

ECOLOGICAL ASSESSMENT REPORT

18th March 2023

Crossways, Lower Pennington Lane,
Lymington, Hampshire SO41 8FT

On behalf of: Harnden Homes Ltd

Agent/planner: David James Architects &
Partners Ltd

REPORT ISSUE SHEET:

Draft/Final:	Final (no further surveys required)
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Survey data lifespan

Information and data provided within this report is considered accurate at the time of writing. Bat survey data is considered valid for 18 months from the survey date for planning purposes only. However, as bats are a highly mobile species, update survey(s) will likely be required if (but not limited to):


- a) The condition of the building(s) and/or general site changes; and/or*
- b) If the nature and/or extent of the proposed works change.*

If a Natural England bat licence is required (i.e., if a bat roost is identified during further surveys and impacts on the bat roost(s) will occur), update bat survey(s) will likely be required for the bat licence application. Preliminary Roost Appraisal (PRA) (i.e., building inspections) data is considered valid for 3 months prior to a bat licence application; and bat activity survey data (emergence/re-entry surveys) is considered valid within the then 'current' bat survey season.

Reporting and data validity

This report has been produced using all reasonable skill and care, and a Quality Assurance (QA) review process has been conducted prior to issue of this report. However, ABR Ecology Ltd cannot accept responsibility for any inaccuracies and/or discrepancies with third-party data supplied within this report.

This report aims to provide general advice on the constraints of roosting bats associated with the proposed development referred to within this report and includes recommendations for further survey; it is not intended that this report should be submitted with a planning application for development, unless supported by the results of further surveys and a detailed assessment of the effects of the proposed development on bats. The final report version must be accompanied by a Dorset Natural Environment Team (NET) Biodiversity Plan (BP) Certificate of Approval and NET counter-signed BP version at planning submission stage.

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Executive summary

- ABR Ecology Ltd were commissioned by Darryl Howells Planning Consultancy on behalf of Harnden Homes Ltd to produce an Ecological Assessment report informed by Preliminary Ecological Appraisal (PEA), Preliminary Roost Appraisal (PRA) and bat activity surveys at Crossways, Lower Pennington Lane, Lymington, Hampshire SO41 8FT. These surveys were conducted to advise on the presence/absence of bats within the buildings / trees and identify any other ecological constraints associated with the prospective development of the site. Revised plans have been submitted in 2023 resulting in changes to this report. This report has been updated to support a full planning application for demolition of the buildings and erection of four new dwellings with associated parking and landscaping.
- The PEA and PRA were conducted on the 19th November 2021 by licensed bat ecologists Becci Smith and Sophie Morris.

Habitats and statutory sites:

- The application site consists of a 2-storey dwelling with a detached garage, amenity grassland, ornamental planting, scattered trees, and hardstanding. No UK BAP Priority Habitats were identified on site.
- The site falls within the consultation zones for the New Forest SPA/SAC/Ramsar and the Solent Maritime SAC and Solent & Southampton Water SPA/Ramsar. As there will be a net increase in residential dwellings, contributions to offset an increase in recreational pressures on these sites is required as part of this application. Further information is provided in Section 5.
- No Hampshire Ecological Networks or Network Opportunities were identified on site.
- Two species listed under Schedule 9 of The Wildlife and Countryside Act (1981) were identified on site including rhododendron and small-leaved cotoneaster. It is an offence to allow these species to spread 'in the wild' and it is recommended that these plants are removed as part of the works to prevent further spread.

Badgers:

- No evidence of badgers was recorded on site and no further action has been recommended for this species.

Bats:

- The PRA identified the house to support a confirmed roost for brown and grey long-eared bats (confirmed by DNA analysis), this was due to the presence of bat droppings throughout the loft void. The garage was deemed to hold 'negligible potential' for roosting bats and no action has been recommended in relation to the garage.
- A suite of three bat activity surveys were conducted upon the property and no bats were seen entering or emerging from the property during any survey. The dwelling therefore supports an occasional/transitional day roost for grey and brown long-eared bats.
- The proposed works will result in loss of all roosts for the grey and brown long-eared in the loft space. **A bat European Protected Species (EPS) licence from Natural England will be required to allow the works to proceed lawfully following planning approval.**
- The bat EPS licence will include the provision of a method statement, toolbox talk to contractors and the provision of temporary and permanent replacement bat roosting features. The bat mitigation, compensation and enhancement strategy detailed in Section 5 must be implemented under the approved EPS licence.

Dormice:

- The site was not considered to be suitable for dormice and no further action has been recommended.

Great crested newts:

- Great crested newts are not considered to be impacted by the proposals and no further action has been recommended for this species.

Nesting birds:

- The chimney has been identified as an active nest for jackdaw, in addition, there is potential for nesting birds to be present in the ornamental planting and scattered trees. A mitigation strategy has been detailed in Section 5 for any vegetation clearance.

Reptiles:

- The majority of the site comprised hardstanding and short-mown grassland which is not considered to be of value for common reptiles due to a lack of cover. There

are limited areas of ornamental planting on site however, the site is isolated and lacks connectivity to the wider landscape. Therefore, reptiles are not considered to be impacted by the proposed development provided the site is maintained and no further recommendations have been made for reptiles.

Ecological enhancements:

- To ensure the proposed development is compliant with the National Planning Policy Framework (NPPF) and Policy SP6 of The New Forest District Council Local Plan, ecological enhancements for wildlife will be required. Enhancements can include the provision of solitary bee bricks, bat roosting features, fruit trees/native landscaping and hedgehog-friendly fencing. An ecological enhancement plan has been provided in Section 5.

1. Introduction

ABR Ecology Ltd were commissioned by Darryl Howells Planning Consultancy on behalf of Harnden Homes Ltd to produce an Ecological Assessment report informed by Preliminary Ecological Appraisal (PEA), Preliminary Roost Appraisal (PRA) and bat activity surveys at Crossways, Lower Pennington Lane, Lymington, Hampshire SO41 8FT (central grid reference: SZ 31646 94657). These surveys were conducted to advise on the presence/absence of bats within the buildings / trees and identify any other ecological constraints associated with the prospective development of the site. This report was requested to support a full planning application for demolition of the buildings and erection of four new dwellings with associated parking and landscaping.

The PEA and PRA were conducted on the 19th November 2021 by experienced Natural England licensed bat ecologists Becci Smith and Sophie Morris. A site location & block plan is provided in Appendix 1 and proposals are provided in Appendix 2.

Site context

The application site is located in southeast Lymington, Hampshire, based within a belt of residential housing. The site features a 2-storey property with a detached garage, and formal front and rear gardens and parking. In the immediate surrounding area, mature scattered trees, residential housing and pasture and arable land is present, with The Solent present approximately 1.2km to the southeast. The immediate and wider landscapes are considered to provide good habitats for local biodiversity.

Aims and scope of this report

This report is based on the results of the PEA and data search from the Local Records Centre, which were principally aimed at determining the ecological value of the site and any constraints associated with the development. This report is also based on the results of the PRA and bat activity surveys which aimed to determine if a bat roost is present within any of the buildings/trees or whether the building(s) had 'potential' to support roosting bats in line with The BCT Good Practice Survey Guidelines (Collins, 2016).

This report aims to establish whether the proposed works will likely impact on any protected or vulnerable species and/or habitats and establishes whether there is a need for further detailed surveys, which may inform the need for European Protected Species (EPS) licence(s) to allow the works to proceed lawfully.

2. Legislation and policy

Legislation and UK BAP priority habitats/species

Legislation

In England, all bats, dormice (*Muscardinus avellanarius*), otters (*Lutra lutra*), and great crested newts (*Triturus cristatus*) are legally protected under Annex IV of the EC Habitats and Species Directive (1992), which is transposed into domestic law via the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

A number of species are also listed under Annex II of the EC Habitats and Species Directive (1992), including barbastelle (*Barbastella barbastellus*), Bechstein's bat (*Myotis bechsteinii*), greater horseshoe (*Rhinolophus ferrumequinum*), lesser horseshoe (*Rhinolophus hipposideros*), great crested newt, stag beetle (*Lucanus cervus*) and otter.

The above named species and adders (*Viperaberus*), slow worms (*Anguis fragilis*), grass snakes (*Natrix natrix*), common lizards (*Zootoca vivipara*), common frog (*Rana temporaria*), palmate newt (*Lissotriton helveticus*), smooth newt (*Lissotriton vulgaris*), water voles (*Arvicola amphibius*) and several invertebrate species are also protected under Schedule 5 of The Wildlife and Countryside Act (WCA) (1981) (as amended). Schedule 9 of The WCA (1981) (as amended) also includes non-native, invasive species including (but not limited to) Himalayan balsam (*Impatiens glandulifera*) and Japanese knotweed (*Fallopia japonica*). Badgers (*Meles meles*) are legally protected under The Protection of Badgers Act (1992).

All birds, their nests and eggs are protected under Section 1 of The WCA (1981) (as amended) and it is thus an offence, to intentionally kill, injure or take any wild bird; intentionally take, and damage or destroy the nest of any wild bird while it is in use or being built. Barn owls are also afforded additional protection under Part 1 of The WCA (as amended) from disturbance.

A number of sites designated for nature conservation are afforded legal protection due to being of European importance. These include Special Areas of Conservation (SACs) (protected under the EC Habitats and Species Directive (1992), Special Protection Areas (SPAs) for birds (protected under the EC Birds Directive) and Ramsar (Ramsar Convention, 1975). Other protected sites include Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs) Local Nature Reserves (LNRs) and Protected Road Verges which are designated under the WCA (1981) and strengthened by The Natural Environment and Rural Communities Act (NERC) (2006).

SPAs and SACs were previously included in the Natura 2000 sites and following amendments to the legislation, are now included under the 'National Site Network'.

Ramsar sites do not form part of the 'National Site Network' however, are afforded the same protection. These changes allow the Government to continue commitment to the protection of the environment along with fulfilling the international commitments under the Bern Convention, the Oslo and Paris Conventions (OSPAR), Bonn and Ramsar Conventions.

UK BAP

Several species and habitats are listed under the UK Biodiversity Action Plan (UK BAP) (JNCC, 2016) as priority habitats/species due to their vulnerability or rarity as listed under Section 41 of The NERC Act (2006) and Section 40 places a duty to conserve biodiversity on all Public Authorities.

These include several terrestrial and freshwater habitats, including streams, rivers, reedbeds and several species such as hedgehogs (*Erinaceus europaeus*), barbastelle, Bechstein's bat, both species of horseshoe bat, brown long-eared bat (*Plecotus auritus*), soprano pipistrelle (*Pipistrellus pygmaeus*), noctule (*Nyctalus noctula*), water voles, white-clawed crayfish and otter.

National and local policy

NPPF – The National Planning Policy Framework

The National Planning Policy Framework (NPPF) (Ministry of Housing, Communities & Local Government, 2021) sets out the Government's planning policies for England and how these should be applied. In the context of this report, Section 15 of NPPF is relevant and applicable, Section 15 states:

'Planning policies and decisions should contribute to and enhance the natural environment by, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.'

New developments and projects are supported where plans promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue measurable net gains for biodiversity.

To ensure this application is compliant with Section 15 of NPPF, wildlife/habitat enhancements will be required to demonstrate a biodiversity net gain as an outcome of the project/development.

Section 15 of NPPF also gives consideration to sites with potential to impact on irreplaceable habitats, and states:

‘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’

To ensure this application is compliant with Section 15, this application should be accompanied by a suitable arboricultural report to assess the presence of potential ancient or veteran trees, where appropriate.

The New Forest District Council Local Plan Part 1: Planning Strategy

The New Forest District Council Local Plan Part 1: Planning Strategy (New Forest District Council, 2020) Policy ENV1 ‘Mitigating the impacts of development on International Nature Conservation sites’ states the overall objectives that will protect and enhance biodiversity in the region:

‘Except as provided for in the first paragraph of Saved Policy DM2: Nature Conservation, Biodiversity and Geodiversity, development will only be permitted where the Council is satisfied that any necessary mitigation, management or monitoring measures are secured in perpetuity as part of the proposal and will be implemented in a timely manner, such that, in combination with other plans and development proposals, there will not be adverse effects on the integrity of any of the following International Nature Conservation sites:

- *The New Forest Special Area of Conservation (SAC), the New Forest Special Protection Area (SPA) and the New Forest Ramsar site;*
- *The Solent Maritime SAC, Solent and Isle of Wight Lagoons SAC, the Solent and Southampton Water SPA, and the Solent and Southampton Water Ramsar site;*
- *The River Avon SAC, Avon Valley SPA and Ramsar site; and The River Itchen SAC’*

The New Forest District Council Local Plan Part 2: Sites and Development Management

Policy DM2 ‘Nature conservation, biodiversity and geodiversity’ set out in The New Forest District Council Local Plan Part 2: Sites and Development Management states:

‘Development proposals which would be likely to adversely affect the integrity of a designated or candidate Special Area of Conservation (SAC), classified or potential Special Protection Area (SPA), or listed Ramsar site will not be permitted unless there is no alternative solution and there are imperative reasons of overriding public interest which would justify the development.

Development proposals within or outside a Site of Special Scientific Interest (SSSI) which would be likely to adversely affect the site will not be permitted unless the

benefits of the development outweigh both the adverse impacts on the site and any adverse impacts on the wider network of SSSIs.

Development which would result in damage to or loss of a site of biodiversity or geological value of regional or local importance (including Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), Regionally Important Geological/Geomorphological Sites (RIGGS), and habitats or species of principal importance for biodiversity) will not be permitted unless the benefits of the development clearly outweigh the harm it would cause to the site, and the loss can be mitigated to achieve a net gain in biodiversity/geodiversity.

Development proposals will be expected to incorporate features to encourage biodiversity and retain and, where possible, enhance existing features of nature conservation value within the site. Existing ecological networks should be identified and maintained to avoid habitat fragmentation, and ecological corridors should form an essential component of green infrastructure provision in association with new development to ensure habitat connectivity.

Where development is permitted, the local planning authority will use conditions and/or planning obligations to minimise the damage, provide mitigation and site management measures and, where appropriate, compensatory and enhancement measures.

Development will not be permitted which would adversely affect species of fauna or flora that are protected under national or international law, or their habitats, unless their protection can be adequately secured through conditions and/or planning obligations.'

It is the developer/applicant's responsibility to ensure that the proposed development proceeds in full compliance with this report and/or any update version report thereafter, that works are undertaken lawfully, in compliance with national and local policy, and in accordance with all conditions of the obtained planning consent.

3. Methodology

Desktop data search

Internationally, nationally and locally protected sites including Ramsar, SPAs, SACs, SSSIs, NNRs and LNRs were identified within a 5 kilometre (km) radius of the application site using the Multi-Agency Geographical Information for the Countryside (MAGIC) website (MAGIC, 2021).

Hampshire Biodiversity Information Centre (HBIC, 2021) were contacted to provide records of any protected, vulnerable and notable species and any locally designated sites such as Sites of Importance for Nature Conservation (SINCs) within a 1km radius of the application site along with Ecological Networks. A search was conducted on MAGIC to also identify the presence of any Priority Habitats on site and immediately surrounding the site (MAGIC, 2021).

This information was used to inform the assessment of the site and its potential to support protected/vulnerable species and habitats and to assess whether the proposed works hold potential to impact on protected sites designated for nature conservation.

Phase 1 Habitat survey

The Phase 1 Habitat survey was conducted on the 19th November 2021 by experienced ecologists Becci Smith and Sophie Morris.

The survey was conducted in accordance with the 'Handbook for Phase 1 habitat survey – a technique for environmental audit' (JNCC, 2010) methodology. The survey involved the mapping of broad habitat types within the application site boundary using colour codes alongside a comprehensive species list, categorising flora species in order of abundance under the DAFOR scale. 'Target notes' were made where ecological features of interest were identified.

Badgers

A direct search was conducted looking for signs of badgers and their setts. Any setts encountered were classed as main, annexe, subsidiary or outlier, dependent upon the number of holes and apparent extent of their use. A search was also conducted for any other evidence of badger including faeces or latrines, pathways, scratching posts at the base of trees, snuffle holes, day nests, hair or footprints.

Bats

Preliminary Roost Appraisal (PRA)

Natural England licensed bat ecologists Becci Smith and Sophie Morris undertook the PRA of buildings and any trees to be removed were also assessed for their ability to support roosting bats. Timing and weather conditions are provided in the table below:

Survey date	Time of survey	Surveyor(s)	Equipment used	Weather conditions		
19/11/2021	10:00am	Becci Smith and Sophie Morris	Extendable ladder, high-powered torch and binoculars	Temp:	OKTAS cloud cover:	Beaufort wind force:
				11°C	8/8	0/12

The assessment was undertaken in accordance with the Bat Conservation Trust (BCT) Good Practice Survey Guidelines (Collins, 2016). A thorough search for evidence of bats was undertaken in any internal loft spaces or voids and on any external features of the buildings, notably any sills, walls, floors and flat surfaces. A ground based assessment was undertaken of the trees using close focusing binoculars to identify any access points within the trees to be removed. Evidence of roosting bats include:

- Presence of live/dead bats;
- Bat droppings - distinguished from rat/mouse droppings by their crumbly texture;
- Staining from fur around access points; and
- The presence of feeding remains, such as insect wings and casings.

The buildings were identified as 'confirmed' bat roosts if evidence of roosting bats was recorded. To confirm the species of bat present, a sample of any bat droppings recorded was made and sent to Swift Ecology Ltd for DNA analysis.

Most native bats in the UK are crevice-dwelling species, with bats roosting in remote areas such as between tiles and membrane, behind cladding, at wall tops, in cavities, soffits and behind lead flashing, to name a few examples. Areas known to support bats in trees are tear-outs, split or broken limbs, cracks, flaking bark, woodpecker holes, within dead trees and within cavities within the trunk. Evidence of these species is often concealed and/or inaccessible due to the remote nature of the roost. Therefore, where no evidence of roosting bats was recorded, an assessment on the availability of potential roosting areas and bat access points around the building or tree, as well as the quality/availability of surrounding bat habitat, was conducted. The buildings or trees were then assigned a category based on a sliding scale of negligible to high, in accordance with the BCT Guidelines (Collins, 2016):

Bat roosting potential	Description
High potential	A building or tree with one or more potential roosting sites that are highly suitable for use by many bats on a regular basis and for a longer period of time.
Moderate potential	A building or tree with one or more potential roosting features that could be used by bats due to appropriate conditions but are unlikely to support a bat roost of important conservation status (roost type only, not species).
Low potential	The building or tree features one or more potential roosting features that could be used by bats opportunistically. These features do not provide the appropriate conditions to be used on a regular basis by large numbers of roosting bats. A tree of sufficient age or size to contain roosting features but none of which can be observed from the ground.
Negligible potential	The features of the building or tree are negligible and are highly unlikely to be used by roosting bats.

Bat activity surveys

A total of three surveyors undertook each survey on the dwelling and timings and weather conditions for each survey is provided in the table below:

Survey date	Timings	Surveyor(s)	Equipment used	Weather conditions		
				Temp:	Oktas cloud cover:	Beaufort wind force:
11/05/2022 – dusk emergence survey	Start: 20:20 Sunset: 20:42 End: 22:25	Russell Hoyle, Chris Payne and, Kieran Mullany	Echo Meter Touch 2 with tablet x 3	Temp:	Oktas cloud cover:	Beaufort wind force:
				Start: 13°C End: 12°C	4/8	1/12
25/05/2022 – dusk emergence survey	Start: 20:47 Sunset: 21:02 End: 22:45	Russell Hoyle, Chris Payne, and Fran Briggs	Echo Meter Touch 2 with tablet x 3	Temp:	Oktas cloud cover:	Beaufort wind force:
				Start: 14°C End: 13°C	7/8	1/12
13/06/2022 – dawn re-entry survey	Start: 20:58 Sunrise: 04:50 End: 22:43	Sophie Morris, Georgia Linter, and Caitlin McQuillan	Echo Meter Touch 2 with tablet x 3	Temp:	Oktas cloud cover:	Beaufort wind force:
				Start: 11°C End: 10°C	0/8	1/12

The activity surveys were conducted in accordance with The BCT Good Survey Practice Guidelines (Collins, 2016), and were conducted in suitable weather conditions (i.e. low wind speed, minimum temperature of 10°C at dusk and no precipitation). The surveys involved two surveyors positioned on the northeast and southwest/south of the building. The surveyors were specifically watching for any bats emerging and/or re-entering the building, whilst a note was also made on general bat behaviour and

activity within the site vicinity, such as foraging, socialising and commuting bats across the site.

The surveyors used specialised bat recording equipment to detect any echolocating bats, and any sonograms (images) of bat calls on tablets were used to help identify the species of bat present. The surveyors also listened to the audible bat calls to aid the determination of the bat species.

AnalogW (Corben, 2018) sound analysis software was used to analysis bat echolocation call data.

Dormice

Dormice are small, nocturnal mammals which occupy habitats such as hedgerows, woodland and scrub. The dormouse requires good arboreal connectivity with a good range of food sources such as fruit, nuts, flowers or insects. Plant species such as hazel, oak, bramble and honeysuckle are favoured in particular, as well as hornbeam, blackthorn, sweet chestnut and sycamore supporting dormice within woody connective habitat. The habitats on site and immediately adjacent to the site was assessed for the potential to support dormice.

Great crested newts

Great crested newts occupy both aquatic and terrestrial habitats throughout their life cycle, spending a short period of the year breeding and egg-laying in waterbodies such as ponds, standing water and ditches. Throughout the remainder of the year, newts will spend their time foraging and commuting within terrestrial habitats such as longer grassland, woodland, hedgerow bases and scrub. Newts will hibernate within features such as log piles, tree roots and rubble piles. Great crested newts are known to forage up to 500 metres (m) from their breeding sites.

An aerial assessment was made prior to the site visit to determine if any waterbodies such as ponds were present within 250m of the site. Any accessible waterbodies were assessed under the Habitat Suitability Index (HSI) (Oldham et al, 2000, 2008) to determine the suitability of the waterbody to support great crested newts.

Nesting birds

A search for evidence of nesting birds was conducted during the initial site visit. Birds will nest in buildings, hedgerows, scattered trees, scrub and planting and forage among these habitats.

Reptiles

An assessment was undertaken on the suitability of the habitats on site for supporting reptiles. Reptiles are found in habitats with a varied vegetative structure, offering opportunities for foraging and basking, such as areas of unmanaged grassland with shorter vegetation margins, heathland and woodland. An assessment was also made of potential sites suitable for hibernation such as log and brash piles, rubble, rockery or tree roots.

Survey limitations

PEA and PRA survey

The site visit provides a 'snapshot' of the site and does not take into account seasonal variation. Species and habitats may have been overlooked due to the constraints of the season and time in which the survey was undertaken. A lack of evidence of a species does not confirm its absence from site, rather there was no indication of its presence at the time of survey, with botanical species likely to be restricted to the time of year.

Potential evidence of crevice-dwelling bats may have been missed due to the nature and remote location of potential roosting areas. However, binoculars were used to identify any potential bat droppings on the exterior features of the building, where possible.

A ground-based tree survey looking for evidence of bats is constrained by the visibility of the foliage and by the angle of the viewer.

Some shrubs and trees on site were being cleared and chipped on the day of the PRA and so some trees may not have been surveyed prior to their clearance.

OS maps and online mapping tools have been used to identify ponds within 250m however, where gardens ponds are often small and private, these waterbodies can be unmapped and may have been overlooked during the search.

Bat activity surveys

Long-eared (*Plecotus sp.*) bats echolocate very quietly and are a later-emerging bat species, emerging from their roost when the light is dim. This makes it difficult to identify/observe bat activity and emergences/re-entries into the building.

Bats of the myotis (*Myotis spp.*) genus are difficult to distinguish due to their variable, and often similar, echolocation calls. The identification of myotis bats down to species level was therefore subject to the analyst's interpretation.

Reporting and data validity

The data within this report should not be seen as comprehensive. Data obtained from the HBIC (HBIC, 2021) data search is unlikely to provide a complete record of habitats and species within the search area. It is therefore possible that a protected species may occur within the vicinity that has not previously been identified within the data search.

Survey data contained within this report is considered valid for 18 months for planning purposes. If 18 months pass and no works have been undertaken and/or if conditions on-site change such as the condition of the buildings and vegetation, an update site visit with appropriate surveys must be conducted to re-evaluate the potential of the site to support protected/vulnerable species and habitats.

4. Results

Desktop data search

Statutory (internationally, nationally and regionally protected) sites

MAGIC (MAGIC, 2021) was used to identify any statutory sites located within 5km of the application site and the results of which are provided in the table below:

Site name	Distance from site	Designation	Size (ha)	Site description
The New Forest	895m northwest	SSSI	28,924.5	The New Forest embraces the largest area of “unsown” vegetation in lowland England and includes the representation on a large scale of habitat formations formerly common but now fragmented and rare in lowland western Europe. They include lowland heath, valley and seepage step mire, or fen, and ancient pasture woodland, including riparian and bog woodland.
Solent & Southampton Water	1.2km southeast	Ramsar	5,304.63	The area qualifies under Criterion 1, 2, 5 and 6. The site is one of the few major sheltered channels between a substantial island and mainland in European Waters, exhibiting an unusual strong double tidal flow and has long periods of slack water at high and low tide. It includes many wetland habitats characteristic of the biogeographic region: saline lagoons, saltmarshes, estuaries, intertidal flats, shallow coastal waters, grazing marshes, reedbeds, coastal woodland and rocky boulder reefs.
Solent Maritime	1.2km southeast	SAC	11,240.83	The Solent encompasses a major estuarine system on the south coast of England with four coastal plain estuaries (Yar, Medina, King’s Quay Shore, Hamble) and four bar-built estuaries (Newtown Harbour, Beaulieu, Langstone Harbour, Chichester Harbour). Annex 2 species Desmoulin’s Whorl Snail is present along with Annex 1 habitat including coastal lagoons and annual vegetation of drift lines.
Solent & Isle of Wight Lagoons	1.2km southeast	SAC	38.08	Designated for Annex I habitat, coastal lagoons, with high densities of <i>N. Vectensis</i> .
Solent & Southampton Water	1.2km southeast	SPA	5,399.6	The SPA supports internationally important populations of waterfowl including 15.4% of the breeding

				<p>population of Mediterranean gull, 2% of the eastern Atlantic breeding population of little tern, 3% of the European breeding population of Roseate tern, 2.2% of the norther/eastern European breeding population of common tern, 1.7% of the western Europe/western Africa sandwich tern breeding population, 1.1% of the north western European Eurasian teal overwintering population, 2.5% of the western Siberia/western Africa dark-bellied Brent goose overwintering population, 1.2% of the European/northern Africa ringed plover overwintering population and 1.7% of the Icelandic black-tailed godwit overwintering population. The site also supports 51,361 waterfowl (5 year mean peak) which qualifies as internationally important.</p>
Hurst Castle and Lymington River Estuary	1.2km southeast	SSSI	1,077.19	<p>This site extends along nine kilometres of the north-west Solent shore and embraces a wide range of coastal habitats of limited distribution on the south coast which are of biological and geomorphologic importance. Large numbers of oyster-catcher and ringed plover also nest on site. Little tern and sandwich tern occasionally breed within the SSSI together with a substantial population of common terns.</p>
Lymington-Keyhaven Marshes	1.2km southeast	LNR	167.93	<p>Brackish lagoons connected to the sea through a system of sluices and tidal flaps. The salinity in these lagoons varies widely but is generally lower than seawater. This specialised habitat supports a variety of plants and animals, some of which are only found in this type of environment.</p>
The New Forest	1.7km northwest	SAC	29,254.11	<p>Designated for Annex I habitats northern Atlantic wet heaths with <i>Erica tetralix</i>, European dry heaths, Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or of the <i>Isoeto-Nanojuncetea</i>, Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>), <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>), depressions on peat substrates of the <i>Rhynchosporion</i>, Atlantic acidophilous beech forests with <i>Ilex</i> and sometimes also <i>Taxus</i> in the shrub layer (<i>Quercion robori-petraeae</i></p>

				or Ilici-fagenion), Asperulo-fagetum beech forests, bog woodland, old acidophilous oak woods with Quercus robur on sandy plains and Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-padion, Alnion incanae, Salicion albae) and Annex II species Southern damselfly and stag beetle.
Lymington River	1.7km northeast	SSSI	34.84	The Lymington River system is the largest in the New Forest, and the SSSI includes two contrasting tributaries: the Ober Water and Highland Water. The Ober Water has an exceptionally diverse and unusual flora with many species of upland oligo/mesotrophic waters growing alongside a community which has a clear meso/eutrophic expression. The River supports otter, dormice, kingfisher, grey wagtail, brown trout, lamprey and bullheads.
Lymington River Reedbeds	1.7km northeast	SSSI	41.75	The Lymington River reed beds occupy the former upper section of the Lymington River estuary, from which salt water was excluded by a one-way tide flap in the nineteenth century. There is c. 30ha of reed, grading upstream into wet, unimproved meadowland with a moderately rich neutral grassland flora. In the latter context reed beds on the south coast are of special importance. The present site is one of about 12 coastal reed beds of more than 20ha on the central south coast.
Boldre Foreshore	2.7km east	LNR	193.29	Diverse habitats, including mudflats, saltmarsh; shingle spit, fresh and brackish water pools, and a variety of maritime grassland. The site supports a large autumn and winter populations of waders and wildfowl, and important breeding populations of gulls, terns and waders.
New Forest	3.5km northwest	SPA	27,997.59	The New Forest SPA site qualifies for supporting Dartford warbler (583 pairs representing at least 33.6% of the breeding population), honey buzzard (2 pairs representing at least 10% of the breeding population), nightjar (300 pairs representing at least 8.8% of the breeding population), woodlark (184 pairs representing at least 12.3% of the breeding population) and overwintering hen harrier (15 individuals representing at least 2% of the wintering population).

New Forest	3.5km northwest	Ramsar	27,997.59	The New Forest is an area of semi-natural vegetation including valley mires, fens and wet heath within catchments whose uncultivated and undeveloped state buffer the mires against adverse ecological change. The habitats present are of high ecological quality and diversity with undisturbed transition zones. The area qualifies under Criterion 1 (the largest concentration of intact valley mires of their type in Britain), Criterion 2 (Seven species of nationally rare plant are found on the site, as are at least 65 British Red Data Book species of invertebrate) and Criterion 3 (The invertebrate fauna of the site is important due to the concentration of rare and scarce wetland species).
Sturt Pond	3.8km southwest	LNR	10.94	The site comprises of reed beds either side of the Danestream, tidal Sturt Pond, plus lagoons and saltmarsh. The site supports large populations of bird species.
Milford on Sea	4.1km southwest	LNR	20.6	Ancient woodland and large meadow near the Danestream.
Highcliffe to Milford Cliffs	4.5km southwest	SSSI	110.1	The Highcliffe to Milford Cliffs Site of Special Scientific Interest extends for some nine kilometres along the cliffs at Christchurch Bay. A geological site of interest important for fossils.
Roydon Woods	4.6km north	SSSI	294.94	Deciduous woodland, ancient in origin and includes open planted pasture with sections of the Lymington River.

The application site is located within 1.7km of the New Forest SAC and within 3.5km of the New Forest SPA/Ramsar. The site also falls within 1.2km of the Solent Maritime SAC and Solent & Southampton Water Ramsar/SPA. Under the New Forest District Council's Mitigation Strategy for European Sites SPD (New Forest District Council, 2014) and under the Solent Recreation Mitigation Partnership (SRMP) strategy (Bird Aware Solent, 2017), financial contributions will be required due to a net increase in residential units. Further information is provided in Section 5.

Non-statutory (locally) designated sites

HBIC (HBIC, 2021) was consulted to identify any non-statutory sites within 1km of the application site as presented in the table below:

Site name	Distance from site	Designation	Size (ha)	Site description
Woodside	635m east	SINC	1.98	Agriculturally unimproved grasslands and supports common water-crowfoot.

Impacts on the other above designated sites are not anticipated due to the distance between the site and the presence of landscape buffers.

A search was undertaken to identify any Priority Habitats on site or within proximity to the site. No Priority Habitats were identified on site and the nearest area of Priority Habitat is located c. 65m north consisting of Priority Habitat Inventory 'Lowland Mixed Deciduous Woodland' (HBIC, 2021). There is a band of residential properties and a main road between the application site and this Priority Habitat. As such, no impacts on the woodland are anticipated as part of the proposals and no further action is recommended.

No Hampshire Ecological Networks or Network Opportunities were identified on site (HBIC, 2021).

Protected and vulnerable species of interest

HBIC (HBIC, 2021) was consulted to provide any records of protected/vulnerable species of interest and the results of which are presented in the table below:

Species	Number of records	Most recent record	Closest record to site
<i>Amphibians & reptiles</i>			
Common Toad	1	2010	540m north
Grass snake	2	2013	405m east
<i>Birds</i>			
Arctic tern	5	2013	Within 1km of site
Avocet	51	2019	960m southeast
Barnacle goose	30	2019	960m southeast
Bar-tailed godwit	52	2019	960m southeast
Black tern	26	2019	Within 1km of site
Black-throated loon	4	2018	Within 1km of site
Black-winged stilt	2	2012	Within 1km of site
Common loon	15	2017	Within 1km of site
Common reed bunting	36	2019	960m southeast
Common scoter	15	2019	905m southeast
Common tern	11	2015	Within 1km of site
Cuckoo	17	2019	960m southeast
Curlew	54	2019	960m southeast
Dark-bellied brent goose	78	2019	960m southeast
Dartford warbler	61	2019	Within 1km of site
Eurasian bittern	1	2009	Within 1km of site
Eurasian skylark	22	2019	960m southeast
European honey buzzard	3	2006	Within 1km of site
Golden plover	96	2019	960m southeast
Grasshopper warbler	2	2017	Within 1km of site
Hawfinch	4	2017	Within 1km of site
Hen harrier	12	2018	Within 1km of site
House sparrow	18	2019	960m southeast
Kingfisher	64	2019	960m southeast

Lapwing	64	2019	960m southeast
Lesser redpoll	10	2017	Within 1km of site
Little egret	107	2019	960m southeast
Little gull	30	2018	Within 1km of site
Little tern	30	2019	585m southeast
Mediterranean gull	59	2019	960m southeast
Merlin	26	2019	Within 1km of site
Night-heron	23	2012	Within 1km of site
Nightjar	3	2004	Within 1km of site
Peregrine	53	2019	Within 1km of site
Red kite	14	2018	Within 1km of site
Red-breasted goose	5	2014	Within 1km of site
Red-throated loon	9	2013	Within 1km of site
Ring ouzel	4	2017	Within 1km of site
Roseate tern	1	2012	Within 1km of site
Ruff	172	2019	960m southeast
Sandwich tern	17	2019	960m southeast
Scaup	48	2019	960m southeast
Short-eared owl	30	2018	Within 1km of site
Slavonian grebe	80	2019	960m southeast
Spoonbill	57	2019	960m southeast
Spotted flycatcher	11	2018	Within 1km of site
Tree pipit	9	2019	Within 1km of site
Turtle dove	7	2016	Within 1km of site
Western barn owl	26	2010	Within 1km of site
Western marsh harrier	70	2019	960m southeast
Western osprey	9	2013	Within 1km of site
Wood sandpiper	43	2019	Within 1km of site
Woodlark	2	2019	Within 1km of site
Yellowhammer	7	2019	960m southeast
<i>Invertebrates</i>			
August thorn	12	2019	495m southwest
Autumnal rustic	5	2020	495m southwest
Beaded chestnut	134	2020	495m southwest
Blood-vein	46	2020	495m southwest
Brindled beauty	7	2020	495m southwest
Brindled ochre	1	2000	Within 1km of site
Broom moth	5	2020	495m southwest
Brown-spot pinion	5	2016	495m southwest
Buff ermine	201	2020	495m southwest
Centre-barred sallow	23	2020	495m southwest
Cinnabar	45	2020	495m southwest
Crescent	2	2000	495m southwest
Dark brocade	1	2000	Within 1km of site
Dark crimson underwing	1	2000	Within 1km of site
Dark spinach	2	2003	495m southwest
Dark-barred twin-spot carpet	8	2020	495m southwest
Deep-brown dart	12	2020	495m southwest
Dot moth	18	2018	495m southwest
Double dart	1	2000	Within 1km of site
Dusky brocade	11	2018	495m southwest
Dusky dart	6	2020	495m southwest

Dusky thorn	194	2020	495m southwest
Ear moth	28	2008	495m southwest
Feathered gothic	9	2011	495m southwest
Figure of eight	9	2007	495m southwest
Flounced chestnut	4	2018	495m southwest
Galium carpet	3	2003	495m southwest
Garden dart	8	2000	495m southwest
Garden tiger	18	2014	495m southwest
Ghost moth	5	2015	495m southwest
Green-brindled crescent	23	2020	495m southwest
Grey dagger	4	2006	495m southwest
Heath rustic	4	2006	495m southwest
Hedge rustic	18	2020	495m southwest
Jersey tiger	65	2020	495m southwest
Knot grass	65	2020	495m southwest
Lackey	136	2019	495m southwest
Large nutmeg	2	2000	495m southwest
Large wainscot	21	2020	495m southwest
Light crimson underwing	4	2020	495m southwest
Minor shoulder-knot	15	2013	495m southwest
Mottled rustic	88	2020	495m southwest
Mouse moth	13	2019	495m southwest
Mullein wave	30	2020	495m southwest
Neglected rustic	10	2010	495m southwest
Oak hook-tip	145	2020	495m southwest
Oblique carpet	1	2000	Within 1km of site
Pale eggar	1	2000	Within 1km of site
Powdered quaker	56	2020	495m southwest
Pretty chalk carpet	1	2000	Within 1km of site
Rosy minor	43	2018	495m southwest
Rosy rustic	43	2020	495m southwest
Rustic	373	2020	495m southwest
Sallow	31	2020	495m southwest
September thorn	47	2020	495m southwest
Shaded broad-bar	2	2000	Within 1km of site
Shoulder-striped wainscot	35	2019	495m southwest
Small emerald	56	2020	495m southwest
Small heath	7	2018	405m northeast
Small phoenix	19	2020	495m southwest
Small square-spot	86	2020	495m southwest
Spinach	14	2015	495m southwest
Stag beetle	226	2019	140m southwest
Streak	1	2000	Within 1km of site
Wall	6	2012	190m southeast
White ermine	64	2020	495m southwest
White spot	1	2018	495m southwest
<i>Mammals (including bats)</i>			
Brown long-eared bat	4	2018	455m southwest
Common pipistrelle bat	78	2020	135m southeast
Eurasian badger	2	2018	585m southeast
Hazel dormouse	5	2018	445m southeast

Long-eared sp. bat	20	2018	355m southeast
Myotis sp. bat	37	2020	535m south
Nathusius' pipistrelle bat	25	2018	755m southwest
Noctule bat	19	2020	580m southeast
Pipistrelle sp. bat	11	2017	50m southeast
Soprano pipistrelle bat	62	2018	355m southeast
West European hedgehog	3	2018	555m east
Western barbastelle	11	2018	360m southwest
Plants			
Butcher's-broom	5	2018	630m southeast
Chamomile	4	2011	440m east
Chicory	1	2001	Within 1km of site
Corn marigold	2	2011	Within 1km of site
Corn spurrey	7	2011	265m northwest
Cornflower	5	2013	445m north
Garden Angelica	1	2012	Within 1km of site
Green-winged orchid	15	2017	445m north
Lesser spearwort	11	2018	650m east
Lousewort	3	2008	Within 1km of site
Petty whin	1	2011	Within 1km of site
Upright chickweed	1	2007	Within 1km of site
Upright sedge	2	2008	770m south
Weasel's snout	4	2019	715m northwest

The above records will be used to inform the assessment of the site in its likelihood to support protected and vulnerable species.

Phase 1 Habitat survey

Habitats within the application site boundary comprised mown amenity grassland, ornamental planting, scattered trees, and hardstanding. A Phase 1 Habitat map is provided in Appendix 3 and photographs of the site in Appendix 4. Habitat descriptions have been provided below:

Amenity grassland

An amenity lawn is present in the west, south and east of the site. The lawn is well-maintained through regular mowing. A list of the species encountered within the sward is provided in the table below:

Species	Abundance
Bedstraw sp.	Locally occasional
Cat's-ear	Occasional to locally frequent
Cock's-foot	Locally occasional
Common mouse-ear	Rare
Creeping buttercup	Locally frequent
Daisy	Locally abundant
Feather-moss sp.	Abundant
Grape hyacinth	Rare

Ground elder	Locally frequent
Ivy	Occasional
Perennial rye-grass	Occasional
Primrose	Rare
Red fescue	Locally dominant to locally occasional
Scarlett pimpernel	Locally frequent
Self-heal	Locally occasional
White clover	Locally frequent
Yarrow	Locally occasional

Ornamental planting

Ornamental planting is present at the site boundaries comprising shrubbery and bedding plants. A list of species encountered within the ornamental planting is provided in the table below:

Species	Abundance
Bamboo	Locally abundant
Barren strawberry	Locally frequent
Bay	Locally abundant
Bramble	Locally occasional
Canadian fleabane	Rare
Cherry laurel	Locally occasional
Crocus sp.	Rare
Dandelion sp.	Locally occasional
False brome	Locally frequent
Geranium sp.	Locally frequent
Grape hyacinth	Locally occasional
Ground elder	Locally occasional
Hazel sapling	Locally occasional
Herb-Robert	Locally occasional
Holly	Locally frequent
Iris sp.	Locally occasional
Ivy	Locally abundant
Leylandii	Locally occasional
Ornamental fern	Locally occasional
Ornamental heather sp.	Occasional
Ornamental rhododendron	Occasional
Pink sorrel	Locally occasional
Privet	Locally frequent
Purple toadflax	Locally occasional
Rhododendron (Schedule 9 Invasive Species)	Locally occasional
Rose of Sharon	Rare
Rose sp.	Rare
Rowan sapling	Rare
Shasta daisy	Locally frequent
Silver birch sapling	Rare
Small-leaved cotoneaster (Schedule 9 Invasive Species)	Locally occasional
Snowberry	Locally occasional
Spotted laurel	Locally occasional
Sycamore sapling	Locally occasional
Yukka	Rare

Rhododendron (Appendix 3 - Target Note 1) and small-leaved cotoneaster (Appendix 3 -Target Note 2) are invasive species listed under Schedule 9 of The Wildlife and Countryside Act (1981) (as amended). It is an offence to allow these species to spread 'in the wild', although not mandatory, if the removal of these plants from site is possible, details have been provided in Section 5 on how to eradicate them to prevent them from spreading to the neighbouring gardens and surrounding areas.

Scattered trees

A low number of scattered trees are present around the boundaries including cherry sp., bay, and silver birch.

Hardstanding

Hardstanding is present in the form of a driveway and parking areas in the north and northwest as well as paved walkways and a patio around the property.

Tree stumps

Several tree stumps were present at the boundaries of the site within the ornamental planting. The trees are recently felled from clearance works.

Chipping piles

Two wood chipping piles (Appendix 3 – Target Note 3) are present within the amenity grass land to the south of the site. The piles are newly created from recent felling works.

Badgers

No evidence of badgers was recorded on site or along the site boundaries such as badger hair, latrines, 'snuffle' marks or setts. No further action is recommended as badgers are not considered to be impacted by the proposed development.

Bats – Preliminary Roost Appraisal

Roosting bats: Buildings

Building descriptions

An assessment of the buildings to support roosting bats was conducted, including a search for evidence of bats. Photographs are provided in Appendix 4, whilst building descriptions are provided below:

Building name	Description
Dwelling (B1)	<ul style="list-style-type: none">▪ The two-storey detached property is of brick and render construction.▪ The roof is pitched and hipped and is constructed of clay roof, ridge, and bonnet tiles.

	<ul style="list-style-type: none"> ▪ Two brick internal chimneys with lead seals are present. ▪ Two single-storey extensions with catslide roofs constructed with clay tiles are present at the north. ▪ A single-storey brick-based conservatory with a mono-pitched roof constructed from plastic is present at the southeast corner of the house. ▪ Bay windows with roofs constructed with clay tiles are present at the south and east elevations. ▪ A single-storey porch with a roof constructed with clay tiles is present at the east elevation. ▪ Wooden fascia, barge boards, window and door frames are present. ▪ The eaves are both open and closed. ▪ Internally, one 'cross-shaped' loft void is present, and a description has been provided below: <ul style="list-style-type: none"> - The void north to south measures approximately 11.5m in length, 3.5m in width and 1.8m in height at the apex. - The void east to west measures approximately 8m in length, 3m in width and 1.7m in height at the apex. - The void has no roof lining or insulation. - A wooden ridge, king posts, and purlin beams are present. - A water tank is present.
Detached garage (B2)	<ul style="list-style-type: none"> ▪ A single-storey detached garage is present to the northwest of B1 and is constructed of brick elevations. ▪ The roof is pitched with cement fibre material and a metal ridge. ▪ Wooden fascia, window and door frames are present. ▪ Internally, no enclosed loft is present and the roof features wooden rafters with no roof lining.

PRA results

The results of the PRA of the dwelling are provided as a map in Appendix 5 and a summary is provided in the table below:

Building name	PRA results
Dwelling (B1)	<ul style="list-style-type: none"> ▪ Evidence of suspected long-eared (<i>Plecotus sp.</i>) bats were recorded within the loft; a description of the evidence is provided below: <ul style="list-style-type: none"> - Approximately 10 scattered bat droppings were noted below the ridge in the north section of the void. - Approximately 6 scattered bat droppings were noted below the ridge in the west section of the void. - Approximately 25 scattered bat droppings were noted below the ridge in the south and central section of the void. - Approximately a pile of 50 bat droppings were noted below the ridge in the south section of the void. - Approximately 25 scattered bat droppings were noted below the ridge in the east section of the void.
Detached garage (B2)	<ul style="list-style-type: none"> ▪ No evidence of roosting bats such as droppings, staining or feeding remains were identified during the survey.

DNA analysis

Droppings were sent to Swift Ecology Ltd and DNA analysis confirmed the droppings belonged to brown long-eared and grey long-eared (*Plecotus austriacus*) bats in the dwelling (B1).

Assessment of bat roosting potential and potential bat access points

An inspection of the external features of the buildings was undertaken to identify any potential bat access points and roosting provisions; these are summarised below:

Building name	Potential bat access points	Potential roosting provisions	Potential of the building
Dwelling (B1)	<ul style="list-style-type: none"> ▪ Gaps at the eaves. ▪ Gaps at the roof, ridge and bonnet tiles where mortar is missing. ▪ Lead seals at the bay windows, where the extensions meet and at the chimneys. 	<ul style="list-style-type: none"> ▪ At the wall tops. ▪ Hanging/roosting at the ridge beam and rafters. ▪ Within the ridge tunnel. ▪ Between the lead seals and the walls. 	Confirmed roost for brown and grey long-eared bats
Detached garage (B2)	<ul style="list-style-type: none"> ▪ The roof was tight and provided no access points or roosting provisions. 	<ul style="list-style-type: none"> ▪ Negligible – No roosting provisions due to the lack of bat access points. 	'Negligible potential' for roosting bats

The dwelling (B1) was identified to support a confirmed roost for brown and grey long-eared bats; the immediate surrounding landscape was also noted to provide suitable commuting and foraging habitats for bats; the mature trees and arable land lie within the proximity which will provide excellent landscape cover for bats and invertebrate populations which provide ample foraging opportunities for bats.

Following current national guidance, a suite of three bat activity (emergence/re-entry) surveys were conducted to identify the type of bat roost(s), the numbers of bats, location of bat access points and if any additional species of bat are roosting within the property. The results of the surveys are provided below.

The detached garage (B2) in the northwest was deemed to hold 'negligible potential' for roosting bats due to a lack of suitable roosting provisions and access points.

Bat activity surveys

The bat activity surveys were conducted in May and June 2022. No bats were recorded emerging/re-entering the dwelling during any survey. A summary of the surveys is provided in the table below whilst full survey results are provided in Appendix 6:

Survey date	Bat emergences / re-entries	General bat activity on site
11/05/2022 – dusk emergence survey	<ul style="list-style-type: none"> • No bats were seen emerging and/or re-entering the building during the survey. 	<ul style="list-style-type: none"> • Common pipistrelle bats (<i>Pipistrellus pipistrellus</i>) were recorded between 21:17 and 21:41 commuting and foraging across the site.
25/05/2022 – dusk emergence survey	<ul style="list-style-type: none"> • No bats were seen emerging and/or re-entering the building during the survey. 	<ul style="list-style-type: none"> • Common pipistrelle bats were heard foraging and commuting across the site between 21:33 and the end of the survey.

		<ul style="list-style-type: none"> Soprano pipistrelle bats were recorded between 21:42 and the end of the survey.
13/06/2022 – dawn re-entry survey	<ul style="list-style-type: none"> No bats were seen emerging and/or re-entering the building during the survey. 	<ul style="list-style-type: none"> At 03:31 a soprano pipistrelle was heard not seen in the north.

As long-eared bats have not been recorded during the three surveys an assessment of the likely roost type has been made based upon the rationale below. The roost characterisation has been undertaken as, no large accumulations of droppings were recorded indicating a maternity roost, the property is centrally heated which reduces the likelihood of a hibernation roost being present and as no bats emerged during the summer surveys a day roost was not identified. As no feeding remains have been identified a feeding perch has been ruled out and so the likely roost type which fits with the evidence would be an occasional/transitional roost.

The proposed works include a demolition of a 2-storey property which will result in the total loss of occasional/transitional roosts supporting a low number of brown and grey long-eared bats (confirmed by DNA analysis).

As works will result in loss to the identified roosts, **a bat European Protected Species (EPS) licence from Natural England will be required following planning approval and prior to any works commencing.** The property supports roosts for individuals of one rarest and one commoner species (grey long-eared and brown long-eared bats) (Wray et al., 2010).

In accordance with The Bat Mitigation Guidelines (Mitchell-Jones, A. J., 2004), the level of mitigation and compensation required for this project (low to moderate conservation significance) includes provisions of new roost facilities, need not be like-for-like but should be suitable based upon the species' requirements with minimal timing and monitoring requirements'. In line with the new emerging CIEEM Mitigation Guidelines (CIEEM, 2021) and the Earned Recognition Bat licence minimal requirements due to the presence of grey long-eared bat, the roost requires 'like-for-like roost provisions preferred however failing that, new building roost provision of the same qualitative value, bat boxes are not suitable replacement features. A single post monitoring visit will be required at least 2 years following the implementation of the compensation.'

A bat mitigation, compensation and enhancement strategy has been detailed in Section 5 which must be implemented under the approved licence.

Roosting bats: trees

The trees on site were assessed for its potential to support roosting bats and did not possess any Potential Roost Features (PRFs) for bats. The trees were deemed to hold 'negligible potential' and no further survey recommendations have been made for trees.

Dormice

The ornamental planting and trees were assessed for its potential to support dormice. The ornamental planting lacks a variety of suitable food plants used by dormice and has no connectivity to off-site habitats.

There are five records of dormice identified within the data search the nearest being 445m southeast of the site and the nearest European Protected Species (EPS) licence is located approx. 4.5km west of the site (MAGIC, 2021). However, the habitats on site are not considered to be suitable for dormice and there is no connectivity to the off-site habitats. For these reasons, this species is not considered to be present on site and no further action for dormice has been recommended.

Great crested newts

The terrestrial habitats on site were considered sub-optimal for great crested newts (GCN); the lawns are regularly mown to a short sward height and lack any protective cover. However, the ornamental planting and shrubbery may provide suitable habitat for newts. No ponds were identified within 250m of the site; there are no records for GCN identified within the data search and the nearest known EPS licence is located approximately 23km northeast of the site (MAGIC, 2021). For the above reasons and due to the limited nature of the habitats on site, GCN are considered unlikely to be present on site and no further action is recommended for this species.

Nesting birds

A jackdaw was recorded nesting at the chimney of the dwelling, in addition, the trees and ornamental planting on site are suitable for nesting birds. Vegetation clearance and demolition will be required to facilitate the works, therefore a mitigation strategy is detailed in Section 5 to ensure impacts on nesting birds are minimized during the proposed works.

Reptiles

The majority of the site comprised hardstanding and short-mown grassland which is not considered to be of value for common reptiles due to a lack of cover. The ornamental planting and the chipping piles may provide sub-optimal habitat for

reptiles; however, it is considered unlikely due to the isolated and urban nature of the site. For these reasons, impacts on reptiles are not anticipated and no further action has been recommended.

5. Mitigation and further survey recommendations

The New Forest SAC and New Forest SPA/Ramsar mitigation

The application site is located within 1.7km of The New Forest SAC and 3.5km of the New Forest SPA/Ramsar. The proposed net increase in residential accommodation will result in increased recreational pressures on these sites.

In line with the New Forest District Council's Mitigation Strategy for European Sites SPD (New Forest District Council, 2014), financial contribution is required for this application to ensure the impacts of increased visitor pressures on these sites can be monitored, managed and mitigated for over the lifetime of the development. The following fees will be required and dependent on the tenure of the new dwelling, in addition to a flat rate of £50 'checking fee' and £20 for 'air quality monitoring':

Tenure	Assumed occupancy	Contribution
1 bedroom	1.4	£2,000
2 bedrooms	2.1	£3,000
3 bedrooms	3	£4,200
4+ bedrooms	3.75	£5,300

Solent Maritime SAC and Solent & Southampton Water SPA/Ramsar mitigation

The site falls within 1.2km of the Solent Maritime SAC and Solent & Southampton Water Ramsar/SPA and is therefore within the 5.6km consultation zone; financial offsetting is required to mitigate against impacts on these sites under the Solent Recreation Mitigation Partnership (SRMP) strategy (Bird Aware Solent, 2017). Based on the April 2020 fees (Bird Aware Solent, 2020), the following financial contribution will be required based on the total number of new bedrooms (holiday let/accommodation is treated the same as dwellings for contribution purposes):

Tenure	Contribution
1 bedroom	£337.00
2 bedrooms	£487.00
3 bedrooms	£637.00
4 bedrooms	£749.00
5+ bedrooms	£880.00

Invasive species

Rhododendron and small-leaved cotoneaster were recorded on site. Although it is not mandatory to remove these species from site, it is recommended that these species are removed or controlled to prevent any further spread, as they can outcompete local biodiversity in the long-term. This must be complied with within the confines of The Wildlife and Countryside Act (1981) (as amended), which makes it an offence to

allow these species to spread into 'the wild'. The following methods can be used to remove this species from site:

- **Herbicides:** The upper foliage of the plants should be cut back to stump level and holes drilled into the stems. A suitable herbicide may then be applied to the 'drilled wells' in the cut stumps (may require multiple applications) with all arisings being cut, burned, chipped or mulched.
- **Manual cutting and digging:** Top woody growth is manually removed, and the root system dug out. The resulting cut woody material and stumps can be removed to a safe area for burning or chipped on site.

From either of the above methods, all foliage should be burnt on site as soon as possible to reduce the likelihood of germination. Freshly cut material is difficult to ignite and benefits from being allowed to dry first.

Roosting bats

The works will result in the destruction of bat roosts and so the works must be undertaken under an EPS bat licence as granted by Natural England. Should works commence without a licence in place and should works not comply with the mitigation strategy below then an offence would occur.

An EPS licence will now be required to allow the works to proceed lawfully and the following mitigation and compensation strategy must be implemented under the bat licence following planning approval.

Bat mitigation, compensation, and enhancement strategy

The works to demolish will result in the loss of loft roosting space for occasional /transitional roosts for both grey and brown long-eared bat in the loft space.

In accordance with The Bat Mitigation Guidelines (Mitchell-Jones, A. J., 2004), the level of mitigation and compensation required for this project (low to moderate conservation significance) includes provisions of new roost facilities, need not be like-for-like but should be suitable based upon the species' requirements with minimal timing and monitoring requirements'.

In line with the new emerging CIEEM Mitigation Guidelines (CIEEM, 2021) and the Earned Recognition Bat licence minimal requirements due to the presence of grey long-eared bat, the roost requires 'like-for-like roost provisions preferred however failing that, new building roost provision of the same qualitative value, bat boxes are not suitable replacement features. A single post monitoring visit will be required at least 2 years following the implementation of the compensation.'

The following strategy has been proposed in accordance with current guidance and must be fully adhered to throughout the proposed works (see Appendix 7 for details of bat mitigation and compensation):

Temporary roosting provisions – bat boxes:

- To ensure temporary roosting provisions are on site, prior to any works commencing, one ‘Vivara Pro Woodstone bat box’ and one ‘Schwegler 2F-DFP’ will be erected on mature trees within the land ownership, to the east of the site. The boxes will be erected at a minimum height of 3.5m from ground level with unobstructed access / no cluttered branches around the entrance holes. The bat boxes may be purchased from websites such as www.nhbs.com or www.wildcare.co.uk.

Timing, weather and temperature restrictions:

- No timing restrictions will apply due to the roosts being of low conservation significance. However, works will not take place during strong winds or rain when there is an increased risk to the welfare of bats should they fly away on their own accord.

Mitigation - Ecological Clerk of Works (ECoW) for bats:

- Prior to any works commencing, the licensed bat worker will provide a toolbox talk to the contractors on the site regarding the legal protection afforded to bats, bat biology, the contractors’ responsibilities and any conditions set out within this report. The contractors will be continually aware of bats and the potential for them to be present during the works and a copy of the licence will always be retained on site for contractors to refer to.
- A licensed bat worker will attend the site on the day of all demolition/destructive works including removal of the roof tiles, hip/ridge tiles, felt, eaves, chimney works, loft works and tying-in works of the new two-storey extension. An internal loft survey will take place prior to any works commencing, if a bat is found, the bat will be relocated to the bat box by the licensed bat worker following a health examination.
- The bat licensed ecologist will supervise the ‘soft’ dismantling of the tiles and felt/battens to facilitate the re-roofing and any other features that may require removal to allow for the cladding of the external elevations with timber. Soft dismantling will be undertaken by hand and hand tools only, each tile/feature will be removed gently pulled away from the roof to avoid crushing. Other features will be removed carefully and inspected for the presence of bats

and/or bat evidence. Should any bats be present the licensed bat worker will remove the bat to the bat box following an examination of the bat.

- Once the features suitable to support roosting bats have been dismantled then works can continue unsupervised. Should a bat be discovered at any other time then works will cease and the licensed bat ecologist contacted for advice. **All contractors are strictly forbidden from handling bats.**
- Injured or underweight bats will be taken immediately into care (as directed by the Batworker's Manual, s. 7. 3, pp 64 – 66; 3rd ed. 2004 and with reference to the Bat Conservation Trusts Bat Care Guidelines a Guide to bat care for rehabilitators 2nd ed 2016).

Compensation - permanent replacement bat roosting features:

- To compensate for the loss of the occasional day roost within the property loft, replacement eaves space 0.9m wide, 1.5m high and 9.4m in length will be created as void space, in three of the properties, the location of these houses **has been detailed in Appendix 7. One access point will be created per loft space** which will see one tile raised by 20mm, either through the inserting of wedges either side of the tile or by some other means, which must not block access into the loft space behind. The area of felt behind this tile must also be removed to allow bats into the loft space.
- **The new replacement roof void roof must be lined exclusively with bituminous 1F type roofing felt only;** Breathable Roofing Membranes (BRMs) are non-woven and are NOT suitable for roosting bats, this is due to loose fibres 'fluffing up' over time and resulting in entrapment/injury and eventual death of roosting bats (Waring *et al.*, 2011). Any other type of membrane, such as 'TLX Membrane', is not currently permitted for use in bat roosting areas under a bat licence application from Natural England.
- No lighting will be erected within 5m of the replacement access points (see below for full lighting strategy that will form part of the bat EPS licence from Natural England).

Post construction

- Under the licence a restrictive covenant will need to be placed into the sales deed restricting the new owners from utilising the designated loft spaces.
- One post monitoring visit will be required due to the presence of a rarest bat species (grey long-eared bat), access must be assured through the sale of the

property to allow the licensed bat worker back to undertake a dusk emergence survey in a summer month, two to five years after the construction.

Commuting and foraging bats

The site is used by commuting and foraging bats, and the site has evidence of long-eared bats, highly light-sensitive species, and nearby suitable habitats include tree canopies, woodland, grassland and hedgerows. A lighting plan has been detailed below in line with current national guidance (BCT & ILP, 2018) to avoid any potential impacts on commuting and foraging bats, this will be strictly adhered to and form part of the bat EPS licence from Natural England:

- Any external lighting required as part of the scheme (e.g. security lighting) will be kept to a minimum and will be between 1-3 lux power, motion-triggered, set on timers (1 minute or less) and directional towards the ground to avoid upward light spill. Any external light fixtures will be set at a maximum of head height.
- Any new light fixtures required will be LED luminaires that feature a white, warm colour spectrum, lack UV elements and have a sharper cut-off point with less residual glare. Warmer colour temperatures with peak wavelengths greater than 550nm (~3000°K) cause less impacts on bats and will be used. Any LED luminaires sourced for the scheme must not feature UV elements, metal halide or florescent sources must not be used.
- Any new internal lighting required will comprise recessed lights set at the furthest point away from the windows to minimize outwards light spill.
- Hoods, baffles and/or cowls will be used as a last resort to direct the light spill downward and prevent upward illuminance.
- No light fixtures will be set within 5m of the newly created bat access points.

European Protected Species (EPS) licence application

An EPS licence can only be sought from Natural England after Planning Permission has been granted. The licence must be approved by Natural England before any works start on site which would otherwise constitute an offence. **Natural England requires at least 6 weeks to process and issue a licence application.**

Note that an update survey will be required within 3 months of the licence application submission; if the licence is applied for prior to 30th April 2023, this may comprise an update building inspection however, if the licence is applied for after 30th April 2023,

a minimum of one update dusk emergence survey would be required to determine the 'status' of the bat roosts have not changed.

Licences will only be issued where the application has considered the three following tests and met the following requirements: Licences will only be issued where the application has considered the three following tests and met the following requirements:

- The development is in the interests of public health and safety or is required for other imperative reasons of overriding public interest.
- There is no satisfactory alternative to the development.
- The development will not be detrimental to the maintenance of the bat populations concerned at a favourable conservation status in their natural range.

The three tests above must be explored at the planning stage (as noted in the R (Vivienne Morge) v Hampshire County Council 2011 case). The tests have been considered below:

Imperative reasons of overriding public interest

The dwelling has become dilapidated, the roof has many slipped and missing tiles and would require repairs to make the site suitable for living accommodation. The site has been purchased by a developer and due to the larger plot size has been identified as being able to house a larger number of dwellings within the site. Within the New Forest District Council Local Plan 2016 – 2036 Part One: Planning Strategy (New Forest District Council, 2020) there is a need for additional housing within the district. Policy STR5 notes the need for 10,420 new homes between 2016 and 2036, with an identified 400 home needed per annum between 2021 to 2026.

No satisfactory alternative

The developer has purchased the site with a view to maximise the sites potential, the size of the plot has been identified to hold a greater number of dwellings than the large single dwelling currently on the site. The current dwelling is in a poor state of repair, and should the development not take place which would result in the demolition, then the developer would undertake a series of repairs and renovations which would result in the loss of the bat roost. The 'do nothing' approach has been discounted due to the fact there is a need for additional housing within the district and should the house be retained then works such as re-roofing would still take place resulting in impacts upon bats regardless of the development scale or size.

The building cannot be retained and converted into dwellings/flats as the scale of the development would not return the revenue outlaid by the developer.

The proposed works have been judged as the most satisfactory method for improving the living accommodations on site, whilst enhancing the intrinsic character of the site and the preservation of the bat population.

Favourable conservation status of the bat population

The above mitigation strategy has been presented with a view to ensure the bat population is retained and enhanced within the site.

Nesting birds

Jackdaws were found to be actively nesting in the northern chimney. The ornamental planting and trees within the site were considered suitable for nesting birds. If any clearance will be required to facilitate the works, the following strategy will be applied to mitigate for potential disturbance or harm to nesting birds:

- Clearance and demolition works will preferably be undertaken outside of the nesting season to avoid impacts on birds that may potentially be nesting on site.
- If the demolition or vegetation clearance will take place between the 1st March and 30th September (within the nesting season), clearance must be undertaken by a suitably experienced ecologist. Pre-works checks for signs of nesting birds will be undertaken by the ecologist. If an active nest is encountered, all works will cease immediately, and the nest will be left undisturbed. The ecologist will instate a minimum 5m works exclusion buffer zone marked out with red/white hazard tape and a second site visit by the ecologist to check the status of the nest will be required before works can continue in this area. Works may only continue when the nest is deemed to be unoccupied/no longer active by the ecologist.
- **If a bird's nest is encountered at any other unsupervised time, all works in the area must cease immediately the ecologist must be contacted immediately to provide further advice.**

Ecological enhancements

To ensure the proposed development is compliant with the National Planning Policy Framework (NPPF) and Policy SP6 of The New Forest District Council Local Plan, ecological enhancements for wildlife will be required. These must include:

Bats

- One additional eaves space roosts measuring 0.9m wide, 1.5m high and 9.4m in length will be created as void space, in two additional dwellings. Bat access tiles will be installed allowing a tile to be raised by 20mm either by inserting wedges either side of the tile or by raising the tile through another means, which does not block access into the loft space below. The felt behind the access tile will be removed to allow bats into the loft space.
- **The new replacement roof void roof must be lined exclusively with bituminous 1F type roofing felt only;** Breathable Roofing Membranes (BRMs) are non-woven and are NOT suitable for roosting bats, this is due to loose fibres 'fluffing up' over time and resulting in entrapment/injury and eventual death of roosting bats (Waring *et al.*, 2011). Any other type of membrane, such as 'TLX Membrane', is not currently permitted for use in bat roosting areas under a bat licence application from Natural England.
- No lighting will be erected within 5m of the enhancement access points (see above for full lighting strategy that will form part of the bat EPS licence from Natural England).

Solitary bee bricks

- Two bee bricks for solitary bees will be installed in each of the new dwellings on the south elevation. The bricks are designed to accommodate solitary bees (non-stinging/swarming types) and must be erected not more than 1m off the ground, in a sunny westerly location.

Fruit trees

- Fruit trees will be planted to provide the local wildlife with food and nectar sources, a total of six trees will be planted. The fruit tree must be from British sourced stock (can be of columnar stock for reduced space gardens), the fruit tree will provide foraging opportunities and will be subject to the planting and management detailed above (see replacement tree planting).

Hedgehogs

Hedgehogs are considered to have the potential to be present on site as records exist in the Hampshire Biological Records Centre database search. The following mitigation measures will be followed during works to ensure protection of hedgehogs:

- To prevent hedgehogs from becoming entrapped, any trenches must have a ramp installed in order to prevent overnight entrapment.

- To ensure hedgehogs may continue to access the site, any new and existing fencing on-site will feature hedgehog 'gravel boards' (holes) in every garden that will measure 13cm x 13cm. Examples of locations are shown in Appendix 7.

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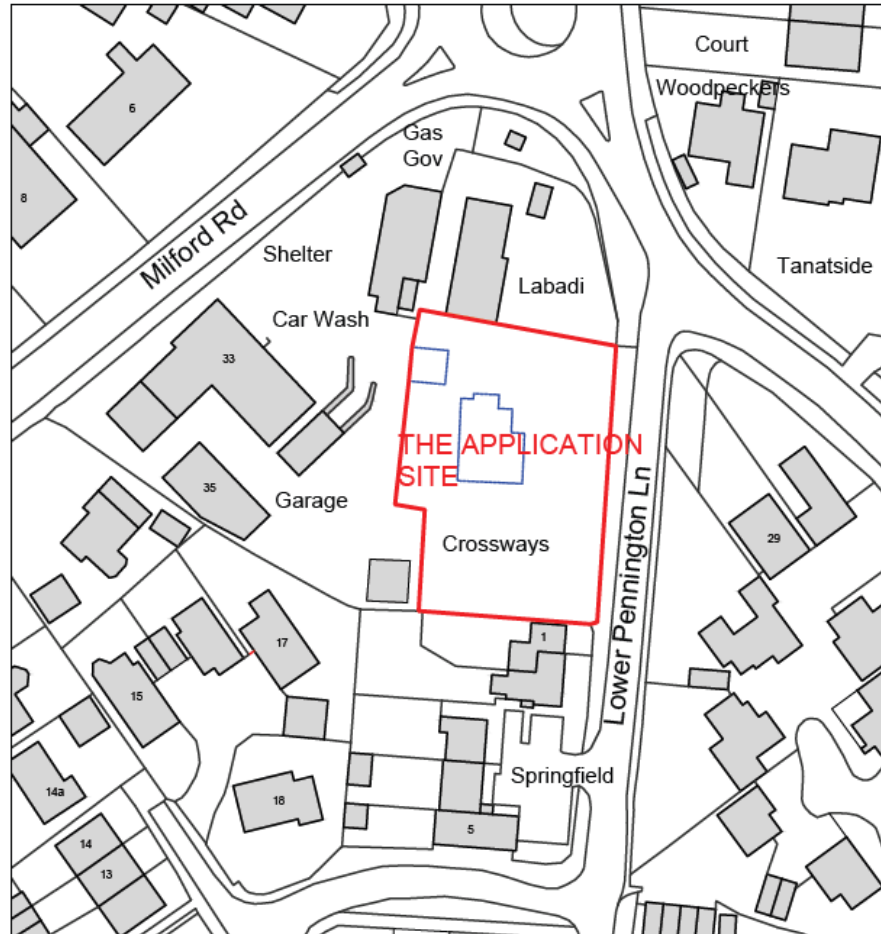
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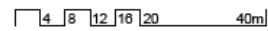
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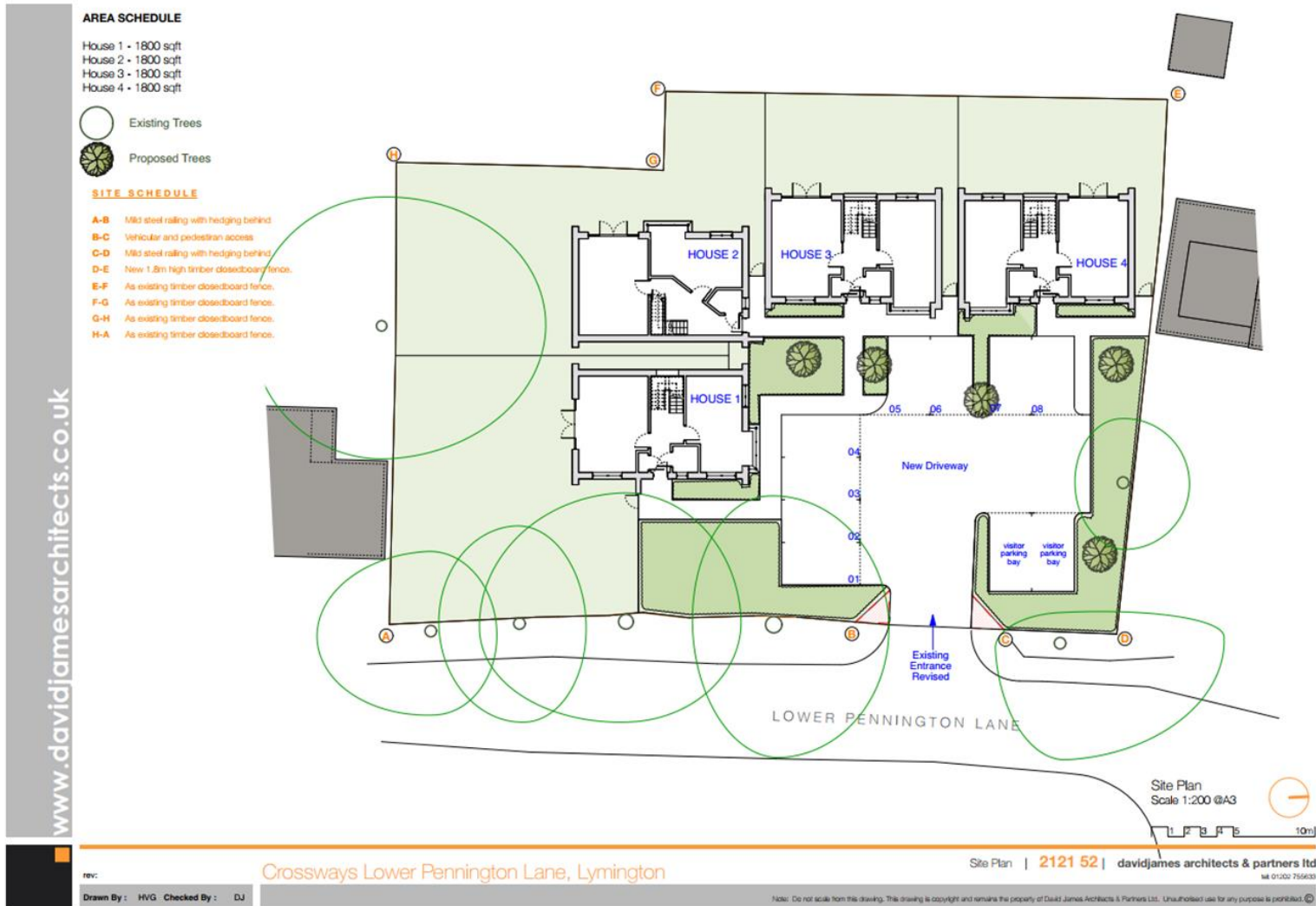
Appendix 1: Site location plan



Location Plan
Scale 1: 1250



Appendix 2: Proposals





House 1 - East Elevation
Scale 1: 100



House 1 - North Elevation
Scale 1: 100

- MATERIALS KEY
- UPVC window frames / facias
 - Timber Cladding
 - Buff Brick
 - Artificial Slate roof tiles.

HOUSE 1



House 1 - West Elevation
Scale 1: 100



House 1 - South Elevation
Scale 1: 100



Crossways Lower Pennington Lane, Lymington

House 1 Elevation | 2121 54 | davidjames architects & partners ltd
tel 01202 765633

Drawn By : HVG Checked By : DJ

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House 2 - West Elevation
Scale 1: 100



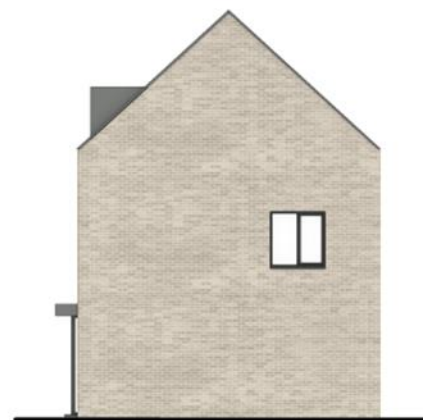
House 2 - North Elevation
Scale 1: 100

- MATERIALS KEY
- UPVC window frames / facias
 - Timber Cladding
 - Buff Brick
 - Artificial Slate roof tiles

HOUSE 2



House 2 - East Elevation
Scale 1: 100



House 2 - South Elevation
Scale 1: 100



Crossways Lower Pennington Lane, Lymington

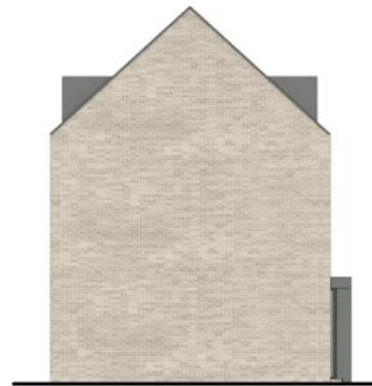
House 2 Elevation | 2121 56 | davidjames architects & partners ltd
tel 01203 755633

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House 3 - East Elevation
Scale 1: 100



House 3 - South Elevation
Scale 1: 100

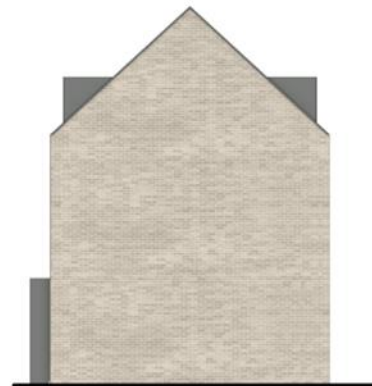
MATERIALS KEY

- UPVC window frames / facias
- Timber Cladding
- Buff Brick
- Artificial Slate roof tiles

HOUSE 3



House 3 - West Elevation
Scale 1: 100



House 3 - North Elevation
Scale 1: 100



Crossways Lower Pennington Lane, Lymington

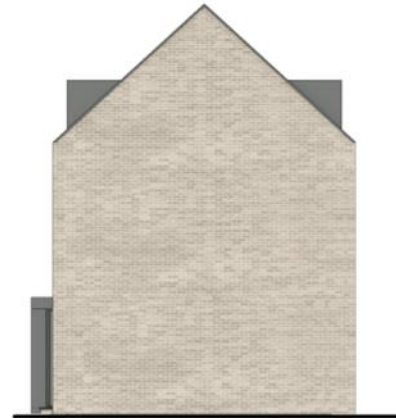
House 3 Elevation | 2121 58 | davidjames architects & partners ltd
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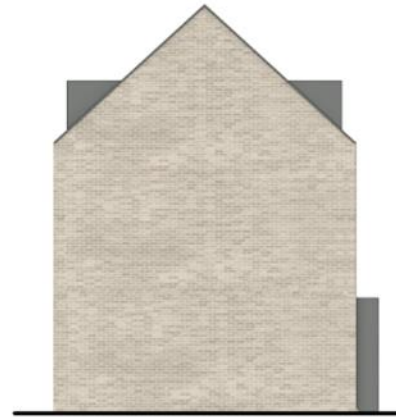
House 4 - East Elevation
Scale 1: 100



House 4 - North Elevation
Scale 1: 100



House 4 - West Elevation
Scale 1: 100



House 4 - South Elevation
Scale 1: 100

MATERIALS KEY

-  UPVC window frames / facias
-  Timber Cladding
-  Buff Brick
-  Artificial Slate roof tiles.

HOUSE 4



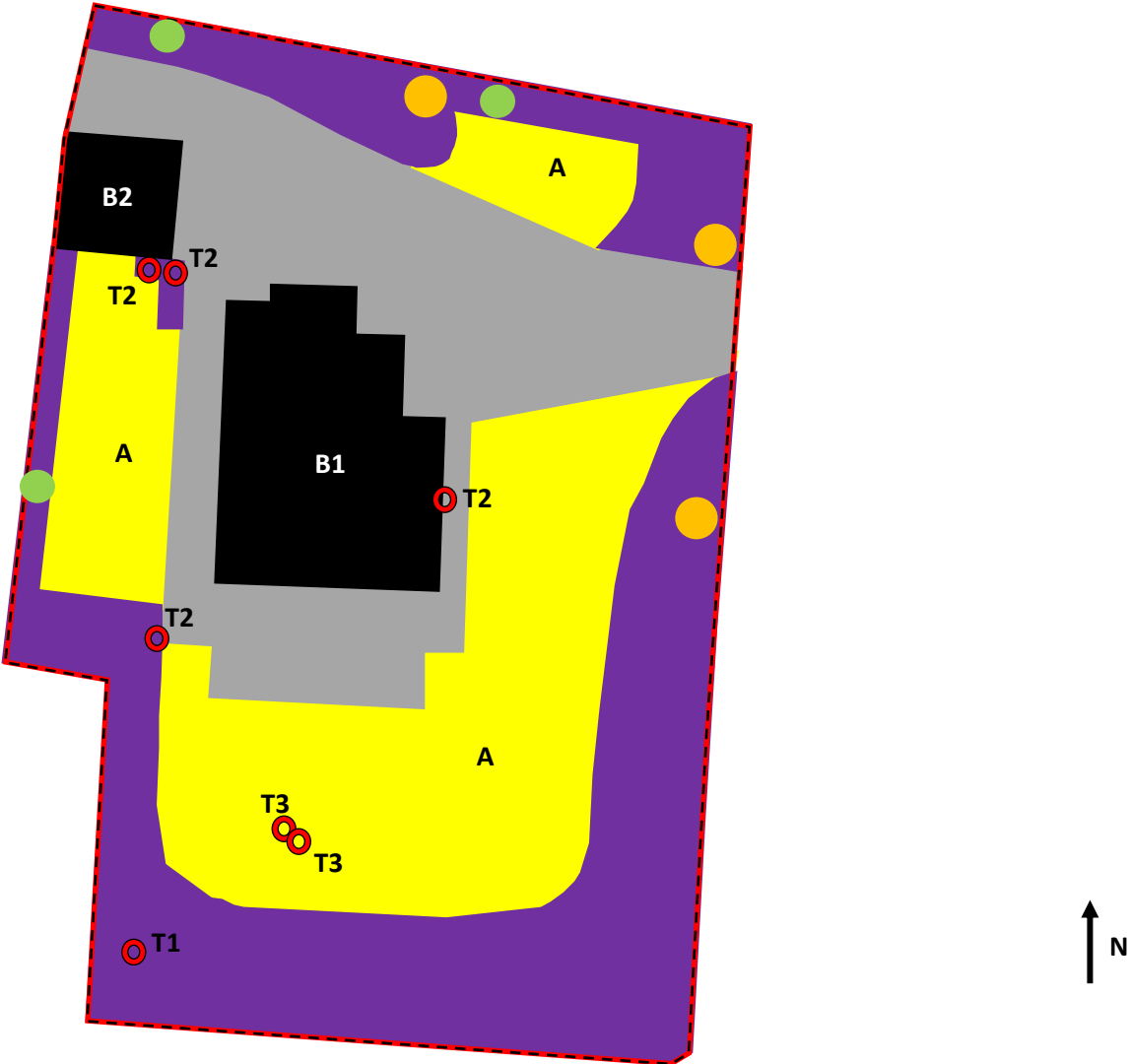
Crossways Lower Pennington Lane, Lymington

House 4 Elevation | 2121 60 | davidjames architects & partners ltd
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Appendix 3: Phase 1 Habitat map



Phase 1 Habitat map key

Habitat code	Description
 A	Amenity grassland
	Hardstanding
	Buildings
	Ornamental planting
	Scattered trees
	Tree stumps
	Fence/gate
 T1	Rhododendron (Schedule 9 Invasive Species)
 T2	Small-leaved cotoneaster (Schedule 9 Invasive Species)
 T3	Fresh chipping pile

Building references

Reference	Building description
B1	Dwelling
B2	Detached garage

Appendix 4: Photographs



Photo 1: North elevation of dwelling



Photo 2: West elevation of dwelling



Photo 3: South and east elevations of dwelling



Photo 4: East elevation of dwelling



Photo 5: Internal loft void of dwelling

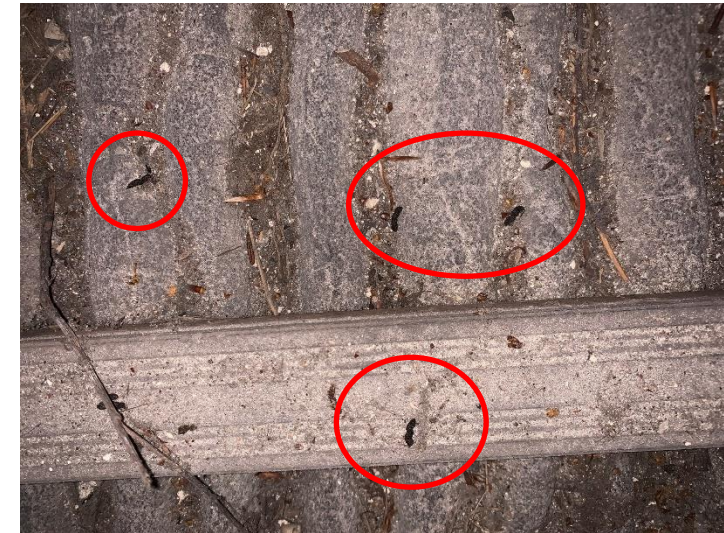


Photo 6: Bat droppings within the loft void of dwelling



Photo 7: Detached garage



Photo 8: Internal of garage



Photo 9: North area of the site



Photo 10: East area of the site

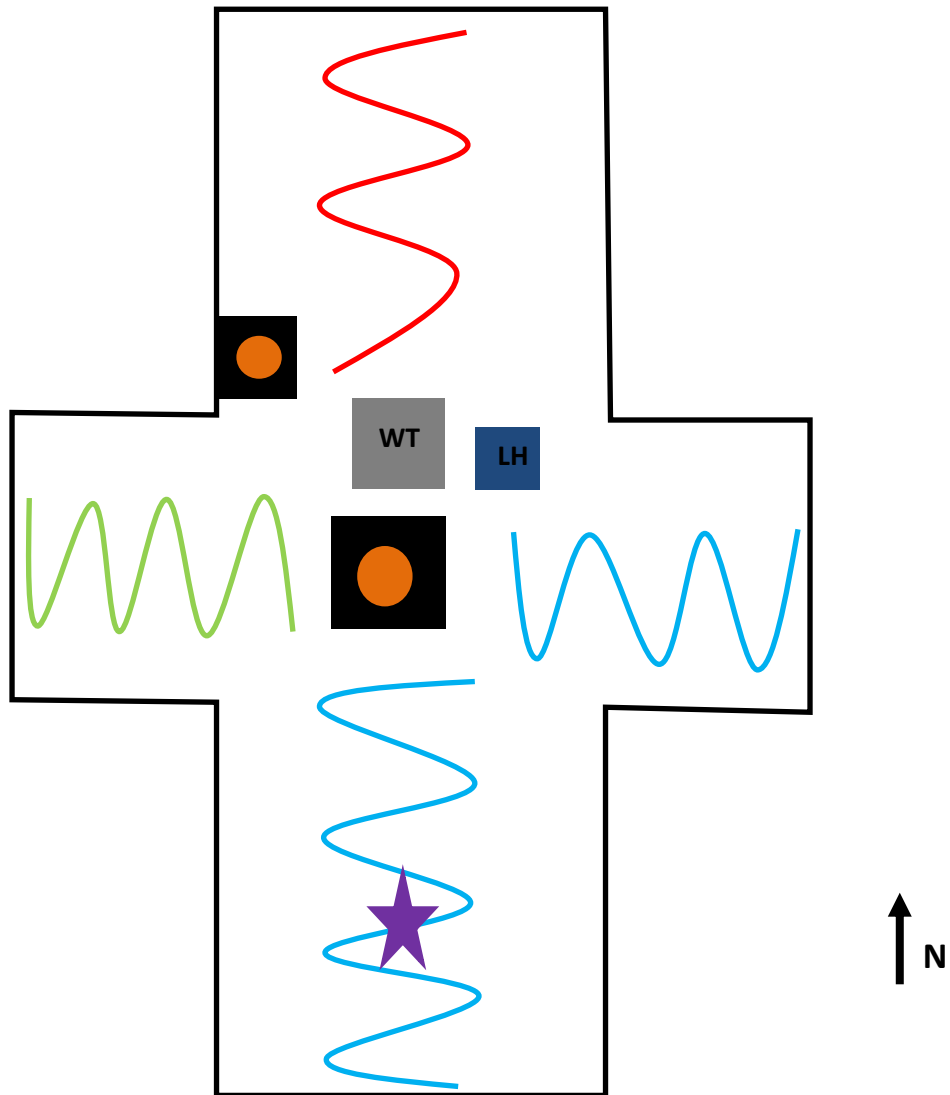









Photo 11: South area of the site



Photo 12: West area of the site

Appendix 5: Bat evidence map



Key	
	Chimney
	Water tank
	Loft hatch
	Pile of approximately 50 long-eared sp. bat droppings
	Approximately 6 scattered long-eared sp. bat droppings
	Approximately 10 scattered long-eared sp. bat droppings
	Approximately 25 scattered long-eared sp. bat droppings

Appendix 6: Bat activity survey results

Dusk activity survey – 11th May 2022

Bat activity survey						
Date: 11/05/2022	Sunset: 20:42	Weather conditions: Mild and dry	Location: Crossways			
Temp: Start: 13°C End: 12°C	Wind Force (Bft): 1/12	Equipment: EchoMeter Touch 2 + tablets x3	Cloud cover (Oktas): /8	Start Time: 20:20	End Time: 22:25	Surveyors and locations: Russell Hoyle in west, Chris Payne in north, Kieran Mullany in south
Time	Sp. if ID'd	Number	Comments			
21:17	Common pipistrelle	1	Heard not seen in west.			
21:25	Common pipistrelle	1	Commuted east to west in north.			
21:41	Common pipistrelle	1	Heard not seen in west.			

Dusk activity survey – 25th May 2022

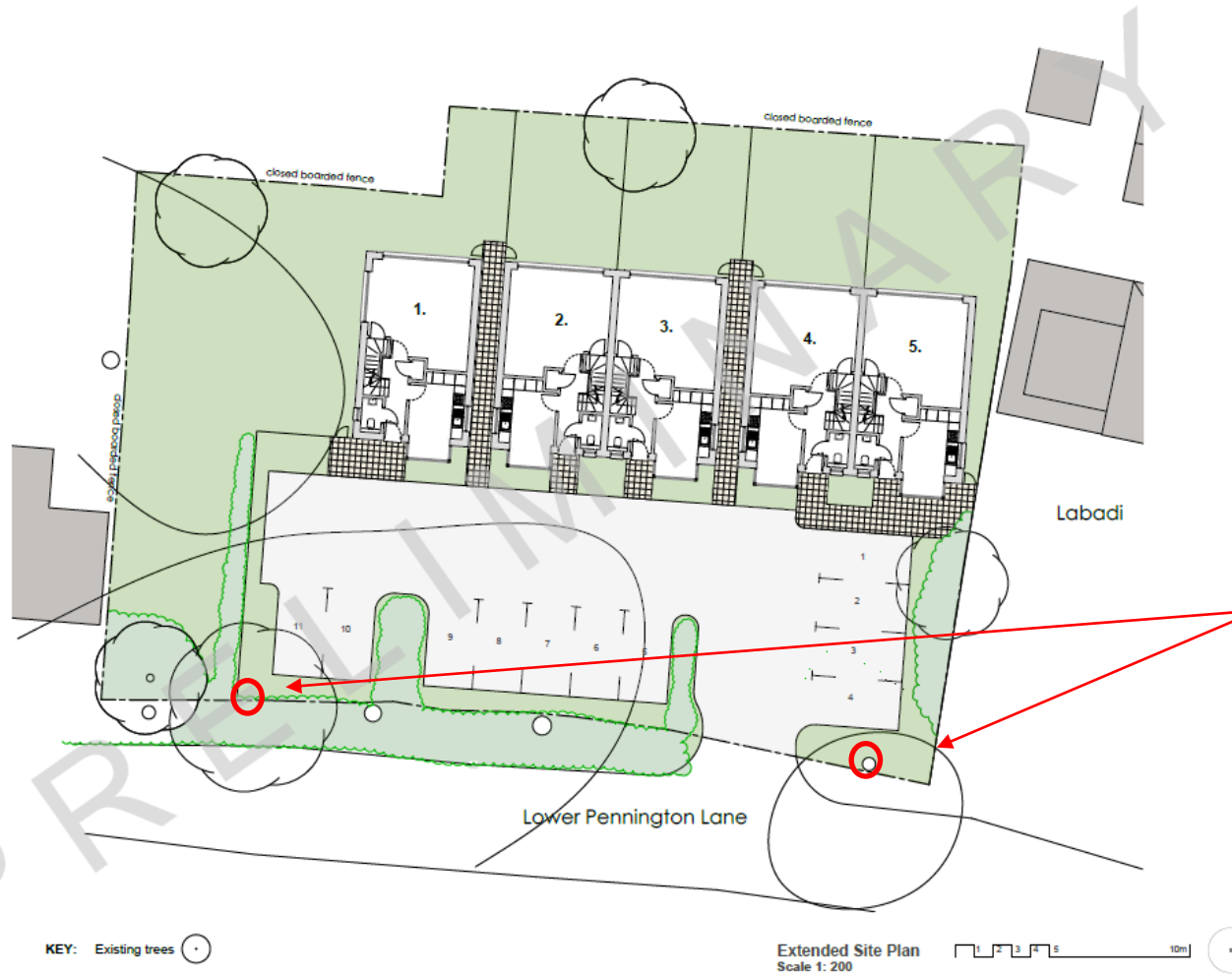
Bat activity survey						
Date: 25/05/2022	Sunset: 21:02	Weather conditions: Cool	Location: Crossways			
Temp: Start: 14°C End: 13°C	Wind Force (Bft): 1/12	Equipment: EchoMeter Touch 2 + tablets x3	Cloud cover (Oktas): 7/8	Start Time: 20:47	End Time: 22:45	Surveyors and locations: Russell Hoyle in southeast, Chris Payne in northeast and Fran Briggs in west
Time	Sp. if ID'd	Number	Comments			
21:33	Common pipistrelle	1	Heard not seen in southeast.			
21:35-END	Common pipistrelle	1	Foraging in the east.			
21:42-END	Soprano pipistrelle	1	Foraging in the east.			
22:07	Soprano pipistrelle	1	Commuted north to south on the west side.			
Jackdaw nesting in the northern chimney.						

Dawn activity survey – 13th June 2022

Bat activity survey						
Date: 13/06/2022	Sunrise: 04:50	Weather conditions: clear and fine	Location: Crossways, Pennington, Lymington			
Temp: Start: 11°C End: 10°C	Wind Force (Bft): 1/12	Equipment: EchoMeter Touch 2 + tablets x3	Cloud cover (Oktas): 0 /8	Start Time: 03:20	End Time: 04:55	Surveyors and locations: Georgia Linter in southwest, Caitlin McQuillan in southeast and Sophie Morris in north
Time	Sp. if ID'd	Number	Comments			
03:31	Soprano pipistrelle	1	Heard not seen in the north			

Appendix 7: Mitigation, compensation and enhancement plan

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One 'Vivara Pro Woodstone bat box' and one 'Schwegler 2F-DFP' will be erected on mature trees within the land ownership

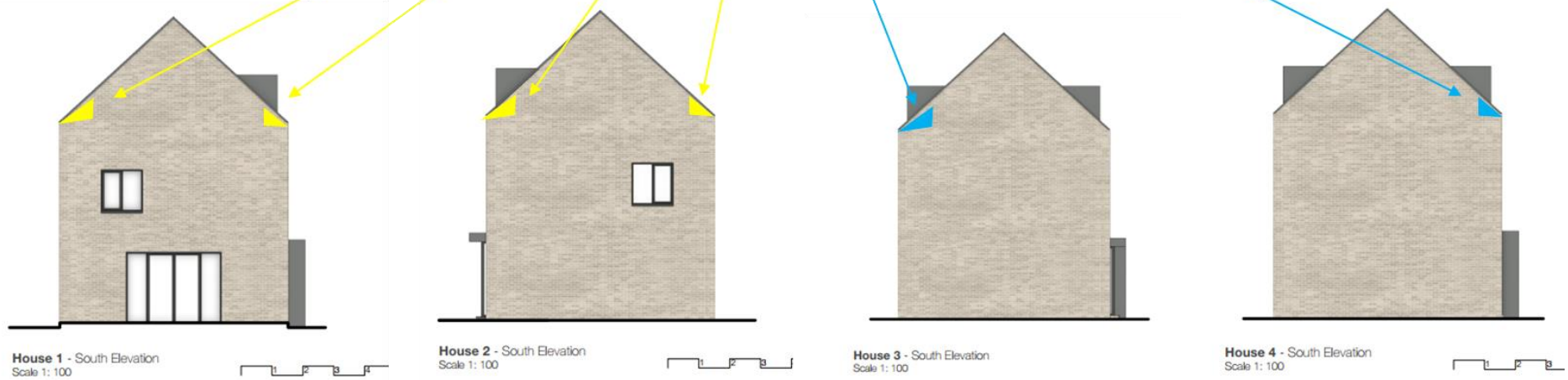
Crossways, Lower Pennington Lane, Lymington Proposed Site Plan | 2121 02 | davidjames architects & partne
tel: 01202

revisions	
Drawn By:	BB
Checked By:	DJ

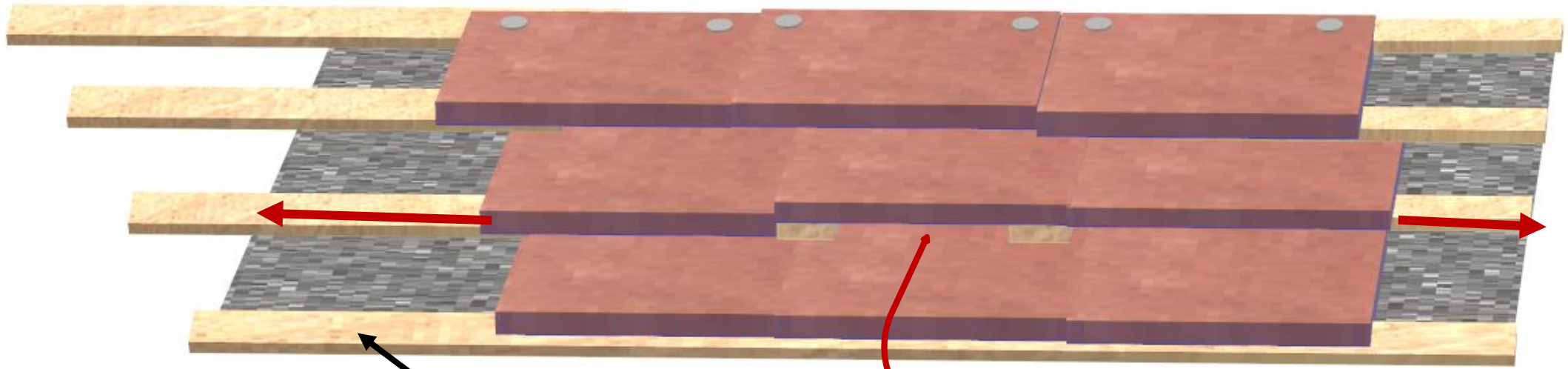
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Replacement dedicated bat loft

Permanent replacement bat roosting features (yellow) within loft space, each loft containing one bat access tile, with felt removed below allowing bats into the loft space. Bituminous felt will be used to line the lofts spaces and each void will measure 0.9m wide, 1.5m high and approximately 9.4m in length (these lofts will be detailed under the licence) while the two additional lofts in blue will be provided as ecological enhancements



Bat access tiles to allow access into above loft spaces



Battens

A gap will be created under the roof tile by inserting two wooden wedges/rolled lead either side of the tiles to allow access for bats to roosting between the tiles and membrane

Bitumen 1F type felt only to be used on new extension roof

The tile will be raised to 20mm by wooden wedges/lead half the length of the tile to allow bats to gain access to the cavity between the tiles and

1F type bituminous felt to be used only in bat access/roosting areas - Breathable Roofing Membranes (BRMs) are NOT permitted as they can entangle/trap bats leading to injury and/or death due to loose

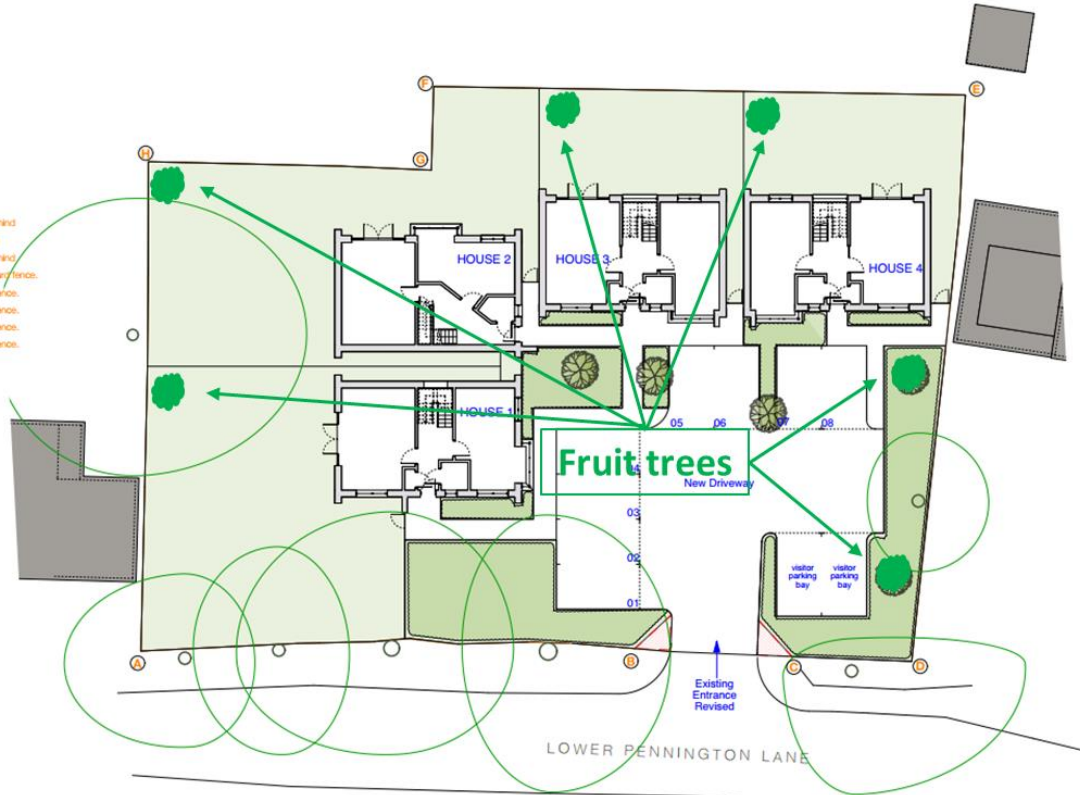
AREA SCHEDULE

- House 1 - 1800 sqft
- House 2 - 1800 sqft
- House 3 - 1800 sqft
- House 4 - 1800 sqft


-  Existing Trees
-  Proposed Trees

SITE SCHEDULE

- A-B Milk steel railing with hedging behind
- B-C Vehicular and pedestrian access
- C-D Milk steel railing with hedging behind
- D-E New 1.8m high timber closeboard fence
- E-F As existing timber closeboard fence
- F-G As existing timber closeboard fence
- G-H As existing timber closeboard fence
- H-A As existing timber closeboard fence



Site Plan
Scale 1:200 @A3



rev:
Drawn By : HVG Checked By : DJ

Crossways Lower Pennington Lane, Lymington

Site Plan | 2121 52 | davidjames architects & partners ltd
tel 01502 759639

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Fruit tree planting

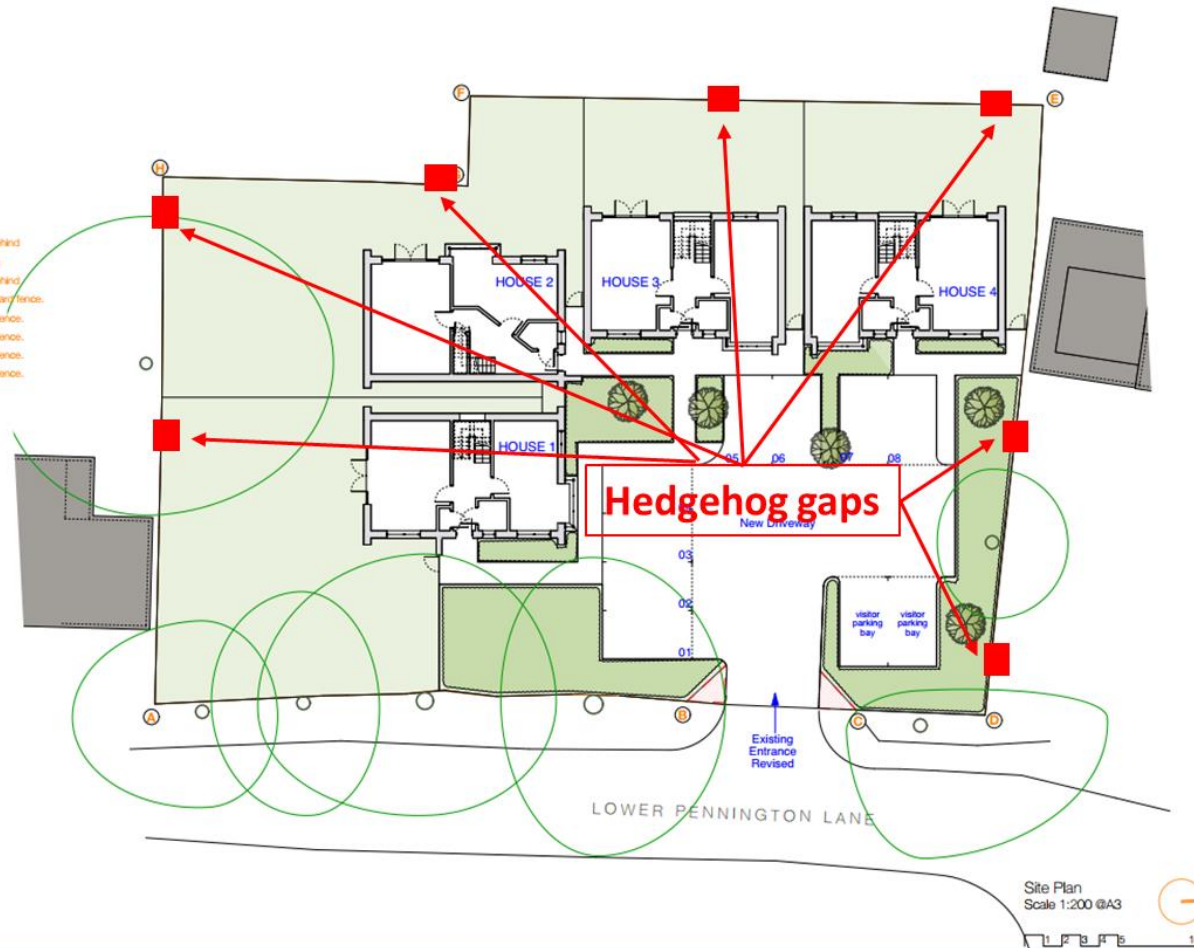
AREA SCHEDULE

- House 1 - 1800 sqft
- House 2 - 1800 sqft
- House 3 - 1800 sqft
- House 4 - 1800 sqft

-  Existing Trees
-  Proposed Trees

SITE SCHEDULE

- A-B M63 steel railing with hedging behind
- B-C Vehicular and pedestrian access
- C-D M63 steel railing with hedging behind
- D-E New 1.8m high timber closedboard fence.
- E-F As existing timber closedboard fence.
- F-G As existing timber closedboard fence.
- G-H As existing timber closedboard fence.
- H-A As existing timber closedboard fence.



Site Plan
Scale 1:200 @A3
10m

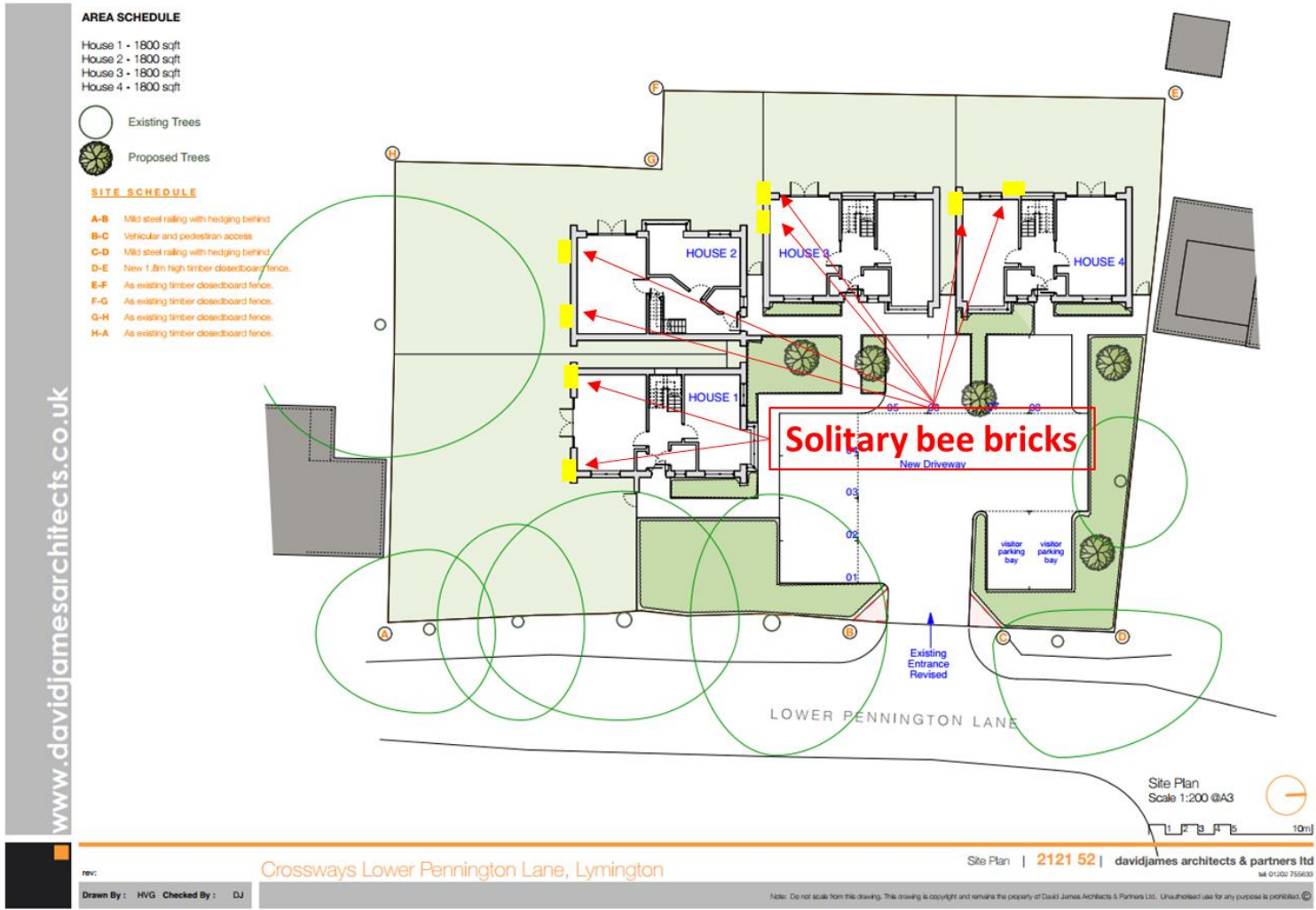
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Hedgehog friendly fencing



Solitary bee bricks



A total of two bee bricks will be installed per dwelling in a westerly facing spot, less than 1m from the ground.



A total of six new fruit trees will be planted within the new garden spaces for wildlife.



Any new and existing fencing on-site will feature hedgehog 'gravel boards' (holes) in every garden that will measure 13cm x 13cm.