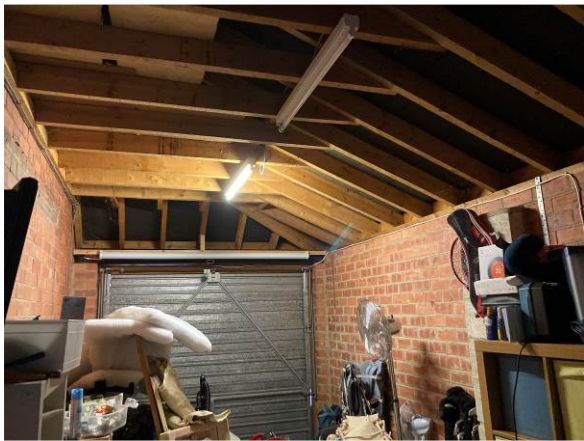
Loft interior main house



Loft interior main house



Loft interior man house



Interior of garage



Underside of garage roof

Having inspected the house and garage no field evidence of bat activity or nesting bird activity was identified and no structural features were found where roosting bats could potentially hide to roost without leaving any evidence such as droppings. It is concluded that due to the absence of any significant structural features the building has negligible roost potential.

Target Note: Garden (Vegetated Garden)

The fenced garden areas around the property were inspected closely looking for field evidence of protected species such as droppings, tracks, trails and burrows. No field evidence to indicate the presence of any protected species was found anywhere within the front or rear garden areas.



Existing Front Elevation:

Existing Side Elevation:

Existing Rear Elevation:

Existing Side Elevation:



Proposed Front Elevation:

Proposed Side Elevation:

Proposed Rear Elevation:

Proposed Side Elevation:

Figure 3 – Existing and Proposed Property Elevations

3.2 Evidence of Protected Species

During the inspection of the site notes were made on the suitability of habitats for protected species and any sightings or signs of protected species were recorded:

- The suitability of habitats for badger (*Meles meles*) within the garden around the house was recorded and any evidence of badgers including setts, dung pits, badger paths, hairs, bedding, footprints and scratching trees was noted.
- Features suitable for roosting bats were noted within the building structure such as hollows, cracks and cavities, particularly those associated with the roof structure.
- The suitability of habitats within the garden was assessed for reptiles such as Grass snake (*Natrix natrix*) and amphibians (including great crested newts - *Triturus cristatus*).
- The suitability of property was assessed for nesting birds.

Surveying in December is a sub-optimal time for many protected species. However, an experienced surveyor can make reliable judgements about the quality and composition of habitats and their potential suitability for protected species. Only an initial assessment of the site was made and no stage 2 surveys were carried out. As such, a lack of evidence of a protected species does not necessarily indicate an absence of these species. The table below provides a summary of the potential for protected species to be present within the site.

Species	Present within 1km	Connectivity	Suitable habitat on site / evidence of presence	Likelihood of presence on site
Nesting Birds	Yes	Restricted by the character of the extensive residential areas surround the property.	Ground nesting within the garden highly unlikely due to lack of cover and predatory cats.. No nesting identified associated with the building structure.	Negligible
Reptiles	Yes Slow Worm	Restricted by the character of the extensive residential areas surround the property.	The garden is suboptimal for reptile species and no fields signs were found.	Negligible
Amphibians	Yes No GCN	Restricted by the character of the extensive residential areas surround the property.	The garden is suboptimal for reptile species and no fields signs were found.	Negligible
Bats	Yes	Reasonable due to the presence of tree canopy cover and large gardens within the immediately adjacent area.	Some foraging around the area within the gardens is likely. No evidence of any roosting within the building structure was identified.	Building has negligible roost potential.
Badger and larger mammals	Yes	Restricted by the character of the extensive residential areas surround the property.	No field signs of badger were found in any part of the garden or land surrounding the property.	Negligible

Birds: The local area supports a range of bird species which includes some Schedule 1 species. However, the inspection of the garden and the house / garage did not find any evidence of nesting activity. There are no structural features present on / within the property

of potential interest to nesting birds and the garden provides no cover and is within range of predatory cats. Further surveys for nesting birds are not recommended.

Reptiles: The inspection of the garden found no physical evidence of reptiles and the garden and surrounding landscape are sub-optimal for reptiles. Further surveys for reptiles are not recommended.

Amphibians: The presence of significant numbers of amphibians in the area surveyed is considered unlikely and the inspection found no evidence of these species or optimal habitat to support them. Further surveys and specific mitigation measures for amphibians are not recommended.

Chiroptera: The building has been closely inspected including internal roof structures. No significant structural features of potential interest to roosting bats have been identified on, or within the building. No physical evidence of bat activity was found during the inspection and the building is assessed as having negligible roost potential. Further activity surveys are not recommended in this instance.

Invertebrates: The area assessed does not appear to support a diverse range of flora. The potential for a significant assemblage of invertebrates to be present within the survey area is quite low at the present time and further invertebrate surveys are not recommended.

Mammals: During the inspection of the survey area a thorough search for evidence of badger was completed. No significant established tracks or trails indicative of badger activity were found within the survey area and no sett entrances found. Further surveys for badger are not recommended.

3.3 Ecological Constraints and Opportunities

Constraints:

No significant ecological constraints have been identified during the survey.

Part 3: Initial Ecological Appraisal

4. Impact of Proposed Site Development

Within the NPPF 2023, guidance on the provision or retention of biodiversity within any proposed areas for development and measures to ensure the safeguarding of protected species are provided. Development should seek to contribute a net gain in biodiversity with an emphasis on improving ecological networks and linkages where possible.

The NPPF stresses that planning policies and decisions should contribute to and enhance the natural and local environment by a variety of measures including minimising impacts on and providing net gains for biodiversity. This is reinforced by Planning Practice Guidance (PPG) which identifies that 'a key purpose of this duty is to embed consideration of biodiversity as an integral part of policy and decision making throughout the public sector, which should be seeking to make a significant contribution to the achievement of the commitments made by government in its 25 Year Environment Plan' (PPG natural environment Paragraph: 009 Reference ID: 8- 009-20190721).

In this case the existing building is to be extended into the garden area. No areas of either moderate or high biodiversity have been identified and the likelihood of any significant loss of biodiversity resulting from the extension of this house is very low. It seems unlikely that a detailed biodiversity assessment using DEFRA V4 methodology will be required in this instance.

As noted within this report, the ‘mitigation hierarchy’ described in British Standard BS 42020:2013 should be applied in regard to biodiversity within sites being considered for development which is a stepwise process:

- **Avoidance** – avoiding adverse effects through good design.
- **Mitigation** – where it is unavoidable, mitigation measures should be employed to minimise adverse effects.
- **Compensation** – where residual effects remain after mitigation it may be necessary to provide compensation to offset any harm.
- **Enhancement** – planning decisions often present the opportunity to deliver benefits for biodiversity, which can also be explored alongside the above measures to resolve potential adverse effects.

The measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development (BS 42020:2013, section 5.5).

The table below considers the features present on the site in the context of the hierarchy.

Feature	Ecological Significance	Hierarchy application	Impact of proposed development
Building (Developed Land, sealed surface)	Negligible	None	The existing building will be retained and extended.
Garden (Vegetated garden)	Low	None	Due to the small footprint of the development area mitigation is not required within the garden interior.

4.1 Potential Impact on Statutory and Non-statutory sites

The Newhall Reservoir Meadow SSSI and Southwell Trail LNR are both sufficiently distant from the existing property that the proposed extension of this into the existing garden will have no impact on these sites.

4.2 Impact of the Proposals on Site Biodiversity

The level of biodiversity within the site being assessed must be a consideration in determining the impact on biodiversity that may arise from any development on the site. Within the NPPF 2023 it states that any development proposal should seek to “*contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change.....*”

Within the Guidance it specifically states that “*Planning.... decisions should contribute to and enhance the natural and local environment by.....protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils.....recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*”

The survey area comprises an existing building (Developed Land – sealed surface) of negligible biodiversity and a residential garden (vegetated garden) of low biodiversity value. The areas directly adjacent to the existing house are primarily laid to patio (flags) and paths (concrete and flags) so the loss of soft ground area under the footprint of the new extension

is further reduced. It is unlikely there will be any significant loss in local biodiversity arising from the proposed extension to this house.

4.3 Impact of the Proposals on Protected Species

The requirements of Part IV of ODPM / Defra Circular 06/2005 in regard to the protection of certain species are still applicable under NPPF. The presence of protected species at the site must be taken into consideration. Under the requirements of the NPPF provision in relation to the presence of protected species on, or making use of, a site proposed for any development must be taken into account. The presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined or where the impact on protected species is considered to outweigh the benefit of development.

The inspection completed in December 2023 did not identify any physical evidence or field signs of protected species within the property surveyed. The only species likely to be present using the existing building were assessed as being roosting bats and nesting birds and no evidence of these species was found in any location. The existing house is in good structural condition and no features were identified that could enable bats to roost where they will remain completely hidden and leave no physical evidence. The building has been placed in the negligible roost potential category and further surveys are not recommended.

General Recommendations: Since the property is located in an area where foraging by species such as Pipistrelle is likely, it is recommended that if possible a bat roost tube should be integrated into the extension to this property. Ideally this should be positioned in a south or west facing wall just under the roof edge.

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2015 10140 CLS CLS

REFERENCES

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English Nature (2004). *Guidelines for Developers*. English Nature, Peterborough

Bat Surveys for Professional Ecologists: Good Practice Guidelines (2023). Collins - Bat Conservation Trust.

Guidelines for Preliminary Ecological Appraisal, 2nd Edition (2017). Institute of Ecology and Environmental Management (CIEEM)

Guidelines for Ecological Impact Assessment (EclA) in the UK and Ireland (2018). Institute of Ecology and Environmental Management (CIEEM)

Web references

MAGIC: Designated area data downloaded from URL <http://www.magic.gov.uk.html>

National Biodiversity Network: Protected species data downloaded from URL <http://data.nbn.org/interactive/map>

APPENDIX 1: Procedure to follow if bats are unexpectedly discovered during works

- Any roof tiles which need to be removed to facilitate the construction of the proposed extensions should be removed carefully by hand. Ideally this work should be completed outside of the bat activity season but if this is not possible reasonable precautions should be followed.
- The roof tiles should be carefully lifted by hand at the start of the work to enable the underside of these to be inspected in accordance with accepted good practice.
- If, prior to any approved works commencing following there is any indication that bats may be present in or around the building (e.g. droppings or staining is noted on the walls or significant bat activity is seen around the property in the evenings), work should not be undertaken until a further survey is carried out to determine the significance of this.
- If at any point during the work bats are discovered, then the contractors must immediately stop work and telephone Christopher Barker on 07957 912470.
- An appropriately licensed bat worker will liaise directly with Natural England and the County Ecologist if any indication of bats or actual presence of bats is discovered. Actions will then be taken following advice given. This may include removal of bats, but only where direct written or verbal permission is gained from the appropriate authorities.
- Only when the appropriate authority is satisfied that there is no further risk to bats will works recommence.
- Should it transpire that the operation being carried out is of more risk to bats than was originally thought, then works will be stopped until they can be supervised by an appropriately licensed bat worker.
- Any injured bats should be gently placed in a secure ventilated box in a cool, quiet dark place (e.g. cardboard box with a sealed lid) by the contractor while wearing gloves for the bat's protection whilst awaiting the arrival of the licensed person.