

**Ecological Impact
Assessment**

**208 Whyke Road
Chichester**

**South
Downs
Ecology**

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MCIEEM MARBORA

Ecological Impact Assessment

208 Whyke Road, Chichester

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Summary

Mr Karim has commissioned a Preliminary Ecological Appraisal, Preliminary Bat Roost Assessment and Ecological Impact Assessment of proposals for alterations at 208 Whyke Road, Chichester (*SU 83590 05369, hereafter referred to as 'the site'*). A Preliminary Ecological Appraisal, Preliminary Bat Roost Assessment and Phase 1 Habitat Survey of the site was carried out on the 18th December 2023.

The proposal area consists of existing building and sealed surfaces, of negligible ecological value, surrounded by garden habitats of low value.

The proposals are extension of the existing garage building to provide new utility area, family room and gym.

The proposals are not anticipated to have any significant impact upon ecology; the habitats proposed for removal offer no significant potential for protected species. The garage and area of dwelling affected offer 'negligible' bat roost potential and the proposals offer negligible risk of disturbing or harming bats.

When mitigation and enhancements have been taken into account, the proposals are not considered to have a negative impact upon designated sites, habitats or protected species in accordance with planning policy and once enhancements are considered, would result in a minor net gain. The proposals would therefore accord with the relevant Chichester Local Plan Policies.

1.0 Introduction

- 1.1 Mr Karim has commissioned a Preliminary Ecological Appraisal, Preliminary Bat Roost Assessment and Ecological Impact Assessment of proposals for alterations at 208 Whyke Road, Chichester (SU 83590 05369, hereafter referred to as 'the site'). A Preliminary Ecological Appraisal, Preliminary Bat Roost Assessment and Phase 1 Habitat Survey of the site was carried out on the 18th December 2023.
- 1.2 The following ecological impact assessment report has been completed by George Sayer (*BSc (Hons) Environmental Sciences, PgDip Endangered Species Recovery, MArborA, MCIEEM, NE Licence Holder – Bats Level 2 and GCN - Ecologist*). This appraisal consisted of a site visit to identify existing habitats on site; the habitats have been categorised broadly following the UK Habitats Classification Guidance V2.01 (*UKHabs Ltd 2023*). In addition, an assessment of habitats and structures on the site was made to determine their potential for protected species. Following this an on-site and desktop assessment was undertaken, of the likelihood of National or European Protected Species being present on or near site, and the constraints these may pose on the development proposals.
- 1.3 Based on the results of the appraisal, recommendations for potential ecological enhancements have been provided.

Site Description and Surrounding Area

- 1.4 The site consists of a detached dwelling and garage, with driveway and gardens, surrounded by other detached residential dwellings and gardens to all aspects, with Whyke Road to the east.
- 1.5 The site lies towards the east of the residential area of Chichester. The immediate surroundings are all residential. 150.0 m to the east lie allotments and a playing field, with further field and allotments c.200.0 m west. These areas form the nearest larger open greenspaces. Between the gardens of Whyke Road and Winden Avenue, immediately west of site is a large garden area of maintained grassland and trees.

Proposals

- 1.6 The proposals are extension of the existing garage building to provide new utility area, family room and gym. This would involve partial demolition of the garage and major alterations of the roof, and connecting onto a single-storey section of the dwelling. Minimal areas of existing patio and artificial grass lawn might be lost.

2.0 Scope of Appraisal

- 1. Identify habitats or features which may have potential for protected species;*
- 2. Identify whether any signs of protected species are present on-site;*
- 3. Recommend whether further surveys are required, or whether there are any relevant constraints with regards to protected species;*
- 4. Identify impacts of the proposed development and set out appropriate avoidance, mitigation and compensation measures;*
- 5. Provide suggestions as to how the site and proposals could be enhanced with regards to protected species and habitats.*

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

3.0 Planning Policy and Legislation

National Planning Policy

- 3.1 The National Planning Policy Framework (NPPF) 2023 sets out the government planning policies for England and how they should be applied. 'Chapter 15: Conserving and Enhancing the Natural Environment' states that development should be 'minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.'
- 3.2 The Government Circular 06/2005, which is referred to by the NPPF, provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

Local Planning Policy

- 3.3 The site is within the Chichester District; the Chichester Local Plan 2021 – 2039 is currently at Regulation 19 and as such, proposals shall be assessed against the currently adopted *Chichester District Local Plan – Key Policies 2014-2029*.
- 3.4 Policy 49 covers Biodiversity; the following criteria must be met for planning applications to be supported:
1. *The biodiversity value of the site is safeguarded;*
 2. *Demonstrable harm to habitats or species which are protected or which are of importance to biodiversity is avoided or mitigated;*
 3. *The proposal has incorporated features that enhance biodiversity as part of good design and sustainable development;*
 4. *The proposal protects, manages and enhances the District's network of ecology, biodiversity and geological sites, including the international, national and local designated sites (statutory and non-statutory), priority habitats, wildlife corridors and stepping stones that connect them;*
 5. *Any individual or cumulative adverse impacts on sites are avoided;*
 6. *The benefits of development outweigh any adverse impact on the biodiversity on the site. Exceptions will only be made where no reasonable alternatives are available; and planning conditions and/or planning obligations may be imposed to mitigate or compensate for the harmful effects of the development.*

- 3.5 Policy 50 covers Development and Disturbance of Birds in Chichester and Langstone Harbours Special Protection Areas. It states that “It is Natural England’s advice that all net increases in residential development within the 5.6km ‘Zone of Influence’ are likely to have a significant effect on the Chichester and Langstone Harbours SPA either alone or in-combination with other developments and will need to be subject to the provisions of Regulation 61 of the Conservation of Habitats and Species Regulations 2017. In the absence of appropriate avoidance and/or mitigation measures that will enable the planning authority to ascertain that the development would not adversely affect the integrity of the SPA, planning permission will not be granted because the tests for derogations in Regulation 62 are unlikely to be met. Furthermore, such development would not have the benefit of the presumption in favour of sustainable development in the National Planning Policy Framework.
- 3.6 Net increases in residential development, which incorporates appropriate avoidance/mitigation measures, which would avoid any likelihood of a significant effect on the SPA, will not require an ‘appropriate assessment’. Appropriate avoidance/mitigation measures will comprise:
- a) A contribution in accordance with the joint mitigation strategy outlined in Phase III of the Solent Disturbance and Mitigation Project; or
 - b) A developer provided package of measures associated with the proposed development designed to avoid any significant effect on the SPA; or
 - c) A combination of measures in (a) and (b) above.
- 3.7 Avoidance/mitigation measures will need to be phased with development and shall be maintained in perpetuity. All mitigation measures in (a), (b) and (c) above must be agreed to be appropriate by Natural England. They should also have regard to the Chichester Harbour AONB Management Plan. The provisions of this policy do not exclude the possibility that some residential schemes either within or outside the Zone of Influence might require further assessment under the Habitats Regulations. For example, large schemes, schemes proposing bespoke avoidance/mitigation measures, or schemes proposing an alternative approach to the protection of the SPAs. Such schemes will be assessed on their own merits, and subject to advice from Natural England.”
- 3.8 The emerging Chichester Local Plan 2021-2039: Proposed Submission (Regulation 19) includes the following policies; these should be given appropriate weight.
- *Policy NE4 Strategic Wildlife Corridors*
 - *Policy NE5 Biodiversity and Biodiversity Net Gain*
 - *Policy NE6 Chichester’s Internationally and Nationally Designated Habitats*
 - *Policy NE7 Development and Disturbance of Birds in Chichester and Langstone Harbours, Pagham Harbour, Solent and Dorset Coast Special Protection Areas and Medmerry Compensatory Habitat*
 - *Policy NE8 Trees, Hedgerows and Woodlands*

Legislation

3.9 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;
- The Protection of Mammals Act 1996.

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

3.11 All UK bird species are protected against disturbance whilst occupying a nest under the Wildlife and Countryside Act 1981. Developments that could predictably disturb, kill or injure nesting birds could result in an offence. Furthermore, a number of bird species are targets of UK and Local Biodiversity Action Plans and listed as Species of Principle Importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. This obligates local authorities to have regard to the purpose of conserving biodiversity with particular emphasis on targeted species.

3.12 All other mammals receive general protection against cruelty, inhumane killing or injuring under the Protection of Mammals Act 1996.

4.0 Methodology

Desktop Study

- 4.1 A desktop study was conducted using the government 'MAGIC' Map GIS tool; a search was carried out for all international statutory designated sites (Ramsar, SAC, SPA) within 12.0 km of the site; national statutory designated sites (SSSI, NNR, LNR) within 2.0 km of the site; and non-statutory designated sites (SNCI) and priority habitats within 1.0 km of the site. These have been summarized below and their significance considered in the context of the development proposals. A search was also carried out to identify features of ecological interest in the area, such as water bodies and ancient woodland. Given the overall scale and nature of the site and the proposals, a full data search from SxBRC was not considered appropriate. This is in accordance with CIEEM current guidance for such projects.

Site Visit

- 4.2 A site visit was conducted on 11th January, during suitable weather (5 degrees, wind force 1; 0/8 cloud, dry). Habitats were recorded according to the UK-Habs Classification System as described within the UK Habitats Manual, V2.01 (UKHabs Ltd. 2023).
- 4.3 During the survey any constraints with regard to protected species were considered; the site was considered for their potential for protected species even when signs of these species were not noted at the time of survey.
- 4.4 The garage was assessed internally and externally by an experienced, licenced bat surveyor (George Sayer 2018-34434-CLS) for its potential to hold roosting bats; roof voids were assessed where relevant, and access points identified. The section of dwelling proposed for alteration was likewise assessed. Any evidence of bats such as grease marks, bat droppings, urine splashes were noted. Trees were inspected for features conducive to bat and bird roosting, including knot holes, limb failures, cavities and heavy ivy cover; any identified bird nests have been recorded. The bat roost assessment was conducted following the recent Bat Conservation Trust - Bat Surveys for Professional Ecologists: Good Practice Guidelines (2023).
- 4.5 Due to the site visit being carried out over one day, it is possible that some signs of protected species may not be apparent within this short timeframe. This is a constraint recognised within best practice guidelines and all reasonable effort has been made to identify evidence of protected species.

Ecological Impact Assessment

- 4.6 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, 2022). This includes identifying the baseline conditions on the site and subsequently rating the potential effects of the development based on the sensitivity and value of the resource affected, combined with the magnitude, duration and scale of the impact (or change). This is initially assessed without mitigation measures, and then assessed again after allowing for the proposed mitigation measures; this provides the residual effects. The assessment is divided into construction effects and longer-term operational effects.
- 4.7 Each ecological feature within the site has been considered within a defined Geographic context such as:
- International and European;
 - National;
 - Regional;
 - County;
 - District;
 - Local;
 - Site Level;
 - Negligible.
- 4.8 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.
- 4.9 Specifically in the case of bats, the impact assessment has been conducted in accordance with the recently published Bat Mitigation Guidelines (Reason and Wray 2023).

5.0 Baseline Ecological Conditions and Protected Species Assessment

Desktop Study

Designated Sites and Habitats

- 5.1 The following is a summary of all protected and notable wildlife sites, with sites of local and national importance recorded within 2.0km of the site and sites of international importance within 12.0 km. These are divided into statutory and non-statutory; those with full legal protection and those without, but which the Local Planning Authority should still consider when deciding on planning policy and applications. These sites are summarized in tables 1 and 2 below. A description of locally designated sites is also made below.
- 5.2 This information is included so that the site can be considered within the ecological context of the surrounding area, guiding decisions related to habitat change and protected species; these sites are not necessarily representative of the habitat on or surrounding the site and may not be influenced by the proposals.
- 5.3 The site is within the Impact Risk Zone (IRZ) of Solent Suite of Sites, but residential proposals within this location that do not increase overnight accommodation do not to require consultation with Natural England nor to contribute to the Bird Aware Scheme to offset recreational impacts on the Solent Suite of Sites.
- 5.4 The site is not within 6.5 km of the 'South Downs Bat SACs' (*namely Singleton and Cocking Tunnels SAC*) but is within 12.0 km, and is therefore within its widerconservation area. Within this area significant impacts upon bats and severance of flightlines must be considered within the context of potential impacts to the SACs.
- 5.5 The MAGIC Mapping shows the site to be inside the Nutrient Impact Zone, but as the proposals do not increase overnight accommodation they do not have to demonstrate nitrate neutrality.

Table 1: Statutory Protected Designated Sites

Site Name	Reason for designation	Distance from site
<i>Solent Suite of Sites (Chichester and Langstone Harbours SPA / Ramsar / Solent Maritime SAC, Solent and Isle of Wight Lagoons SAC / Chichester Harbour SSSI)</i>	<i>Chichester Harbour is a large estuarine basin in which at low water extensive mud and sandflats are exposed, drained by channels which unite to make a common exit to the sea. The site is of particular significance for wintering wildfowl and waders and also breeding birds both within the Harbour and in the surrounding permanent pasture fields and woodlands. There is a wide range of habitats which have important plant communities.</i>	<i>3.0 km W</i>
<i>Kingley Vale SSSI, NNR, SAC</i>	<i>The largest area of yew woodland in Britain, with areas of chalk grassland also present.</i>	<i>7.0 km NW</i>
<i>Pagham Harbour RAMSAR, SPA, SSSI</i>	<i>A site of intertidal mudflats, saltmarsh, saline lagoons and vegetated shingle supporting high numbers of wintering waders and wildfowl including darkbellied brent geese <i>Bernicla bernicla</i> and breeding populations of little tern <i>Sterna albifrons</i>. Other wildlife includes purple hairstreak butterfly, water voles and numerous invertebrates.</i>	<i>4.6 km SE</i>
<i>Singleton and Cocking Tunnels SAC</i>	<i>Disused railway tunnels providing significant roost and hibernation features, particularly for <i>Barbastelle</i> and <i>Bechstein's Bats</i>.</i>	<i>9.4 km N</i>

- 5.6 There are no non-statutory designated sites within 1.0 km of the proposal site. The nearest is listed below alongside the nearest part of the Chichester District Council Bat Movement Network:

Table 2: Non-statutory Protected Designated Sites

<i>Site Name</i>	<i>Reason for designation</i>	<i>Distance from site</i>
<i>Chichester District Council Bat Movement Network</i>	<i>Areas designated as significant for foraging and commuting bats within the district</i>	<i>490.0 m S a closest point</i>
<i>Chichester Canal SNCI</i>	<i>Disused Ship Canal supporting water voles, fish, amphibians and birds.</i>	<i>1.1 km SW</i>

Habitats

Desk Study

- 5.7 Deciduous Woodland and Chalk River (River Lavant) are the only UK Priority Habitats recorded within 1.0 km of the site.

Site Assessment

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

u1b5 - Buildings

- 5.9 The site contains a detached house, a single detached garage/store and a small summerhouse. The buildings are in good overall condition and offers **negligible ecological value** in a broader sense. The potential for the building to support protected species is discussed in the preliminary bat roost assessment and protected species assessment below.

U1b - Developed Land; Sealed Surface

- 5.10 There is a paved rear patio to the garden. The habitat is of **negligible ecological value**.

U1c – Artificial Unvegetated, Unsealed Surface

- 5.11 The front driveway is formed of pea gravel. Small plants have colonised in places. The habitat is of **negligible ecological value**.

U1d 828 – Suburban Mosaic of Developed and Natural Surface – Vegetated Garden

- 5.12 The gardens contain boundary hedging, largely cherry laurel *Prunus laurocerasus* with several small ornamental trees in the front and rear. The habitat is of **site ecological value**.

U1d 829 – Suburban Mosaic of Developed and Natural Surface – Unvegetated Garden

- 5.13 The garden has an artificial grass lawn in the centre. The habitat is of **negligible ecological value**.

6.0 Protected Species Assessment

Bats

Desk Study

- 6.1 5no. EPSML licences are recorded within 2.0 km of site, with the nearest c.160.0 m north-west for common pipistrelle in 2012. West Sussex contains at least 15 native bat species. Many of these such as serotine, brown long-eared and Daubenton's are recorded within Chichester itself. The site is not on or adjacent the Chichester District Council Bat Movement Network with the nearest part being 490.0 m away.

Site Assessment

- 6.2 The dwelling (B1) consists of a detached house of render and brick construction with a gabled slate roof. Dormers are present to each side. The roof appears generally in good condition and tightly sealed. The eaves appeared tightly sealed. The roof was not investigated in detail but it appears that the loft has been converted. There is a single-storey lean-out extension with a modern slate roof and no void. The end of this roof proposed for connection to the extension was well-sealed. No external evidence of bats was noted. Overall, the areas of building proposed for disturbance contain very no notable features for bats, and is devoid of evidence of bats and is considered to offer 'negligible' bat roost potential. Should the main roof require works this should be assessed in more detail.
- 6.3 The garage (B2) consists of a long low building of brick and render construction, with a timber roof covered in modern flat tiles which appear to be concrete. Externally, there were several gaps in tiles, notably at the eastern ridge and the western gable. These were inspected with a torch and no evidence of bats was observed.
- 6.4 Internally, the eastern portion of the garage consists of a vaulted, unconverted space used for garden storage. Gaps to the exterior were noted but no evidence of bats such as droppings was found inside. The central portion of the garage is a partially boarded area used for storage. The top of the boarding created a small loft-type space, which was inspected via ladder. No evidence of bats was noted. The internal space was kept clean and was devoid of any evidence of bats. The western portion of the garage has been fully boarded and is in use as a small gym. The internal space displayed no evidence of bats. The space between the boarding and tiles could not be inspected.
- 6.5 Overall, the building contains very limited suitable features for bats, but is small and devoid of evidence of bats and is considered to offer 'negligible' bat roost potential.
- 6.6 B3 consists of a small timber summerhouse. The building is well-sealed with no evidence of bats and offers 'negligible' bat roost potential.
- 6.7 There is limited vegetation of note on the site and no trees which might support bats. The site itself is considered to offer **negligible** foraging or commuting potential. The site is central within the residential area and is 490.0 m from the nearest recorded bat movement network. There are however fairly extensive gardens to the rear which are likely of **site-local value** to bats.

Birds

Desk Study

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

Site Assessment

- 6.9 No evidence of active nesting birds was noted and there is currently no significant potential for birds to nest in the dwelling or garage. The buildings are of **negligible value** to birds. Birds could nest in the ornamental shrubs which are of at most **site value**.

Other Species

- 6.10 The site has limited potential for hedgehogs given the garden is small, formed of artificial grass and surrounded by tight fences. No potential for or evidence of any other protected species was recorded. No impacts upon other protected species are considered likely and have not been assessed further.

7.0 Evaluation of Impacts and Mitigation

Designated Sites

Potential Impacts

- 7.1 Given the intervening distances, and the nature of the proposals, any impacts upon local designated sites would be of minor magnitude and highly unlikely to occur. The site is within the Wider Conservation Area of Singleton and Cocking Tunnels SAC; no impacts upon bats or flightlines would occur, meaning no impact would occur to SAC qualifying features. The proposals do not increase the overnight accommodation on-site and as such, the proposals do not have to demonstrate nitrate neutrality nor contribute to the Bird Aware Scheme.
- 7.2 The site is not in close proximity to any SNCI; given the scale and nature of proposals, no direct impacts are anticipated.

Mitigation and Compensation

- 7.3 None required.

Residual Impacts

- 7.4 The impacts will be negligible and non-significant.

Habitats

Potential Impacts

- 7.5 The proposals would impact only the building and developed land. In the absence of mitigation, the proposals would include dust, noise and light pollution of adjacent garden habitats. Given the proposals' nature and scale, impacts are of **very minor magnitude** at no more than **site level**.

Mitigation and Compensation

- 7.6 All construction will be undertaken in accordance with best practice advice with regards to control of dust, noise and emissions. Any chemicals or fuel shall be stored appropriately and on existing surfaces. Trees shall be retained as part of proposals.

Residual Impacts

- 7.7 Once mitigation is taken into account, the impacts will be negligible and non-significant.

Bats

Potential Impacts

- 7.8 The buildings offer 'negligible' bat roost potential and the side of the dwelling proposed for works also offers 'negligible' potential; there is therefore no significant risk of disturbing a bat roost. Construction noise, dust, lighting and vibration may temporarily make the adjacent off-site garden slightly less suitable for foraging bats, and bats commuting along the adjacent gardens. Given the overall size and nature of the site, the potential impacts to foraging bats is very low.

Mitigation and Compensation

- 7.9 As a matter of course, all tiles being removed shall be carefully removed by hand by the contractor. Any works shall be undertaken with due consideration and measures to minimise dust and noise. No works shall take place externally between 30 minutes before sunset until 30 minutes after sunrise. No external works lighting shall be used. All new lighting shall accord with the principles of the BCT/ILP Guidance Note 08/23. Only warm white downlighters would be permitted and only where necessary.

Residual Impacts

- 7.10 The overall impact of the scheme will be negligible. New roosting features and enhancement of the garden would result in a gain for bats.

Nesting Birds

Potential Impacts

- 7.11 No evidence of nesting birds was noted within the buildings and no vegetation is proposed for removal. No impacts are predicted.

Mitigation and Compensation

- 7.12 None required.

Residual Impacts

- 7.13 The overall impact of the scheme will be negligible.

Hedgehogs

Potential Impacts

7.14 No significant risk of harm exists.

Mitigation and Compensation

7.15 None required.

Residual Impacts

7.16 The overall impact of the scheme will be negligible.

8.0 Ecological Enhancements

8.1 As the proposals only affect the building and immediate surroundings, development proposals will be expected to demonstrate an overall positive impact on the natural environment as set out in Local Policy. The following ecological enhancements have been proposed as suited to the location and the proposals and would result in a Biodiversity Net Gain, in accordance with Local and National Policy.

- Incorporation of a bird box into the new extension at appropriate height and orientation, such as a house sparrow terrace installed to north or east elevation.
- Integration of a bat box into the dwelling; at least one small crevice-style box. This should be sited on the southern aspect away from lights and windows.
- Addition of an insect box or similar feature to the garden.
- Addition of a hedgehog box to the garden.

9.0 Conclusions

- 9.1 Overall, the proposals are considered to represent a 'negligible' impact upon ecology and no further surveys are recommended. The proposal area consists of existing building and developed land, of negligible ecological value.
- 9.2 The proposals are not anticipated to have any significant impact upon ecology; the proposals stand a 'negligible' chance of disturbing bats or their roosts provided basic avoidance measures are incorporated into construction. No further surveys are recommended at the site for these proposals.
- 9.3 No significant effects are anticipated upon any designated sites or priority habitats.
- 9.4 When mitigation and enhancements have been taken into account, the proposals are not considered to have a negative impact upon habitats or protected species in accordance with planning policy and once enhancements are considered, would result in a net gain.
- 9.5 The proposals include for new proportionate ecological enhancements. The proposals would therefore accord with the relevant Local Plan Policies.

10.0 References

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11.0 Appendix 1 – Site Photos

Photo 1 – View of the dwelling from the front (east).



Photo 2 – View of the dwelling from the rear (west).



Photo 3 – View of the garage from the front (east).



Photo 4 – View of the garage from the side (north).



Photo 5 – View of the Unconverted roof above the middle portion of the garage.



Photo 6 – View of the tiles in the eastern portion of the garage.

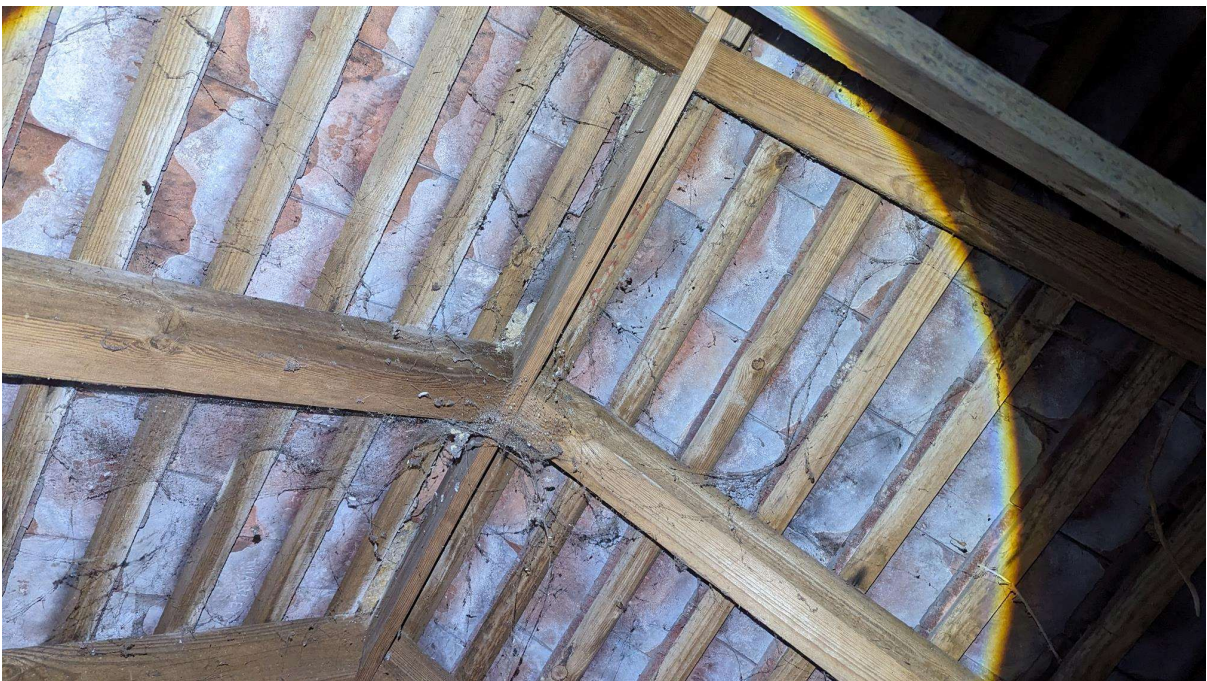


Photo7– View of the Area of dwelling proposed for attachment, with no gaps in eaves or gable.



Photo 8 – View of the surrounding rear garden.



Photo 9 – View of the surrounding driveway where works are proposed.



Photo 8 – View of the front driveway and Whyke Road.



12.0 Site Aerial

