

ECOLOGICAL APPRAISAL

Claire Lallow Boat Yard
3 Medina Road, Cowes

Claire Lallow Ltd

NN1629R01
19 June 2023



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1 INTRODUCTION

1.1 Project Background

1.1.1 E3S Consulting Ltd (E3S) have been engaged by Andrew E. Hitt on behalf of Claire Lallow Ltd (the client) to undertake an Ecological Appraisal and a Water Framework Directive Assessment (WFD). The Ecological appraisal includes a Preliminary Ecological Appraisal (PEA), Preliminary Roost Assessment (PEA) and impact assessment. This work was undertaken to support the proposed development plans at Claire Lallows Boat Yard, Medina Road, Cowes (the site). OS Grid Reference at approximate centre of site: SZ498958.

1.2 Proposed Development

1.2.1 Claire Lallow Boatyard is an active boatbuilding yard with the proposed works designed to improve the boatbuilding facilities and reduce current access limitations by consolidating storage buildings and creating additional water frontage hardstand, all tides access and berthing provision. Figure 1 presents the proposed development plan.

1.2.2 Based on the proposed development plan the existing boat shed closest to the water frontage shall be demolished to create additional hard stand area, an existing single story store set back from the frontage shall be converted into a two story boat store (ground floor) and store (first floor).

1.2.3 The existing slipway will be partially filled and levelled incorporating a new sea wall and concrete hardstand for boat storage. Beyond the new sea wall the remainder of the old slipway shall be removed and the ground level lowered (including small scale dredging works) to create a new basin with new pontoon access positioned within the basin against the new sea wall.

2 METHODOLOGY

2.1.1 The Ecological Appraisal of this assessment establishes whether there are any ecological influences on the site. This includes searching for designated nature conservation areas e.g., statutory Sites of Special Scientific Interest (SSSI) or non-statutory Local Wildlife sites within a 1km radius of the site, and internationally important sites such as Special Areas of Conservation (SAC) or Special Protection Areas (SPAs).

2.1.2 Publicly available information relating to the known presence of notable species and/or habitats within the site's proximity is also selected at this stage. Following this, a site walkover assesses the potential for any identified ecological factors that could influence or be influenced by the proposed development. Any further assessment work is subsequently identified and scoped.

3 LOCAL AND NATIONAL POLICIES AND LEGISLATION

3.1 Local Planning Policy and Legislation

3.1.1 Policy DM12 of the Island Plan Core Strategy provides development control policy in relation to biodiversity. The council will support proposals that conserve, enhance and promote the landscape, seascape, biodiversity, and geological interest of the island. Development proposals are expected to:

- Protect the integrity of international, national, and local designations relating to landscape, seascape, biodiversity, and geodiversity including the reasons for these designations, the weight given to them, and enhance their features of interest wherever possible;
- Ensure new development avoids both direct and indirect adverse effects upon the integrity of designated sites, and if necessary, provides appropriate mitigation measures;
- Promote the maintenance and enhancement of the links between designated sites, especially through the provision of, and/or enhancement to green infrastructure (GI), and appropriate local designations;

- Reflect the aims and objectives of the AONB Management Plan, the Council’s Landscape Character Assessment, Historic Landscape Characterisation, and any further relevant landscape assessment;
- Positively contribute to meeting the aims and objectives of the Isle of Wight’s local Biodiversity Action Plan (BAP) and Local Geodiversity Action Plan; and
- Minimise the threats and promote the opportunities arising from climate change on the island’s landscape, seascape, biodiversity, and geodiversity.

3.2 Isle of Wight Biodiversity Action Plan (BAP)

3.2.1 Based on the above legislation, the Isle of Wight Council is committed to the following species action plans:

- The red squirrel (*Sciurus vulgaris*) has been identified by the UK Biodiversity Steering Group as a priority species for conservation action; and
- The woodland bat Habitat Action Plan (HAP) covers a suite of old forest bat species which are dependent upon woodland and wood-pasture habitat for their survival.

3.2.2 And the following HAPs:

- Farmland Biodiversity - Farmland is not defined as a habitat in the UK BAP but contains a mosaic of different habitat types e.g., arable and horticulture, improved grassland, boundary and linear features, standing and open water. Collectively, these habitats can be of high biodiversity and nature conservation importance;
- Woodland Habitat - Identifies a total of six native woodland types as priority habitats of which, three can be found on the Isle of Wight: lowland mixed deciduous woodland, wet woodland, wood pasture, and parkland; and
- Lowland Meadows Habitat - Lowland meadows have been selected as a HAP for the Isle of Wight. This is to ensure that national objectives for this priority habitat (identified under the UK BAP) are translated into effective action on the island considering local issues.

4 SITE DETAILS

4.1 Site Walkover

4.1.1 A site visit was undertaken on 08 June 2023 at 10.00am by Tracey Pullan of ES3 Consulting Ltd (E3S). Weather conditions were dry and clear at time of visit with no access limitations.

4.1.2 The site consists of boatyard buildings including boat stores and offices. Adjacent to the boatyard is a slipway that was once used for the Cowes chain ferry maintenance. The slipway is used by Claire Lallow boatyard but the facility is limited due to the size of boats it can accommodate.

4.1.3 As can be seen from the site photographs (Figure 2) the site had been added to over the years.

4.1.4 The boat is accessed off of Medina Road (west of the site) beyond the street facing offices a hardstand area with wide slipway formed from concrete are located on the southern side of the site. The northern site of the site is levelled hardstand with container storage and a row of boat store buildings of brick construction with tin and Perspex roofing. The river Medina is directly to the east of the boatyard with river access provided by the slipway and jetty with pontoon for commercial fuel and boat lifting facilities.

4.1.5 The buildings appeared to be well maintained with the roofs being in good condition with no obvious signs of entry. The slipway and hardstand are all continuous concrete cover with no vegetation beyond scrub (hardstand) and common seaweed species (slipway). The site was visited at low tide with the majority of the slipway exposed. Beyond the slipway (outside of the development area) is the existing lagoon area which is regularly dredged to maintain access.

5 Public Records

5.1.1 Public records were assessed to include any recorded habitats or species on or near the site. Relevant SINC designations are presented below in Table 1.

Table 1: *Sites of Importance to Nature Conservation (SINCs) within 1km of the Site*

Site code/Subsite code Name	1a	1b	2a	4	6a	6bi	6c	7a	8a	Approx. distance from center of site (m)/ Approx. direction	Connectivity to the site (Direct/Indirect)
C232 Springhill/Western Wood C232A* Springhill Wood	✓				✓				✓	976/NE	No direct/indirect connectivity. River Medina between.
C233 Shrape Muds C233A*				✓		✓		✓	✓	600/NE	No direct/indirect connectivity. River Medina between.
C241 Cowes Cemetery & Woods C241A* Northwood Cemetery	✓	✓	✓				✓		✓	960/S	No direct/indirect connectivity. Residential development between.
C241 Cowes Cemetery & Woods C241B* Shamblers Copse south	✓										No direct/indirect connectivity. Residential development between.

*Sites partially within search area

5.2 Designation Criteria

1a: All ancient semi-natural woodlands.

1b: Other ancient woodland where there is a significant element of the original semi-natural woodland surviving. This includes plantations over ancient woodland sites.

2a: Agriculturally unimproved grasslands.

4: Coastal Habitats – All remaining natural and semi-natural coastal and estuarine habitats which retain some nature conservation interest, including sand dunes, saltmarsh, brackish ponds, grazing marshes and coastal grasslands, sea cliffs, landslips, slopes and chines, and intertidal rocky shores, sandflats and mixed sediment shores.

6a: Any site which supports a viable population of one or more species protected under the Habitats Regulations or listed in schedules 1, 5, or 8 of the Wildlife and Countryside Act 1981 (as revised and amended) or in Red Data Books of Britain and Ireland.

6bi: any site which regularly supports a viable population of a species that is nationally scarce in Britain.

6c: Any site that supports a significant proportion of the Island population, or contributes significantly to the range in the Island, of a national BAP priority species, or a local BAP species which could be at risk because of a very small populations, recent rapid decline, or habitat loss or change.

7a: Sites outside of existing Geological SSSI designations which display or contain structural, stratigraphic, sedimentological or mineralogical features of local or regional significance.

8a: A site which has value for the appreciation of nature.

5.3 Recorded Statutory Sites

5.3.1 Recorded statutory sites within 1km of the site were identified using the Isle of Wight Local Records Centre (LRC). Further information was gathered on the designated sites using publicly available online resources. The information is presented in Table 2 below.

Table 2: *Statutory Sites Identified within 1km of the Site*

Statutory Sites	Name	Within ≤ 1km (Y/N)	Approx. distance from the site (m)	Approx. direction from the site	Connectivity to site (Indirect, Direct, No)
SSSI	N/A	N	N/A	N/A	N/A
SAC	Solent and Southampton Water	Y	Adjacent to site	N/E	Direct
SPA and potential SPA (pSPA)	Solent and Dorset Coast	Y	Adjacent to site	N/E	Direct
Local Nature Reserves (LNR)	N/A	N	N/A	N/A	N/A
Ramsar	N/A	N	N/A	N/A	N/A
Areas of Ancient Woodland (ASNW)	N/A	N	N/A	N/A	N/A
Planted Ancient Woodland Sites (PAWS)	N/A	N	N/A	N/A	N/A
Area of Outstanding Natural Beauty (AONB)	N/A	N	N/A	N/A	N/A

6 PROTECTED AND NOTABLE SPECIES

6.1 Local Records

6.1.1 Local records provide details of rare and protected species within 1km of the site, these records, along with an assessment of the relevance of the site to those species can be summarised as follows:

6.1.2 Amphibians – There are LRC records of common frog (*Rana temporaria*) and common toad (*Bufo bufo*) within 1km of the site.

6.1.3 The site is located on the Medina River but does not provide any suitable habitat for amphibians.

6.1.4 Birds – LRC data of bird species identified within 1km of the site include: Reed Warbler (*Acrocephalus scirpaceus*), Common Sandpiper (*Actitis hypoleucos*), Kingfisher (*Alcedo atthis*), Mallard (*Anas platyrhynchos*), Swift (*Apus apus*), Turnstone (*Arenaria interpres*), Brant Goose (*Branta bernicla*), Dark-bellied Brent Goose (*Branta bernicla bernicla*), Dunlin (*Calidris alpina*), Black Tern (*Chlidonias niger*), Black-headed Gull (*Chroicocephalus ridibundus*), Stock Dove (*Columba oenas*), Cuckoo (*Cuculus canorus*), Mute Swan (*Cygnus olor*), Common House Martin (*Delichon urbicum*), Little Egret (*Egretta garzetta*), Yellowhammer (*Emberiza citrinella*), Merlin (*Falco columbarius*), Kestrel (*Falco tinnunculus*), European Pied Flycatcher (*Ficedula hypoleuca*), Common Loon (*Gavia immer*), Red-throated Loon (*Gavia stellata*), Oystercatcher (*Haematopus ostralegus*), Mediterranean Gull (*Ichthyophaga melanocephala*), European Herring Gull (*Larus argentatus*), Common Gull (*Larus canus*), Lesser Black-backed Gull (*Larus fuscus*), Great Black-backed Gull (*Larus marinus*), Black-tailed Godwit (*Limosa limosa*), Linnets (*Linaria cannabina*), Nightingale (*Luscinia megarhynchos*), Widgeon (*Mareca penelope*), Common Scoter (*Melanitta nigra*), Spotted Flycatcher (*Muscicapa striata*), Curlew (*Numenius arquata*), Eurasian Whimbrel (*Numenius phaeopus*), House Sparrow (*Passer domesticus*), Shag (*Phalacrocorax aristotelis*), Black Redstart (*Phoenicurus ochruros*), Redstart (*Phoenicurus phoenicurus*), Willow Warbler (*Phylloscopus trochilus*), Northern Willow Warbler (*Phylloscopus trochilus trochilus*), Marsh Tit (*Poecile palustris*), Dunnock (*Prunella modularis*), Eurasian Bullfinch (*Pyrrhula pyrrhula*), Common Firecrest (*Regulus ignicapilla*), Common Tern (*Sterna hirundo*), Turtle Dove (*Streptopelia turtur*), Starling (*Sturnus vulgaris*), Garden Warbler (*Sylvia borin*), Shelduck (*Tadorna tadorna*), Sandwich Tern (*Thalasseus sandvicensis*), Redshank (*Tringa totanus*), Redwings

(*Turdus iliacus*), Song Thrush (*Turdus philomelos*), Fieldfare (*Turdus pilaris*), Mistle Thrush (*Turdus viscivorus*), Western Barn Owl (*Tyto alba*) and Lapwing (*Vanellus vanellus*).

- 6.1.5 Gulls were observed feeding adjacent to the site. No other species were identified.
- 6.1.6 The proposed works will not have any negative impacts on birds with mitigation measures followed.
- 6.1.7 Bats – There are records of Western barbastelle (*Barbastella barbastellus*), Serotine (*Eptesicus serotinus*), Bechstein's bat (*M. bechsteini*), Daubenton's bat (*Myotis daubentonii*), Whiskered bat (*M. mystacinus*), Natterer's bat (*Myotis nattereri*), Lesser Noctule (*Nyctalus noctula*), Noctule bat (*Nyctalus noctula*), Nathusius's Pipistrelle (*Pipistrellus nathusii*), Common Pipistrelle (*Pipistrellus pipistrellus*), Soprano Pipistrelle (*P. pygmaeus*), Brown Long-eared bat (*Plecotus auritus*), Greater Horse-shoe (*Rhinolophus ferrumequinum*), and Grey Long-eared bat (*P. austriacus*).
- 6.1.8 The site is not adjacent to woodland, grassland, or fields with hedgerows, thus bat habitat is negligible. The site itself, however, provides possible opportunities for roosting bats within the main building that is proposed for redevelopment.
- 6.1.9 A Preliminary Roost Assessment (PRA) has been undertaken.
- 6.1.10 Badgers – The LRC search identified records of badgers (*Meles meles*) within 1km of the site.
- 6.1.11 The site provides no habitat for foraging badgers and no evidence of foraging badgers was found on-site. In addition to this, no evidence of a sett was located to suggest that the site is used by badgers.
- 6.1.12 Dormice – The LRC has not identified any records of dormice within 1km of the site. The site does not provide any habitat suitable for dormice.
- 6.1.13 Fish – Short-snouted Seahorse (*Hippocampus hippocampus*) were identified within 1km of the site. They are usually found in shallow waters, often in estuaries or associated with seagrass meadows. The waters adjacent to the site are not considered suitable habitat as the area is very busy with movement of boats, ferries etc. Smelt (*Osmerus eperlanus*) and Dover Sole (*Solea solea*) were also identified within 1km of the site. The site and adjacent waters do not provide suitable habitat for the identified species.
- 6.1.14 Fish-Jawless – Sea Lamprey (*Petromyzon marinus*). The proposed works will not have any negative impact on the identified species.
- 6.1.15 Invertebrates – LRC records include species from the orders Coleoptera (beetles), Lepidoptera (butterflies and moths), Diptera (true flies), and Odonata (dragonflies and damselflies) within 1km of the site.
- 6.1.16 The site does not provide any suitable habitat for invertebrates identified in the LRC.
- 6.1.17 Plants – LRC records found the following higher plants within 1km of the site: Field Garlic (*Allium oleraceum*), Marsh-mallow (*Althea officinalis*), Green-winged Orchid (*Anacamptis morio*), Stinking Chamomile (*Anthemis cotula*), Quaking Grass (*Briza media*), Divided Sedge (*Carex divisa*), Common Centaury (*Centaureum erythraea*), Small Toadflax (*Chaenorhinum minus*), Nettle-leaved Goosefoot (*Chenopodium murale*), Spear-leaved Willowherb (*Epilobium lanceolatum*), Blue Fleabane (*Erigeron acris*), Dwarf Spurge (*Euphorbia exigua*), Broad-leaved Spurge (*Euphorbia platyphyllos*), Common Cudweed (*Filago vulgaris*), Wild Strawberry (*Fragaria vesca*), Tall Ramping-fumitory (*Fumaria bastardi*), French Oatgrass (*Gaudinia fragilis*), Bloody Crane's-bill (*Geranium sanguineum*), Bluebell (*Hyacinthoides non-scripta*), Weasel's-snout (*Misopates orontium*), Curved Hard-grass (*Parapholis incurva*), Hoary Plantain (*Plantago media*), Early Meadow-grass (*Poa infirma*), Annual Beard-grass (*Polypogon monspeliensis*), Butcher's Broom (*Ruscus aculeatus*), Corn Spurrey (*Spergula arvensis*), Autumn Lady's-tresses (*Spiranthes spiralis*), Strawberry Clover (*Trifolium fragiferum*), Clustered Clover (*Trifolium glomeratum*), Dark Mullein (*Verbascum nigrum*), Eelgrass (*Zostera marina*), Dwarf Eelgrass

(*Zostera noltii*).

- 6.1.18 Plants identified on site included Buddleia davidii, Fleabane (*Erigeron sp.*), Elder (*Sambuca sp.*) Cow-parsley (*Anthriscus sp.*) and Valerian (*Valeriana officinalis*). These species are associated with disturbed, waste ground.
- 6.1.19 The slipway was vegetated with a covering of Bladder Wrack (*Fucus vesiculosus*).
- 6.1.20 The proposed development will not have a negative impact on any protected species of plants.
- 6.1.21 Reptiles – There are LRC records of slow worms (*Anguis fragilis*) within 1km of the site. The site does not provide any suitable habitat for reptiles.
- 6.1.22 Other species – LRC data search identified hedgehog (*Erinaceus europaeus*) records within 1km of the site.
- 6.1.23 Hedgehogs preferred habitat is a mosaic of grassland, woodland, woodland edges, and hedgerows. They will also forage within field margins on arable land. There is no suitable habitat for hedgehogs on or adjacent to site.
- 6.1.24 There are LRC records of red squirrels within 1km of the site. The site and surroundings do not provide any suitable habitat for red squirrels.
- 6.1.25 Invasive and non-native species – The LRC have records have identified the following invasive and non-native plant species within 1km of the site: Three-cornered Garlic (*Allium triquetrum*), Hollyberry Cotoneaster (*Cotoneaster bullatus*), Wall Cotoneaster (*Cotoneaster horizontalis*), Entire-leaved Cotoneaster (*Cotoneaster integrifolius*), Himalayan Cotoneaster (*Cotoneaster simonsii*), Montretia (*Crocoshmia pottsii x aurea*), Japanese Knotweed (*Fallopia japonica*), Knotweed (*Fallopia japonica*), Yellow Archangel (*Lamiastrum galeobdolon*) and Virginia Creeper.
- 6.1.26 One non-native botanical species was encountered during the site walkover, buddleia (*Buddleia davidii*). Although this species is non-native, it is naturalised and provides some benefit to our native wildlife.
- 6.1.27 Records of invasive and/or non-native animal species within 1km have been identified by the LRC. These are Ring-necked Parakeet and Western Barn Owl.
- 6.1.28 No invasive and/or non-native animal species were identified during the sight visit. However, any sightings during the construction phase should be reported to an ecologist.

7 PRELIMINARY ROOST ASSESSMENT

7.1 Introduction

- 7.1.1 The PRA was undertaken on the buildings proposed for demolition and redevelopment. This included two single story (with partial mezzanine) brick and tin roof boat stores.

8 LIMITATIONS and DISCLAIMERS

- 8.1.1 This survey does not constitute a full site assessment for protected species (only bats) or invasive species such as Japanese knotweed (*Reynoutria japonica*).
- 8.1.2 A search for the presence of Tree Preservation Orders (TPOs) on site has not been undertaken.
- 8.1.3 Should the proposal not be underway within 24 months of the date of issue of this PRA report, it is strongly recommended that the assessment be repeated.
- 8.1.4 E3S accepts no responsibility of whatever nature to third parties to whom this report, or any part

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9 LEGISLATION

9.1.1 All British bat species receive legal protection in the United Kingdom. The Wildlife and Countryside Act 1981 (WCA) (as amended) transposes into UK law the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention). The 1981 Act was recently amended by the Countryside and Rights of Way (CROW) Act 2000 and the more recent Habitats and Species Regulations amendments (2017). All British bat species are listed under Schedule 5 of the 1981 Act, and is therefore subject to the provisions of Section 9, which makes it an offence to:

- Intentionally kill, injure or take a bat [Section 9(1)];
- Possess or control any live or dead specimen or anything derived from a bat [Section 9(2)];
- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection [Section 9(4)(b)];
- Intentionally or recklessly obstruct access to any structure or place which a bat uses for shelter or protection [Section 9(4)(c)]; and
- Sell, offer for sale, possess or transport for the purpose of sale or publish advertisements to buy or sell a bat [section 9(5)].

9.1.2 Bats are also included in Annex IV of Council Directive 92/43/EEC of 21 May 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora (known as the Habitats Directive). As a result of the UK ratifying this directive, all British bats are protected under The Conservation Regulations 1994 (the Habitat Regulations) (as amended 2007). Annex IV of the Habitats Directive requires member states to construct a system of protection as outlined in Article 12, this is done through Schedule 2 of the Regulations whereby Regulation 39 makes it an offence to:

- Deliberately capture or kill a bat [Regulation 39(1)(a)];
- Deliberately disturb a bat in such a way as to be likely to significantly affect i) the ability of any significant group of that species to survive, breed, rear, or nurture their young OR ii) the local distribution of that species [Regulation 39(1)(b)]; and
- Damage or destroy a breeding site or resting place of a bat [Regulation 39(1)(d)].

9.1.3 Under the law, a roost is any structure or place used for shelter or protection. This could be any structure e.g., any building or mature tree. Bats use many roost sites and feeding areas throughout the year. These vary according to bat age, condition, sex, and species as well as seasonality and weather. Since bats tend to reuse the same roosts for generations, the roost is protected whether the bats are present or not.

10 SCOPE OF WORKS

- 10.1.1 The scope of works consisted of the following:
- 10.1.2 Undertake a PRA as detailed in Bat Surveys for Professional Ecologists: Good Practice Guidelines (BCT 2016) with a full internal inspection of the building in the areas of renovation associated with the proposals regarding bats;
- 10.1.3 Identify any physical evidence of bat activity; and,
- 10.1.4 Determine the buildings' potential to support bats.

11 METHODOLOGY

11.1.1 The assessment work summarised in this report was undertaken under guidance of John Owen of E3S (NE Class license number 2021-44792-CLS-CLS), an experienced and trained bat surveyor with over 10 years' experience, with the assistance of Tracey Pullan of E3S, a trained ecologist with over 10 years' experience.

12 SURVEY

12.1.1 The PRA site visit was undertaken on the boat store buildings on 8 June 2023 at approximately 10.00am. All areas were accessed for inspection with no limitations.

12.1.2 The assessment was undertaken to identify if any bats and/or their signs were identified to determine the likelihood of the buildings supporting them. This information was then used to assess the degree to which bats use the building, if at all, and subsequently whether emergence/re-entry survey(s) would be required.

12.1.3 The building interiors and exteriors were examined using a high-powered torch to look for gaps or other suitable features that bats may use, as well as bats themselves and evidence of use such as droppings and/or feeding remains (e.g., moth wings). The presence of cobwebs often indicates lack of use by bats. The search for evidence includes signs such as feeding remains, droppings, urine splashes and staining.

12.1.4 The boat stores were classified by the potential to support bats using the categories developed by the Bat Conservation Trust (BCT). The survey was carried out in accordance with Bat Surveys for Professional Ecologists: Good Practice Guidelines (BCT 2016).

12.1.5 Figure 2 presents site photographs.

12.2 Survey Summary

12.2.1 The boat stores are brick built with a mixed material roof construction of tina and Perspex. A partial mezzanine, primarily for additional storage enabled closer inspection of the roof space.

12.2.2 All areas of the building were accessible.

12.2.3 As identified in the site photographs, the buildings are very open, with natural and artificial light throughout. Windows, doors and roofing material illuminate all areas.

12.2.4 The roofs are well sealed with the only access point through doors and windows which are closed at night.

12.2.5 Cobwebs were identified below roofing material.

12.2.6 No bats or evidence of bats was identified, with no obvious sign of recent droppings, feeding remains, or urine splashes. The buildings have been assessed as having a Negligible potential to support bats.

12.2.7 As no evidence of bats was identified and the building has been classified as having a negligible suitability for bats, no further surveys are considered appropriate.

12.2.8 If during any works on site, bats or evidence of bats is identified, all works must stop and an experienced ecologist should be contacted.

13 CONCLUSIONS

13.1 Species

- 13.1.1 A PEA and PRA has been undertaken on the sites habitat the building that is proposed for redevelopment.
- 13.1.2 The sites habitat and surrounding habitat offers negligible opportunities for the use by bats and other protected species, therefore no other further surveys are recommended.
- 13.1.3 The intertidal zone within the slipway was of poor condition predominantly consisting of common seaweed species attached to the concrete deck, the slipway forms part of an active boatyard with regular use. The seabed directly to the east of the site is subject to regular dredging and constant marine/ commercial traffic.
- 13.1.4 The survey provides a single snapshot of the site and does not account for seasonal variation or species which may take up residence after the published report. Furthermore, lack of signs of a particular species does not confirm its absence, merely that there was no indication of its presence at the time of the site survey.
- 13.1.5 The PEA is valid for 1 year after which an updated PEA will be required to assess if there are any changes to the site's condition.
- 13.1.6 Avoidance, mitigation, and compensation measures are outlined under section 15.

13.2 Designated Sites

- 13.2.1 The site is adjacent to the Solent & Dorset Coast Special Protection Area (SPA) and the Solent and Southampton Water Special Area of Conservation (SAC).

14 WATER FRAMEWORK DIRECTIVE ASSESSMENT

- 14.1.1 A Water Framework Directive Assessment (WFD) has been undertaken and is presented in Appendix A.
- 14.1.2 It has been identified that the site is located within 2km of a WFD area that includes the Solent and Dorset Coast SPA, the Solent and Southampton Water SAC, Shellfish Waters and Eutrophic Coastal Sensitive areas.
- 14.1.3 The site is in a water body that is heavily modified for the same use as the proposed development, and therefore will require an impact assessment.
- 14.1.4 The site is within 125m of a Chalk Reef which is a habitat of high sensitivity, therefore requiring an impact assessment.

14.2 Impact Assessment

- 14.2.1 There are likely to be temporary indirect impacts as a consequence of the construction works and associated sources of potential disturbance and disruption from plant, vehicles, personnel, light, sound, run-off, litter waste and potential spillage.
- 14.2.2 A Construction and Environmental Management Plan (CEMP) will be required, detailing protective measures for the estuarine environment that are compliant with the Environment Agency (EA) and Cowes Harbour Commission.
- 14.2.3 The loss off the intertidal zone within the slipway is not consisted to be of significance and no notable loss of habitat will occur due to the proposed development.

15 MITIGATION & ENHANCEMENT

15.1.1 The following measures are proposed;

15.2 Avoidance, Mitigation, and Compensation Measures Proposed:

15.2.1 A Construction and Environmental Management Plan (CEMP) will be undertaken to ensure no adverse effects are caused by the proposal.

15.2.2 A check for any nesting birds in buildings must be undertaken prior to any works in buildings. Any vegetation removal with the potential for nesting birds should be undertaken outside of bird nesting season (March-August);

15.2.3 Conducting works during daylight hours and if not possible, selecting LED sensor operated downward facing, hooded, and low-level lights to minimise disturbance to potential commuting and foraging bats which are active outside of daylight hours.

Table 3: Figure 2- *Site Photograph ID with Descriptions*

Site photograph ID	Description
Photograph 1	View of storage containers on site
Photograph 2	View of building to be demolished and rebuilt
Photograph 3	View of slipway
Photograph 4	View of slipway
Photograph 5	View of buildings opposite
Photograph 6	View of office building adjacent to slipway

Table 4: Figure 2a - *Site Photograph ID with Descriptions*

Site photograph ID	Description
Photograph 1	Upper floor of building
Photograph 2	View of roof apex
Photograph 3	View crossbeams of roof
Photograph 4	View above window
Photograph 5	Office building with sealed roof inside and out
Photograph 6	Ground floor of building
Photograph 7	Door to building
Photograph 8	Woodstore

NOTES:

DO NOT SCALE OFF THIS DRAWING.

MAP OF THE PROPOSED SITE UP FOR DEVELOPMENT DISPLAYING ITS LOCATION.

TOTAL AREA OF THE SITE APPROXIMATELY 3768M²

KEY:

— - SITE BOUNDARY



CLIENT: MR A HITT

SITE: LALLOWS BOATYARD, MEDINA ROAD, COWES, ISLE OF WIGHT.

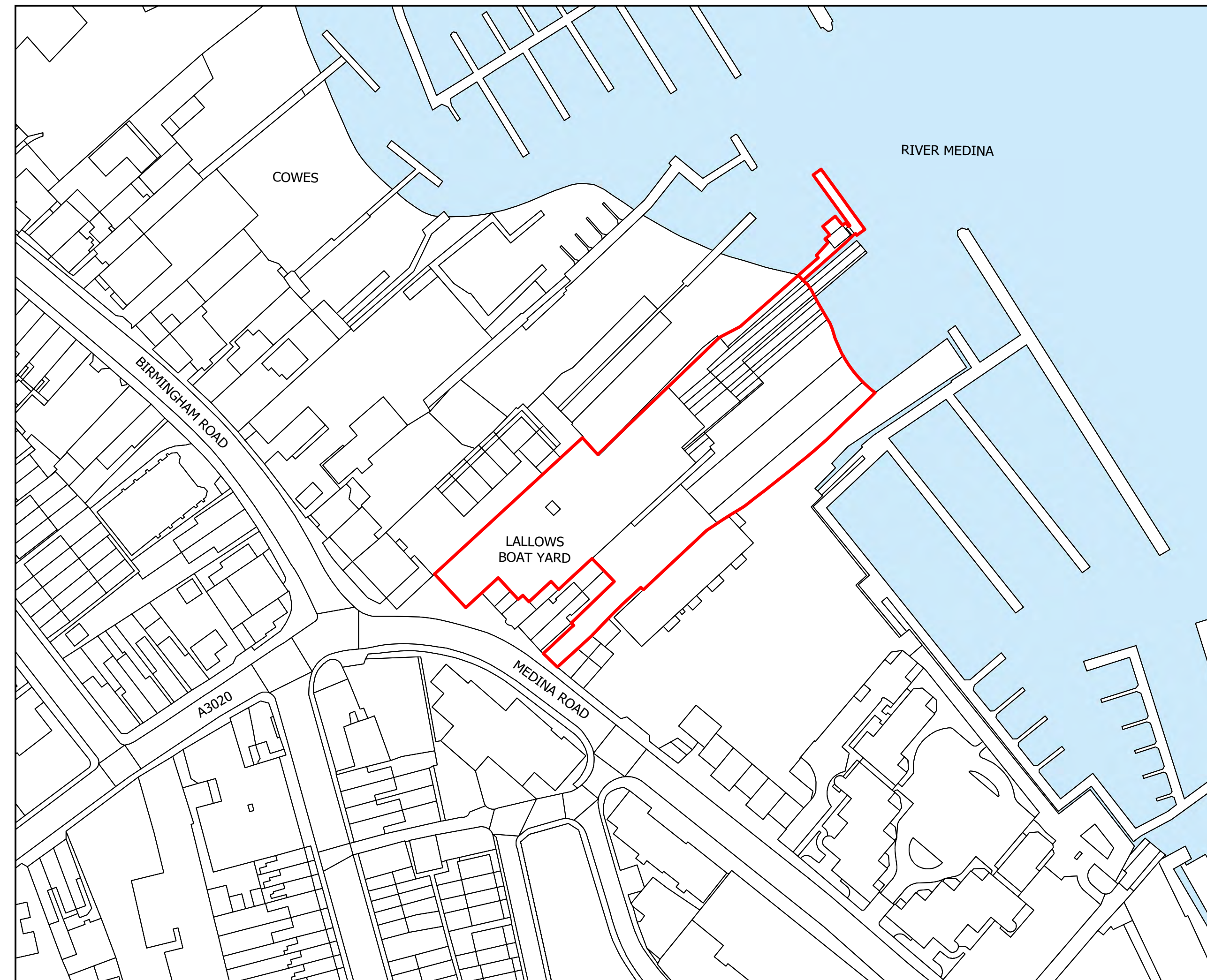
TITLE: FIGURE 1 - SITE LOCATION PLAN

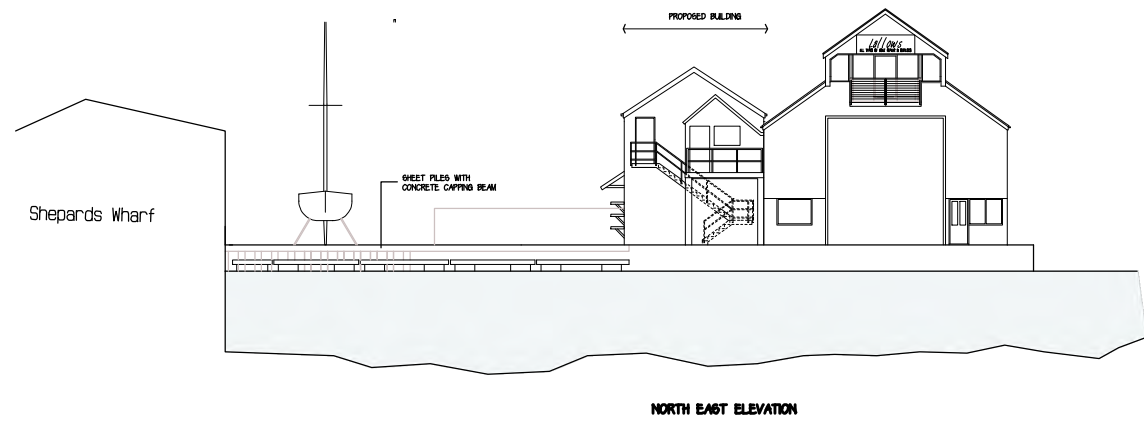
AUTHOR: HO

PROJECT REF:
NN1626

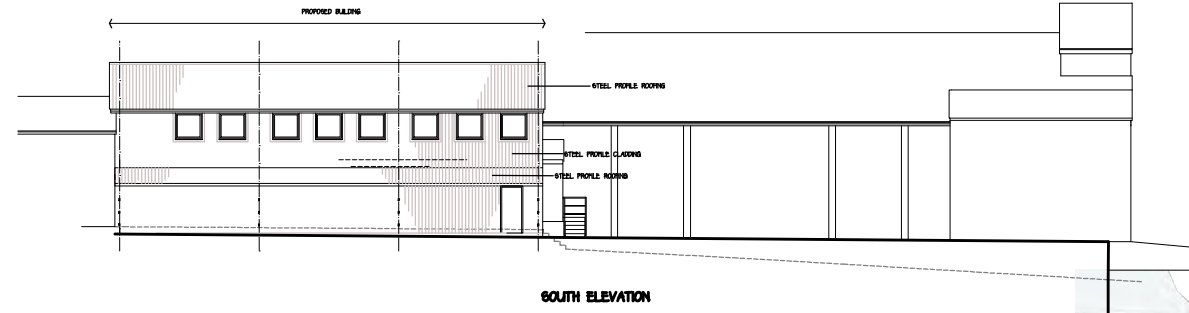
DATE: JUNE 2023

NOT TO SCALE

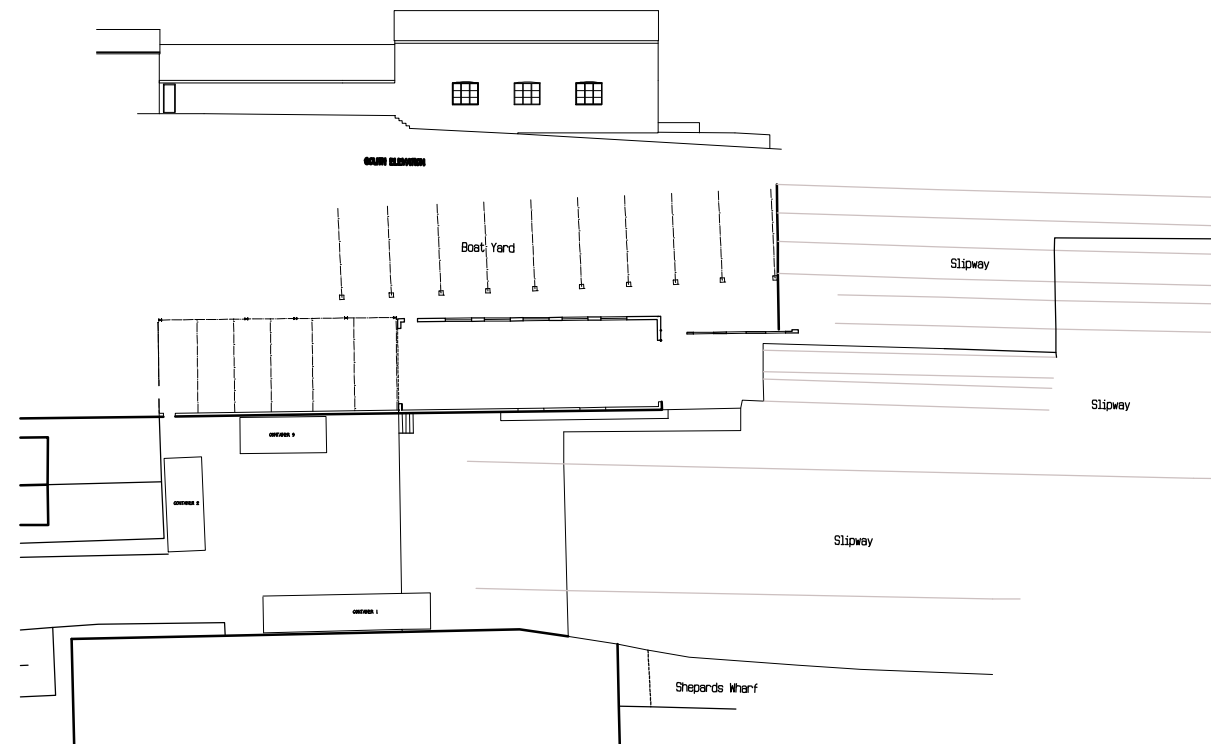




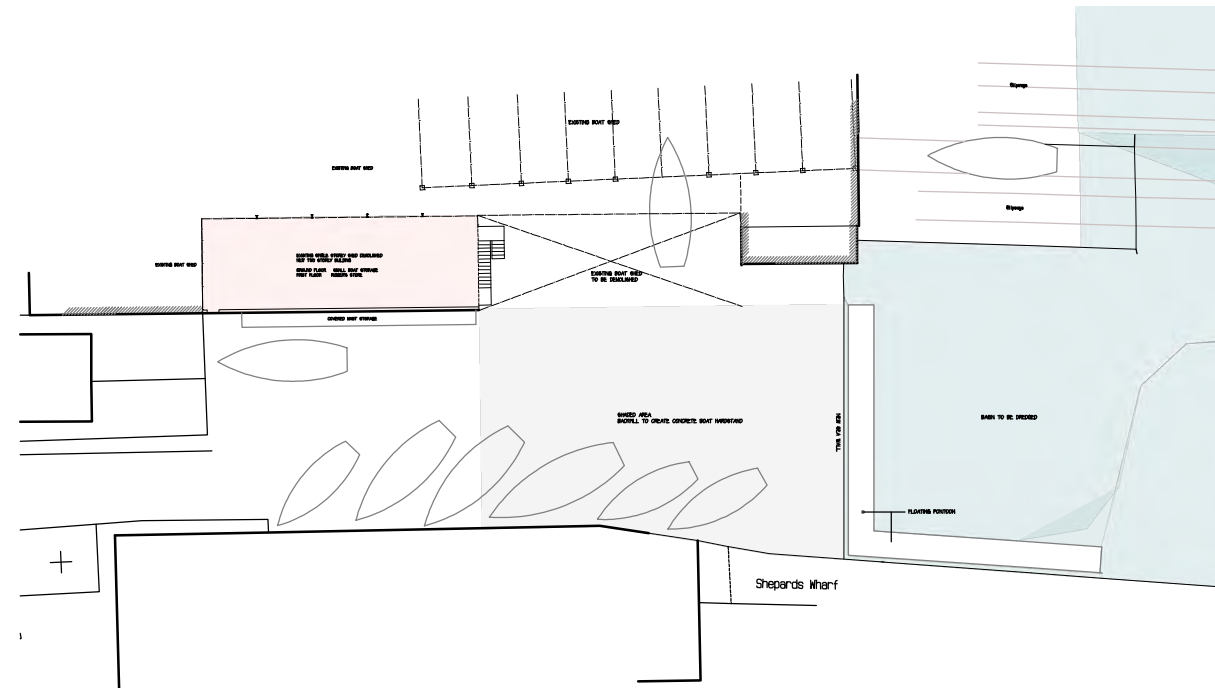
NORTH EAST ELEVATION



SOUTH ELEVATION



EXISTING



PROPOSED

NOTES:

DO NOT SCALE OFF THIS DRAWING.

MAPS OF THE SITE DISPLAYING THE NORTH EASTERLY ELEVATION AS WELL AS THE ELEVATION LEVELS FROM THE SOUTH OF THE SITE. ALSO INCLUDED IN THIS FIGURE IS THE EXISTING FOOTPRINT OF THE SITE AS WELL AS THE NEWLY PROPOSED FOOTPRINT AFTER WORKS HAVE BEEN CARRIED OUT.



CLIENT: MR A HITT

SITE: LALLOWS BOATYARD, MEDINA ROAD, COWES, ISLE OF WIGHT.

TITLE: FIGURE 1.2 - PROPOSED DEVELOPMENT PLAN

AUTHOR: HO

PROJECT REF: NN1626	DATE: JUNE 2023
	NOT TO SCALE

1



2

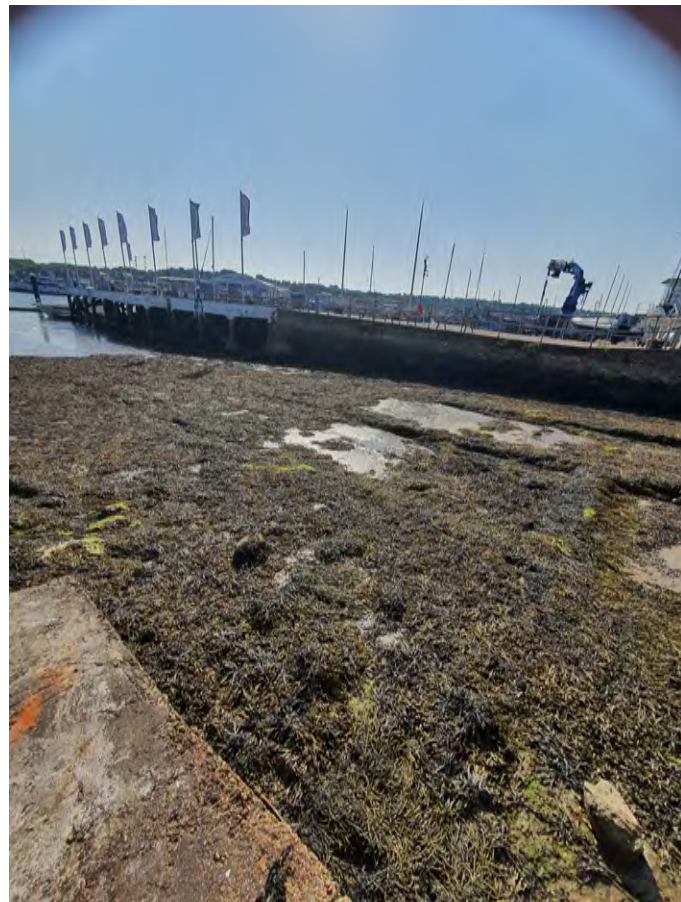


3



NOTES:

PHOTOGRAPHS TAKEN DURING SITE VISIT. EACH PHOTO DEPICTS HABITAT ON SITE AS WELL AS SPECIFIC SITES OF INTEREST.



4



5



6



CLIENT: MR A HITT

SITE: LALLOWS BOATYARD, MEDINA ROAD, COWES, ISLE OF WIGHT.

TITLE: FIGURE 2 - SITE PHOTOGRAPHS

AUTHOR: HO

PROJECT REF:
NN1626

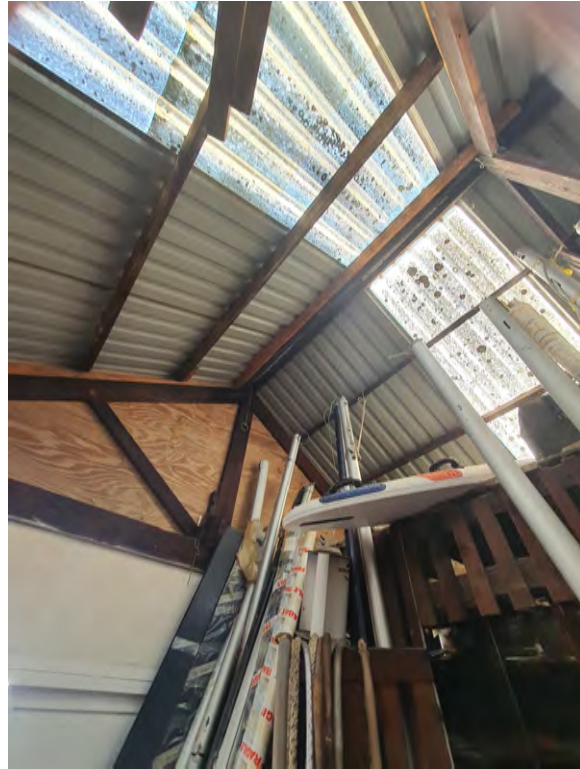
DATE: JUNE 2023

NOT TO SCALE

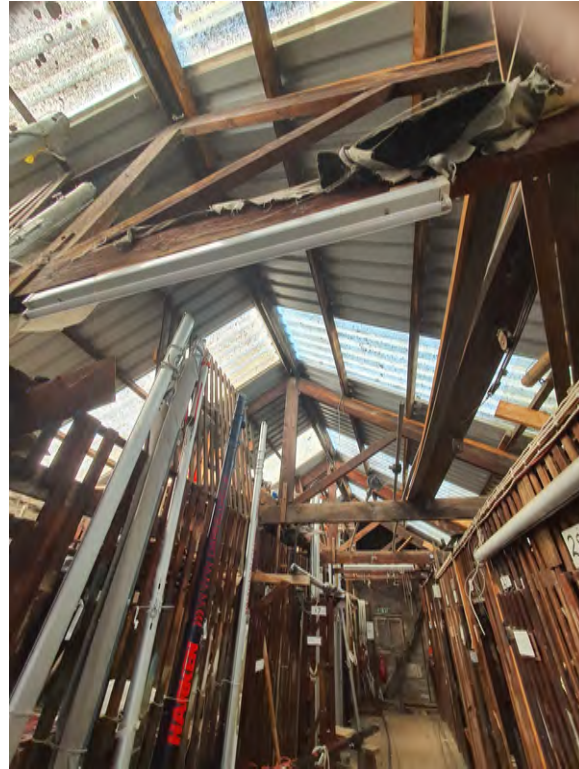
1



2



3



4



NOTES:

PHOTOGRAPHS TAKEN DURING SITE VISIT AND PRELIMINARY ROOST ASSESSMENT. EACH PHOTO DEPICTS POTENTIAL BAT ROOSTING HABITAT ON SITE AS WELL AS SPECIFIC AREAS OF INTEREST.

5



6



7



8



CLIENT: MR A HITT

SITE: LALLOWS BOATYARD, MEDINA ROAD, COWES, ISLE OF WIGHT.

TITLE: FIGURE 3 SITE PHOTOGRAPHS

AUTHOR: HO

PROJECT REF:
NN1626

DATE: JUNE 2023

NOT TO SCALE

APPENDIX A

WATER FRAMEWORK DIRECTIVE

Water Framework Directive assessment: scoping template for activities in estuarine and coastal waters

Use this template to record the findings of the scoping stage of your Water Framework Directive (WFD) assessment for an activity in an estuary or coastal water.

If your activity will:

- take place in or affect more than one water body, complete a template for each water body
- include several different activities or stages as part of a larger project, complete a template for each activity as part of your overall WFD assessment

The [WFD assessment guidance for estuarine and coastal waters](#) will help you complete the table.

Your activity	Description, notes or more information
Applicant name	Claire Lallow
Application reference number (where applicable)	N/A
Name of activity	Proposed new boat shed to replace existing boat shed, new hardstanding and sea wall.
Brief description of activity	Demolition of boat shed with construction of replacement boat shed. Creation of hardstanding with new sea wall with extended slipway and dredging of access.
Location of activity (central point XY coordinates or national grid reference)	X449842, Y095818
Timings of activity (including start and finish dates)	TBC
Extent of activity (for example size, scale frequency, expected volumes of output or discharge)	Small commercial scale
Use or release of chemicals (state which ones)	None

Water body ¹	Description, notes or more information
WFD water body name	Medina
Water body ID	GB520710101600
River basin district name	South East
Water body type (estuarine or coastal)	Estuarine
Water body total area (ha)	162.70
Overall water body status (2019)	Moderate
Ecological status	Moderate
Chemical status	Good
Target water body status and deadline	Good 2027
Hydromorphology status of water body	Supports Good
Heavily modified water body and for what use	Yes, navigation/ports and harbours
Higher sensitivity habitats present	Saltmarsh (12.57ha)/Chalk reef (4.23ha)
Lower sensitivity habitats present	Intertidal soft sediment (110.32ha)/ Rocky shore (0.56ha) / Subtidal rocky reef (4.23ha)/Subtidal soft sediments (81.93ha)
Phytoplankton status	High
History of harmful algae	Not monitored
WFD protected areas within 2km	Solent and Dorset Coast SPA/Shellfish Waters/ Coastal Sensitive Areas – Eutrophic.

¹ Water body information can be found in the Environment Agency's catchment data explorer and the water body summary table. Magic maps provide additional information on habitats and protected areas. Links to these information sources can be found in the WFD assessment guidance for estuarine and coastal waters.

Specific risk information

Consider the potential risks of your activity to each of these receptors: hydromorphology, biology (habitats and fish), water quality and protected areas. Also consider invasive non-native species (INNS).

Section 1: Hydromorphology

Consider if hydromorphology is at risk from your activity.

Use the water body summary table to find out the hydromorphology status of the water body, if it is classed as heavily modified and for what use.

Consider if your activity:	Yes	No	Hydromorphology risk issue(s)
Could impact on the hydromorphology (for example morphology or tidal patterns) of a water body at high status	Requires impact assessment	Impact assessment not required	No
Could significantly impact the hydromorphology of any water body	Requires impact assessment	Impact assessment not required	No
Is in a water body that is heavily modified for the same use as your activity	Requires impact assessment	Impact assessment not required	Yes

Record the findings for hydromorphology and go to section 2: biology.

Section 2: Biology

Habitats

Consider if habitats are at risk from your activity.

Use the water body summary table and Magic maps, or other sources of information if available, to find the location and size of these habitats.

Higher sensitivity habitats ²	Lower sensitivity habitats ³
Saltmarsh (12.57ha)	Intertidal soft sediment (110.32ha)
Chalk reef (4.23ha)	Rocky shore (0.56ha)
	Subtidal rocky reef (4.23ha)
	Gravel & Cobble
	Subtidal soft sediments (81.93ha)

² Higher sensitivity habitats have a low resistance to, and recovery rate, from human pressures.

³ Lower sensitivity habitats have a medium to high resistance to, and recovery rate from, human pressures.

Consider if the footprint ⁴ of your activity is:	Yes	No	Biology habitats risk issue(s)
0.5km ² or larger	Yes to one or more – requires impact assessment	No to all – impact assessment not required	No
1% or more of the water body's area			No
Within 500m of any higher sensitivity habitat			Yes, 125m south east of Chalk Reef
1% or more of any lower sensitivity habitat			No

⁴ Note that a footprint may also be a temperature or sediment plume. For dredging activity, a footprint is 1.5 times the dredge area.

Fish

Consider if fish are at risk from your activity, but only if your activity is in an estuary or could affect fish in or entering an estuary.

Consider if your activity:	Yes	No	Biology fish risk issue(s)
Is in an estuary and could affect fish in the estuary, outside the estuary but could delay or prevent fish entering it or could affect fish migrating through the estuary	Continue with questions	Go to next section	No
Could impact on normal fish behaviour like movement, migration or spawning (for example creating a physical barrier, noise, chemical change or a change in depth or flow)	Requires impact assessment	Impact assessment not required	No
Could cause entrainment or impingement of fish	Requires impact assessment	Impact assessment not required	No

Record the findings for biology habitats and fish and go to section 3: water quality.

Section 3: Water quality

Consider if water quality is at risk from your activity.

Use the water body summary table to find information on phytoplankton status and harmful algae.

Consider if your activity:	Yes	No	Water quality risk issue(s)
Could affect water clarity, temperature, salinity, oxygen levels, nutrients or microbial patterns continuously for longer than a spring neap tidal cycle (about 14 days)	Requires impact assessment	Impact assessment not required	No
Is in a water body with a phytoplankton status of moderate, poor or bad	Requires impact assessment	Impact assessment not required	No
Is in a water body with a history of harmful algae	Requires impact assessment	Impact assessment not required	Not Assessed

Consider if water quality is at risk from your activity through the use, release or disturbance of chemicals.

If your activity uses or releases chemicals (for example through sediment disturbance or building works) consider if:	Yes	No	Water quality risk issue(s)
The chemicals are on the Environmental Quality Standards Directive (EQSD) list	Requires impact assessment	Impact assessment not required	No
It disturbs sediment with contaminants above Cefas Action Level 1	Requires impact assessment	Impact assessment not required	No

If your activity has a mixing zone (like a discharge pipeline or outfall) consider if:	Yes	No	Water quality risk issue(s)
The chemicals released are on the Environmental Quality Standards Directive (EQSD) list	Requires impact assessment ⁵	Impact assessment not required	No

⁵ Carry out your impact assessment using the Environment Agency's surface water pollution risk assessment guidance, part of Environmental Permitting Regulations guidance.

Record the findings for water quality go on to section 4: WFD protected areas.

Section 4: WFD protected areas

Consider if WFD protected areas are at risk from your activity. These include:

- special areas of conservation (SAC)
- special protection areas (SPA)
- shellfish waters
- bathing waters
- nutrient sensitive areas

Use Magic maps to find information on the location of protected areas in your water body (and adjacent water bodies) within 2km of your activity.

Consider if your activity is:	Yes	No	Protected areas risk issue(s)
Within 2km of any WFD protected area ⁶	Requires impact assessment	Impact assessment not required	Solent and Dorset Coast SPA Solent and Southampton Water SAC Shellfish Waters Coastal Sensitive Areas – Eutrophic.

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⁶ Note that a regulator can extend the 2km boundary if your activity has an especially high environmental risk.

Record the findings for WFD protected areas and go to section 5: invasive non-native species.

Section 5: Invasive non-native species (INNS)

Consider if there is a risk your activity could introduce or spread INNS.

Risks of introducing or spreading INNS include:

- materials or equipment that have come from, had use in or travelled through other water bodies
- activities that help spread existing INNS, either within the immediate water body or other water bodies

Consider if your activity could:	Yes	No	INNS risk issue(s)
Introduce or spread INNS	Requires impact assessment	Impact assessment not required	No

Record the findings for INNS and go to the summary section.

Summary

Summarise the results of scoping here.

Receptor	Potential risk to receptor?	Note the risk issue(s) for impact assessment
Hydromorphology	No	
Biology: habitats	No	
Biology: fish	No	
Water quality	No	
Protected areas	No	
Invasive non-native species	No	

If you haven't identified any receptors at risk during scoping, you don't need to continue to the impact assessment stage and your WFD assessment is complete.

If you've identified one or more receptors at risk during scoping, you should continue to the impact assessment stage.

Include your scoping results in the WFD assessment document you send to your activity's regulator as part of your application for permission to carry out the activity.