



3 Lavant Road, Chichester

Preliminary Ecological Appraisal

Prepared on behalf of Hestia Homes

March 2024

Town Planning | Architecture | Urban Design | Ecology

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**3 Lavant Road
Ecology 8458
Version 01**

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1.0 Executive Summary

- 1.1 The Client is proposing to demolish the existing residential dwelling and associated buildings at 3 Lavant Road, Chichester and to construct a block of six apartments on the site. Pro Vision Ecology were commissioned in February 2024 to provide the ecological assessment of the habitats on site to inform development designs.
- 1.2 The ecological appraisal comprised a desk study of existing ecological data in relation to the site, and an assessment of the sites habitats and suitability to support protected species within the application site.
- 1.3 The site comprises a residential dwelling with attached garage, two garden sheds and two summer houses. A gravel drive with surrounding ornamental planting vegetated garden is present in the eastern section and a private garden comprises a lawn and ornamental planting is present in the western section of the site.
- 1.4 The buildings on site were assessed in accordance with Bat Conservation Trust (BCT) guidance (Collins, 2023). The main residential dwelling and garage were assessed as having negligible potential to support a bat roost and the garden sheds and summer houses were assessed as having no potential to support bat roosts.
- 1.5 The site provides limited potential commuting and foraging habitat for the local bat population. Recommendations have been provided in **Section 5.0** to ensure bats can continue to utilise the site post development.
- 1.6 The hedgerows and woodland provide limited foraging and nesting opportunities for common bird species. It is recommended that any vegetation clearance or building demolition should avoid the bird nesting season (1st March – 31st August) unless inspection by an ecologist concludes that there are no nesting birds present immediately prior to the commencement of works. If the presence of nesting birds is confirmed, any works which may disturb them will be delayed until the young birds have fledged the nest of their own accord. Details regarding this are provided in **Section 5.0**.
- 1.7 The development will provide ecological enhancements in line with national and local planning policy to secure net gains on the site. Details regarding this are provided in **Section 5.0**.

2.0 Introduction

Project Background

- 2.1 Pro Vision Ecology were commissioned in February 2024 to carry out a Preliminary Ecological Appraisal (PEA) of the land at 3 Lavant Road, Chichester, PO19 5QY and a Preliminary Roost Assessment (PRA) of the buildings. For the site location refer to **Appendix A**. The client is proposing to demolish the existing residential dwelling and associated buildings and to construct a block of six apartments (**Appendix B**).
- 2.2 This report describes the current ecological baseline of the site based on the findings of the ecological assessment and provides information for further survey requirements and potential mitigation on the site.

Brief

- 2.3 To carry out a PEA of the land and conduct a PRA on the existing dwelling within the site boundaries, to inform the Client of any further survey work required and of the ecological implications of their proposals.

Relevant Legislation and Planning Policy

- 2.4 The key legislative provisions of relevance to this report with respect to the development proposals and their potential effects on ecological features are listed below:
- The Conservation of Habitats and Species Regulations 2017
 - The Wildlife and Countryside Act 1981 (as amended)
 - The Natural Environment and Rural Communities (NERC) Act 2006
 - The Protection of Badgers Act (1992)
 - The Environment Act (2021)
- 2.5 The UK Biodiversity Action Plan (BAP) was the Governments response to the 1992 Convention on Biodiversity (The Rio Convention), with the aim of halting the loss of biodiversity in the UK. The new UK post-2010 Biodiversity Framework replaced the previous BAP and is the government's response to the new strategic plan on the United Nations Convention on Biological Diversity (CBD). Although the UK post-2010 Biodiversity Framework supersedes the UK BAP, the UK BAP lists of priority species and habitats still remain an important reference source for identifying habitats and species of principal importance within the UK. Within England, Section 41 of the NERC Act (2006) lists species and habitats of principal importance for the conservation of biodiversity.
- 2.6 The Government has set out its policies for the protection and enhancement of biodiversity through the planning system in the National Planning Policy Framework Section 15 (NPPF, 2023).
- 2.7 The Environment Act 2021 includes the requirement for developments to provide 10% biodiversity net gain, to be evidenced with the use of the statutory metric. For minor developments this is anticipated to become mandatory from the 2nd April 2024.

2.8 The site at 3 Lavant Road is located within Chichester. The Chichester District Council Local Plan (2014-2029) includes Policy 49 relating to Biodiversity, which states:

Policy 49

Biodiversity

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

- 1. The biodiversity value of the site is safeguarded;*
- 2. Demonstratable harm to habitats or species which are protected or which are of importance to biodiversity is avoided or mitigated;*
- 3. The proposal has incorporated features that enhance biodiversity as part of a good design and sustainable development;*
- 4. The proposal protects, manages and enhances the District's network of ecology, biodiversity and geological sites, including the international, national and local designated sites (statutory and non-statutory), priority habitats, wildlife corridors and stepping stones that connect them;*
- 5. Any individual or cumulative adverse impacts on sites are avoided;*
- 6. The benefits of development outweigh any adverse impact on biodiversity on the site. Exceptions will only be made where no reasonable alternatives are available; and planning conditions and/or planning obligations may be imposed to mitigate or compensate for the harmful effects of the development.*

3.0 Methodologies

Desk Study

- 3.1 The desk study methodology is based upon guidelines set out by the Chartered Institute of Environmental and Ecological Management (CIEEM, 2017). A data-gathering exercise was undertaken to obtain any available information relating to statutory and non-statutory nature conservation sites and protected species (**Table 1**).

Table 1: Summary of information sources used for the Desk Study

Organisation / Source	Information Sought
Sussex Biodiversity Records Centre (SxBRC)	Records of the presence of key protected and notable species and non-statutory wildlife sites within one kilometre of the site.
MAGIC	Locations of and citations for all national statutory wildlife sites, including SSSI, within one kilometre and all international sites including SAC, SPA or Ramsar sites within five kilometres of the site. Records of EPSM licences and class licence returns within one kilometre.
Ordnance Survey Maps	Large scale habitat information and identification of off-site habitats which may require consideration (such as ponds) within 500m.

Ecological Assessment

Habitats

- 3.2 A site visit was undertaken on the 26th February 2024 by ecologist David Casson ACIEEM in cloudy and dry weather conditions, with a moderate breeze and an ambient temperature of 7°C. The survey employed techniques based on the UK Habitat Classification System.
- 3.3 The collection of botanical information focused on the dominant and/or key indicator species for each habitat, to allow allocation of habitats to hierarchy levels 3 and/or 4 and where relevant to identify any priority habitats which are present on site.
- 3.4 Any habitats identified as having potentially high botanical value will be subject to further botanical surveys, if deemed necessary.

Constraints

- 3.5 The survey was undertaken in February and outside the optimum time to conduct botanical work. Therefore, some species are likely to have been missed but a suitable assessment of the habitats has been possible for the purpose of this application.

Protected species

3.6 The PEA included an assessment of the potential for habitats on or immediately adjacent to the site to support legally protected or conservation-notable species. The location and nature of any signs of the presence of protected species (such as droppings, footprints, burrows, etc.) were documented and mapped accordingly. Indicative survey methods for protected species are outlined below.

Badgers (Meles meles)

3.7 The site and where possible 30 metres outside the site boundary was assessed for its suitability to support badgers. A direct search was undertaken for evidence of badgers. Evidence includes

- Active or disused setts;
- Diggings;
- Latrines / dung pits;
- Foraging ('snuffle holes');
- Footprints; and
- Badger hairs.

Bats

3.8 A preliminary roost assessment was undertaken by suitably qualified ecologist David Casson ACIEEM during the PEA. During the survey any evidence of bats such as droppings, urine staining, claw marks, feeding remains or bats themselves were recorded. An assessment of the potential of the building to support roosts was then made in line with Bat Conservation Trust (BCT) guidelines (2023) shown in **Table 2** below.

Table 2: Assessment of buildings to support roosting bats.

Suitability	Criteria
None	No features on site likely to be used by any roosting bats at any time of the year
Negligible	No obvious features on site likely to be used by bats
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically.
Medium	A structure with one or more potential roost sites due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation significance.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter,

Suitability	Criteria
	protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts.

Limitations

- 3.9 There was no internal access into buildings 2, 3 or 6 during the PRA. This is not considered to be a significant constraint as the no access/egress points or suitable roosting provisions were recorded.
- 3.10 The majority of bat species roost within trees. Therefore, an assessment of trees recorded on site was undertaken identifying any Potential Roost Features (PRFs). The assessment was undertaken from the ground looking for features which may support bats such as cavities, crevices, and peeling bark. The assessment was based on BCT guidelines (Collins, 2023) shown below in **Table 3**.

Table 3: Guidelines for assessing the suitability of trees to support bat roosts.

Suitability	Criteria
None	No PRFs on the tree or highly unlikely to be any present.
FAR	Further assessment required to establish if PRFS are present in the tree.
PRF	A tree with at least one PRF present

- 3.11 Bats use features in the landscape to navigate and also habitats may provide key foraging areas. Foraging and commuting habitat was assessed based on BCT guidelines (Collins, 2023) shown in **Table 4** below.

Table 4: Assessment of foraging/commuting habitat.

Suitability	Criteria
None	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year
Negligible	No obvious habitat features on site likely to be used as flight paths or by foraging bats
Low	Suitable but isolated habitat that could be used by small numbers of bats
Medium	Continuous habitat connected to the wider landscape that could be used by bats
High	Continuous high-quality habitat that is well connected to the wider landscape and is likely to be regularly used bats.

Birds

- 3.12 Any habitat features, for example, scrub and trees, which could potentially be used by nesting birds, were surveyed and any nesting activity was noted. The habitat was also assessed regarding its potential for bird activity.

Great Crested Newts (Triturus cristatus)

- 3.13 Ponds within the vicinity of the site were noted and the potential of the land to act as a commuting route, shelter or foraging resource for great crested newts was assessed.

Hazel dormouse (Muscardinus avellanarius)

- 3.14 An assessment of the suitability of the habitat to support hazel dormouse was undertaken in accordance with The Dormouse Conservation Handbook (Bright *et al*, 2006). Any small mammal feeding signs were checked and assessed, including:
- Examination of hazel nuts; and
 - Evidence of nest building.

Invasive species

- 3.15 During the survey any invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were noted

Invertebrates

- 3.16 An assessment was undertaken to assess the potential of the habitats recorded on site to support diverse communities of invertebrates, or any Biodiversity Action Plan (BAP) species. The assessment was based on the presence of a number of habitat features which may support important invertebrate communities such as:
- An abundance of deadwood;
 - Presence of diverse plant communities;
 - Presence of varied woodland structure and sunny woodland edge;
 - Presence of ponds or watercourses; and
 - Presence of free draining soil exposures.

Reptiles

- 3.17 Habitat features that could be suitable as hibernacula, foraging or basking areas were noted. Extant refugia were lifted and examined for evidence of reptiles, including sloughs (shed skins).

4.0 Results

Designated sites

Statutory Designated Sites

- 4.1 The data search returned three records of international sites within five kilometres of the site boundary. The international statutory sites were designated as Ramsar, Special Areas of Conservation (SAC) and Special Protection Areas (SPA). The international statutory sites are:
- **Chichester and Langstone Harbours Special Protection Area (SPA):** located two kilometres west of the site. The harbours provide habitat for internationally and nationally important numbers of overwintering and breeding bird species. Chichester and Langstone Harbour supports important numbers of birds including dark-bellied brent geese (*Branta bernicla*), bar-tailed godwit (*Limosa lapponica*), grey plover (*Pluvialis squatarola*) and dunlin (*Calidris alpina alpina*). A component within this SPA also includes the Chichester Harbour Site of Special Scientific Interest (SSSI), designated for the importance for wintering wildfowl and waders and breeding birds both within the Harbour and in the surrounding permanent pasture fields and woodlands. There is a wide range of habitats which have important plant communities.
 - **Chichester and Langstone Harbours Ramsar:** located two kilometres west of the site. They are two large estuarine basins linked by the channel which divides Hayling Island from the main Hampshire coastline. The sites include intertidal mudflats, saltmarsh, sand and shingle spits, and sand dunes.
 - **Kingley Vale (SAC):** This 200-hectare site is notified as one of the sites representing yew (*Taxus baccata*) woods on chalk, in the central southern part of its UK range. It has been selected primarily because of its size, as it is the largest area of yew woodland in Britain. It also shows excellent conservation of the full range of habitat structure and function. The site also comprises semi-natural dry grassland and scrubland on calcareous substrates (*Festuco-Brometalia*). This site is located 4.6 kilometres northwest of the development site. Components within this SAC include Kingley Vale SSSI and Kingley Vale National Nature Reserve (NNR). These are designated for ancient yew woodlands with a grove of veteran trees, chalk grasslands, breeding birds, and invertebrate communities.
 - **Solent Maritime (SAC):** This 11,243.12-hectare site is designated for the presence of the following Annex I habitats; estuaries, spartina swards (*Spartinion maritimae*); and Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*). A further seven Annex I habitats are present and listed as qualifying features. Annex II species, the Desmoulin's whorl snail (*Vertigo moulinsiana*) is also present and listed as a qualifying feature. This site lies 3 kilometres southwest of the proposed development.
- 4.2 The development site is separated from these designated sites by an extensive urban area and therefore these sites are considered sufficiently remote to avoid impacts associated with noise, vibration, and dust during construction.
- 4.3 The proposed development is located within the catchment of the Solent and will result in an increase in residential properties, resulting in impacts associated with wastewater. Mitigation measures for nutrient neutrality are provided in **Section 5.0**

- 4.4 The proposals will also result in increased recreational pressure on the Chichester and Langstone Harbours SPA. Mitigation will be required to offset the impact of the scheme which is discussed further in **Section 5.0**.
- 4.5 The data search returned one record of a national site within two kilometres of the site boundary. The national statutory site is designated as a Local Nature Reserve (LNR). The national statutory site is:
- **Brandy Hole Copse (LNR):** This 6.5-hectare site is comprised of broadleaved and coniferous woodland, marshland, lowland heathland, tall fern and herbs, bog and flush and open water. The flora on site includes sweet chestnuts, oaks, hazel and blue bells. The copse is home to pipistrelle bats the open water on site contains many aquatic plants and animals. This LNR is located approximately 160 metres south west of the proposed development.
- 4.6 Due to the extent of the proposed works, intervening distance, and on-site habitats it is considered the proposed development will not result in any impacts to the national statutory designated site.

Non-Statutory Designated Sites

- 4.7 The data search returned no records of non-statutory designated sites within one kilometre of the site boundary.
- 4.8 There will be no impacts on non-statutory designated sites, no further action is required.

Ecological Assessment

Introduction

- 4.9 The results of the PEA are presented below. A habitat survey map is provided in **Appendix B**. The map illustrates the location and extent of the site surveyed, along with additional notable features.

Habitats

Surrounding habitat

- 4.10 3 Lavant Road is situated in the north of Chichester and within a dense suburban area. Arable landscapes are present 0.3 kilometres west of the development site.

Developed Land; Sealed Surface

- 4.11 Six buildings are present on the property. These including the main residential dwelling, the attached garage and four garden outbuildings. These are discussed further in the bat section of the report.

- 4.12 The driveway of the site comprises gravel and is regularly used with no vegetation present. There is also a patio area associated with the residential dwelling that is also regularly used and no vegetation present. These areas have low ecological value.

Vegetated Garden

- 4.13 The property includes the above-mentioned developed land and private garden in the front (east) and back (west) of the property. The back garden is a vegetated garden comprising a lawn and ornamental planting around the edges of the property (**Figure 1**). This band of ornamental planting extends to the front of the property. The grassland comprises perennial rye (*Lolium perenne*) and springy turf moss (*Rhytidiadelphus squarrosus*) and is regularly mown to a short sward. The edge habitats comprise all introduced species with areas of exposed soil under the larger plant species.
- 4.14 The vegetated garden is surrounded by a two-metre-high close boarded fence on all boundaries.



Figure 1: Private, vegetated garden.

Individual Trees

- 4.15 Within the private garden, two mature trees are present, one is located in the southwest corner of the site (Tree 1, **Figure 2**) and the other in the northwest corner of the site (Tree 2, see **Figure 1**). Tree 1 is a medium size pine (*Pinus* sp.) and tree 2 is a Leyland cypress (*Cupresses x leylandii*).



Figure 2: Medium size pine in back garden.

Protected and/or notable species

Badgers

- 4.16 The SxBRC data search returned no records for badger within one kilometre of the site.
- 4.17 During the survey no badger setts were recorded on site or within 30 metres of the site boundary. The vegetated garden provides very limited foraging opportunities for badgers and the close-boarded fence isolates the site from neighbouring gardens. As no signs of badger presence were recorded during the survey they are considered likely absent.

Bats

- 4.18 The SxBRC data search returned 627 records within one kilometre of the site 1987-2023:
- Western barbastelle (*Barbastella barbastellus*)
 - Serotine (*Eptesicus serotinus*)
 - Myotis bat (*Myotis sp.*)
 - Daubenton's bat (*Myotis daubentonii*)
 - Whiskered bat (*Myotis mystacinus*)
 - Natterer's bat (*Myotis nattereri*)
 - Leisler's bat (*Nyctalus leisleri*)
 - Noctule (*Nyctalus noctula*)
 - Noctule/Serotine (*Nyctalus/Eptesicus agg.*)
 - Pipistrelle bat (*Pipistrellus sp.*)
 - Nathusius' pipistrelle (*Pipistrellus nathusii*)
 - Common pipistrelle (*Pipistrellus pipistrellus*)


- Soprano pipistrelle (*Pipistrellus pygmaeus*)
- Long-eared bat (*Plecotus sp.*)
- Brown long-eared (*Plecotus auratus*)

- 4.19 The Defra run website MAGIC, was searched for a list of granted European Protected Species Licenses (EPSL's). Nine ESPLs were granted for bats within one kilometre of the site. Seven allowed for the destruction of a resting place for soprano pipistrelle, five for common pipistrelle, three for brown long-eared bat, one for serotine and one for natterer's bat. Seven of the granted EPSLs are located within 700 metres metres of the site.
- 4.20 In addition to this pipistrelle bats are present at Brandy Hole Copse LNR located approximately 160 metres south west of the proposed development.

Buildings

- 4.21 Six buildings are included within the site boundary, building 1 is the main residential dwelling and building 2 is the garage attached to the northern elevation of the dwelling. Building 3-6 are all outbuildings comprising two sheds and two summer houses. Descriptions and photos are provided in **Table 5** and locations provided in **Appendix C**.

Table 5: Building Descriptions

Building Reference	Photo	External Description	Internal Description
<p>Building 1 – Main residential dwelling</p>		<ul style="list-style-type: none"> • Two-storey residential dwelling • Brick and pebble rendered elevations • Pitched and hipped clay tile roof and clay ridge tiles • Two internal brick chimneys • uPVC gutters and window frames • Timber eaves • Western elevation has a bay window and small single-storey extension with small clay tile roof. Timber fascia board present under the eave of this section. 	<ul style="list-style-type: none"> • L-shaped roof void present • 1.5 metres high, 5 metres wide and 12 metres long • L-shaped section extends 3 metres to the east • Lined with breathable membrane • Typical truss design • Two internal brick chimneys • Floor lined with panelling and insulation • East gable end comprises brick • Sealed water tank in northern section

<p>Building 2 – Attached garage</p>		<ul style="list-style-type: none"> • Attached to building 1 on northern elevation • Brick elevations • uPVC gutters, window frames and garage doors. • Flat bitumen felt roof, small pitched section to the east comprising clay tiles 	<ul style="list-style-type: none"> • Not accessible • No void, interior plastered and sealed, no entrance into interior.
<p>Building 3 - Small shed</p>		<ul style="list-style-type: none"> • Timber elevations • Bitumen felt roof • Good condition 	<ul style="list-style-type: none"> • Not accessible • Used for storage

<p>Building 4 - Summer house</p>		<ul style="list-style-type: none"> • Timber elevations • Bitumen felt roof • uPVC windows with timber frames • Good condition 	<ul style="list-style-type: none"> • Light • Used for storage
<p>Building 5 - Summer house</p>		<ul style="list-style-type: none"> • Timber elevations • Timber window frames • Slate tile roof • Timber soffit box • Good condition 	<ul style="list-style-type: none"> • Light • Used for storage

<p>Building 6 - Storage shed</p>		<ul style="list-style-type: none"> • Timber elevations • Bitumen felt pitched roof • Good condition 	<ul style="list-style-type: none"> • Not accessible • Used for storage
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4.22 A summary highlighting bat potential and access points for each building assessed on site is shown in **Table 6** below with internal results shown in **Appendix D**.

Table 6: Summary of PRA results

Building Reference	Potential Access Points	Potential Roosting Locations	Evidence of Bats	Bat Potential
Building 1	<ul style="list-style-type: none"> • Small slit of light visible in roof void on eastern gable end, no visible access point externally 	<ul style="list-style-type: none"> • Two small holes under eaves within fascia board, 	None	<ul style="list-style-type: none"> • Negligible – no evidence of bat presence within the roof void, the insulation lining is very old and dusty, old droppings would be visible if present. • Hole on fascia is obstructed by ivy (<i>Hedera helix</i>) providing insufficient access for bats • Due to the location of the potential access/egress point hole on the building, the lack of suitable foraging habitat on site or and lack of any other potential roost features is considered highly unlikely the building will be used by roosting bats.
Building 2	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Gap in soffit box on eastern elevation. 	None	<ul style="list-style-type: none"> • Negligible – Gap in soffit box considered too small for bats to enter

Building 3	None	None	None	None
Building 4	None	None	None	None
Building 5	None	None	None	None
Building 6	None	None	None	None

Summary

- 4.23 Despite there being potential crevice roost features under the eaves within fascia board, and a possible access point in the eastern gable end of Building 1 no evidence of bat presence within the roof void was recorded. Following a detailed inspection of the PRFs under the fascia it was noted that these were obstructed by ivy providing insufficient access for bats. Due to the lack of suitable foraging habitat on site and lack of any other potential roost features it is considered highly unlikely Building 1 will be used by roosting bats.
- 4.24 Whilst a gap in the soffit box of Building 2 was noted it was considered that this was too small to support roosting bats or provide access/egress into the building.
- 4.25 Both Building 1 and 2 have been assessed as holding negligible and buildings 3-6 were assessed as holding no potential to support roosting bats. No further action is required.

Trees

- 4.26 Trees 1 and 2 are medium pine trees and lack any potential roost features, therefore they are considered to have no suitability for roosting bats, no further action is required.

Foraging and commuting

- 4.27 The trees and ornamental planting provide limited foraging and commuting habitat for the local bat populations, and limited connectivity to further suitable habitat off site. There is potential for indirect impacts on foraging and commuting bats via light spill associated with the development. Recommendations have been provided in **Section 5.0** to avoid impacts associated with lighting.

Birds

- 4.28 SxBRC provided records for the following red list bird species of conservation concern that may be present on the site: swift (*Apus apus*), turtle dove (*Streptopelia turtur*), greenfinch (*Chloris chloris*), house martin (*Delichon urbicum*), yellow wagtail (*Motacilla flava*), house sparrow (*Passer domesticus*), starling (*Sturnus vulgaris*) and mistle thrush (*Turdus viscivorus*).
- 4.29 In addition to these records Schedule 1 and/or Annex I species were returned which breed in the area, however the site is considered unsuitable for these species.
- 4.30 The vegetation present in the gardens provide suitable nesting sites for birds. Further recommendations have been provided in **Section 5.0**.

Great crested newts

- 4.31 The SxBRC data search returned two records of great crested newt presence in 2002 within one kilometre of the site. The Defra run website, MAGIC, was searched for a list of granted EPSL's. There were also no records of granted EPSL's within two kilometres of the site and no positive class licence returns.
- 4.32 Following a review of Ordnance Survey maps two ponds were identified within 250 metres of the site boundary. Both are located to the west of the site, Pond 1 is located 165 metres southwest of the site and Pond 2 is located 205 metres west of the site. The pond located 165 metres west of the site is located within Brandy Hill Copse and is considered suitable for great crested newts.
- 4.33 The terrestrial habitats on site are considered unsuitable for great crested newts. The grassland is kept to a short sward and the ornamental plants have exposed areas of soil with more scarce ground vegetation. In addition, the property is surrounded by a two-metre-high close-boarded fence, preventing connectivity to neighbouring land.
- 4.34 Whilst suitable aquatic habitat is present within 250 metres of the site, the terrestrial habitats on site are considered unsuitable, and the site is isolated from the wider area. Therefore, great crested newts are considered likely absent from the development site and no further action is required.

Hazel dormouse

- 4.35 The SxBRC data search returned one record for hazel dormouse within one kilometre of the site in 2010. This record is located approximately 500 metres west of the site at its nearest point. The Defra run website, MAGIC, was searched for a list of granted EPSL's with no records returned.
- 4.36 The habitats on site are considered unsuitable for hazel dormice due to the lack of foodplants that hazel dormice favour. There is also limited connectivity to suitable habitats and known dormouse populations. It is therefore considered that hazel dormouse is likely absent from the site and no further action is required.

Invertebrates

- 4.37 The SxBRC data search returned 543 records of invertebrates within one kilometre of the site between 1982 and 2023. Of these records 178 are for species listed under the NERC act. A total of 45 records for stag beetle (*Lucanus cervus*) were returned, one record for purple emperor (*Apatura iris*) and one record for chalk blue hill (*Polyommatus coridon*) was returned. All of which are protected under Schedule 5 of the Wildlife and Countryside Act 1981.
- 4.38 No habitats suitable to support these species are present on site and no habitats of particular note which may support rare or important assemblages of invertebrates were recorded on the site. Therefore no further action is required.

Reptiles

- 4.39 The SxBRC data search returned 82 records of reptiles within one kilometre of the site. These records include:
- Adder (*Vipera berus*)
 - Common lizard (*Zootoca vivipara*)
 - Grass snake (*Natrix helvetica*)
 - Slow-worm (*Anguis fragilis*)
- 4.40 The habitats on site are considered unsuitable for reptiles and there is a lack of connectivity to further suitable habitat. Due to this and the lack of suitable habitat on site, reptiles are considered likely absent from the site and no further action is required.

Other mammals

- 4.41 The SxBRC data search returned 17 records of west European hedgehog (*Erinaceus europaeus*) within one kilometre of the development site.
- 4.42 The site has potential to support hedgehogs, which roam an average of two kilometres per night, however, the site is currently isolated from neighbouring properties due to the two-metre-high close-boarded fence which encloses the property. Mitigation has been recommended to ensure hedgehogs can move between the development site and neighbouring properties. This has been outlined in **Section 5.0**.

5.0 Impacts and Mitigation

Impacts and Required Mitigation for the Proposed Development

International Designated Sites

Recreational Pressure

- 5.1 Developments which result in an increase in residential units within 5.6 kilometres of Chichester and Langstone Harbours Special Protection Area have been shown to increase recreational pressure on this designated area. Increased numbers of people and dogwalkers along the coast increase the disturbance to birds feeding within the harbour resulting in a significant impact.
- 5.2 To mitigate this impact the development will be required to pay a financial contribution in accordance with the joint mitigation strategy outlined in Phase III of the Solent Disturbance and Mitigation Project. This financial contribution is towards wardens, rangers and other mitigation projects which act as off-site mitigation for this impact and has been agreed with Natural England.

Nitrate Neutrality

- 5.3 The development site is located within the catchment of the Solent and as the scheme will result in an increase in residential dwellings there is the potential for impacts associated with wastewater. Natural England have advised councils within the catchment that increased nutrients are impacting Special Protection Areas and Special Areas of Conservation within and around the River Solent. This is due to high levels of nitrogen entering the environment and causing eutrophication.
- 5.4 The current recommended approach is that all new developments must achieve nutrient neutrality. This applies to developments within the catchment of the Solent.
- 5.5 The location of the site within the nitrate zone will need to be confirmed with the local planning authority and if it is located within the zone a nitrate budget will need to be devised once the number of housing units has been determined and suitable mitigation included within the final design if the development is not nitrate neutral. Mitigation measures can include direct methods through upgrading sewage works or indirect by taking land out of high nitrate uses.
- 5.6 Alternatively nitrate credits can be bought from a registered provider for the area. This funds off-site mitigation measures which offset the increased nitrates within the development.

Bats

- 5.7 The site provides potential for foraging and commuting habitat for bats along the areas of ornamental planting on the boundaries of the site. If any lighting is proposed, it should adhere to the following guidelines (ILP, 2023):
- Minimise light spill on the boundary features.
 - LED luminaires should be used of a warm white spectrum (<2700 Kelvin) which will feature peak wavelengths higher than 550 nm.
 - Internal luminaires should be recessed to reduce light spill outside the property.

- Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered.
- Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt.
- Where appropriate, external security lighting should be set on motion sensors and set to as short as possible.

Birds

- 5.8 The trees and areas of ornamental planting within the site may provide habitat for nesting birds. It is an offence under the Wildlife and Countryside Act 1981 (as amended) to take, damage or destroy the nest of any wild bird while that nest is in use. Any vegetation clearance required must be scheduled to avoid peak bird nesting season (1st March to 31st August, although this will vary between species and local conditions) to avoid contravention of protected species legislation; unless inspection by an ecologist concludes that there are no nesting birds present immediately prior to the commencement of works.
- 5.9 If the presence of nesting birds is confirmed, a 5-metre buffer will be implemented, and no works will be permitted within this buffer. Works will be able to proceed once the young birds have fledged the nest of their own accord.

Enhancement Measures for the Proposed Development

Biodiversity Enhancement

- 5.10 In accordance with the Natural Planning Policy Framework (NPPF, 2023) whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity. To provide biodiversity enhancements to secure net gains the following measures will be included within the development design:
- The removal of the current areas of non-native planting can be replaced with a supplementary planting scheme, incorporating native species which benefit a range of wildlife.
 - The planting of any new grassland areas with a wildflower lawn mix or similar and relaxing the mowing regime in the summer months to permit flowering, this will enhance the site and provide suitable habitat for invertebrates.
 - Bat and bird boxes will be included within the development, with integral boxes preferred.

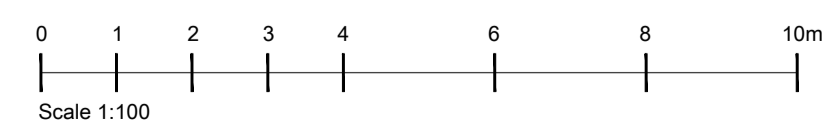
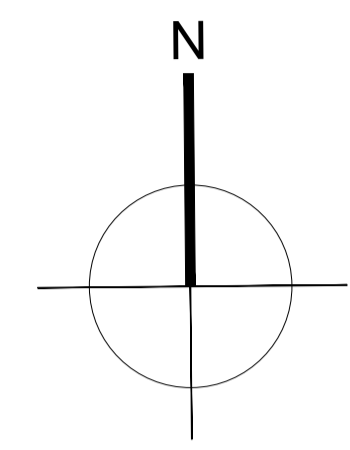
6.0 References and Bibliography

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Appendices

Appendix A: Site Location

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 This drawing is scaled for cross reference to the scale bar for planning purposes only. Do not scale for any other purposes.
 Use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and
 any discrepancies to be reported to Halo Architects Ltd before work commences. This drawing is to be read with all other
 relevant materials.



Rev.	Date	Detail

Client Issue 12.03.24

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Client
Hestia Homes Ltd

Project Title
**3 Lavant Road
 Chichester
 PO19 5QY**

Drawing Title
Site Topographical Layout Plan

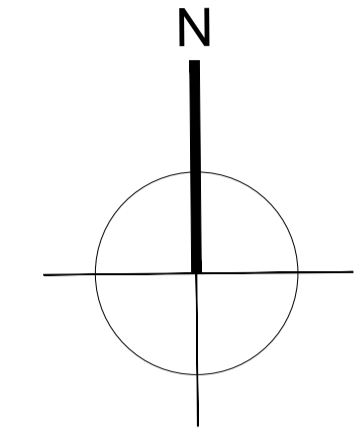
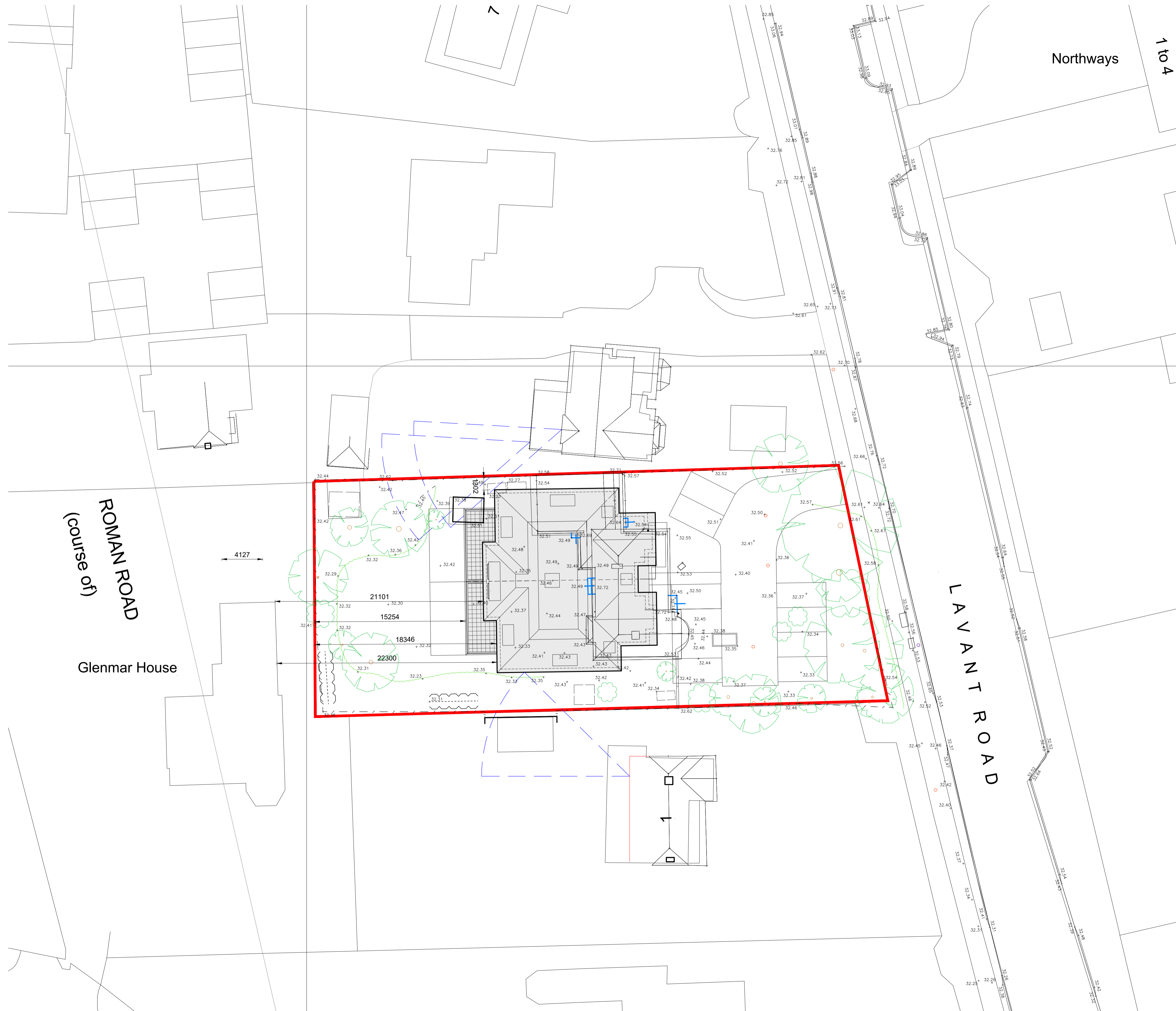
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1:200 @A1	03.2024	CG

JOB No.	DRAWING No.	Rev.
HA24-276	S010	

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Appendix B: Proposed Plans

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 relevant materials.



Schedule of accommodation:

Apartment 1	3 bed @ 130.1m ²
Apartment 2	3 bed @ 130.1m ²
Apartment 3	2 bed @ 112.8m ²
Apartment 4	2 bed @ 112.8m ²
Apartment 5	2 bed @ 92.3m ²
Apartment 6	2 bed @ 92.3m ²

Total 6no Apartments / 670.4m² (7,216sqft)

Rev.	Date	Detail
Draft Issue 11.03.24		



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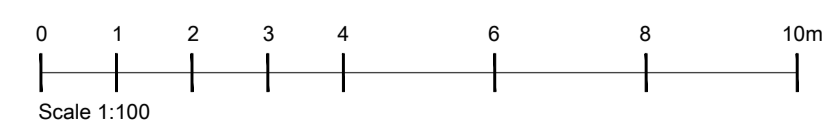
Client: Hestia Homes Ltd

Project Title: 3 Lavant Road
 Chichester
 PO19 5QY

Drawing Title: Draft Floor Plans

Scale	Date	Drawn
1:200 @A1	03.2024	CG
JOB No. HA24-276	DRAWING No. S002	Rev.

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Appendix C: Habitat Map

The plan shown here is for the purpose of supporting a planning application only. Only scale from this drawing for the purposes of determining a planning application. Do not scale from this drawing for construction purposes.

The proposal presented here is subject to review by specialist consultants, and is to be read in conjunction with all relevant specialist's drawings and information where available. Any discrepancies between this and any other consultant's drawings and information should be reported to Pro Vision immediately.

Legend

-  Red Line Boundary
-  Buildings
-  Artificial Unvegetated, Unsealed Surface
-  Developed Land; Sealed Surface
-  Vegetated Garden












ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	14.03.24	Map Creation	DC	U

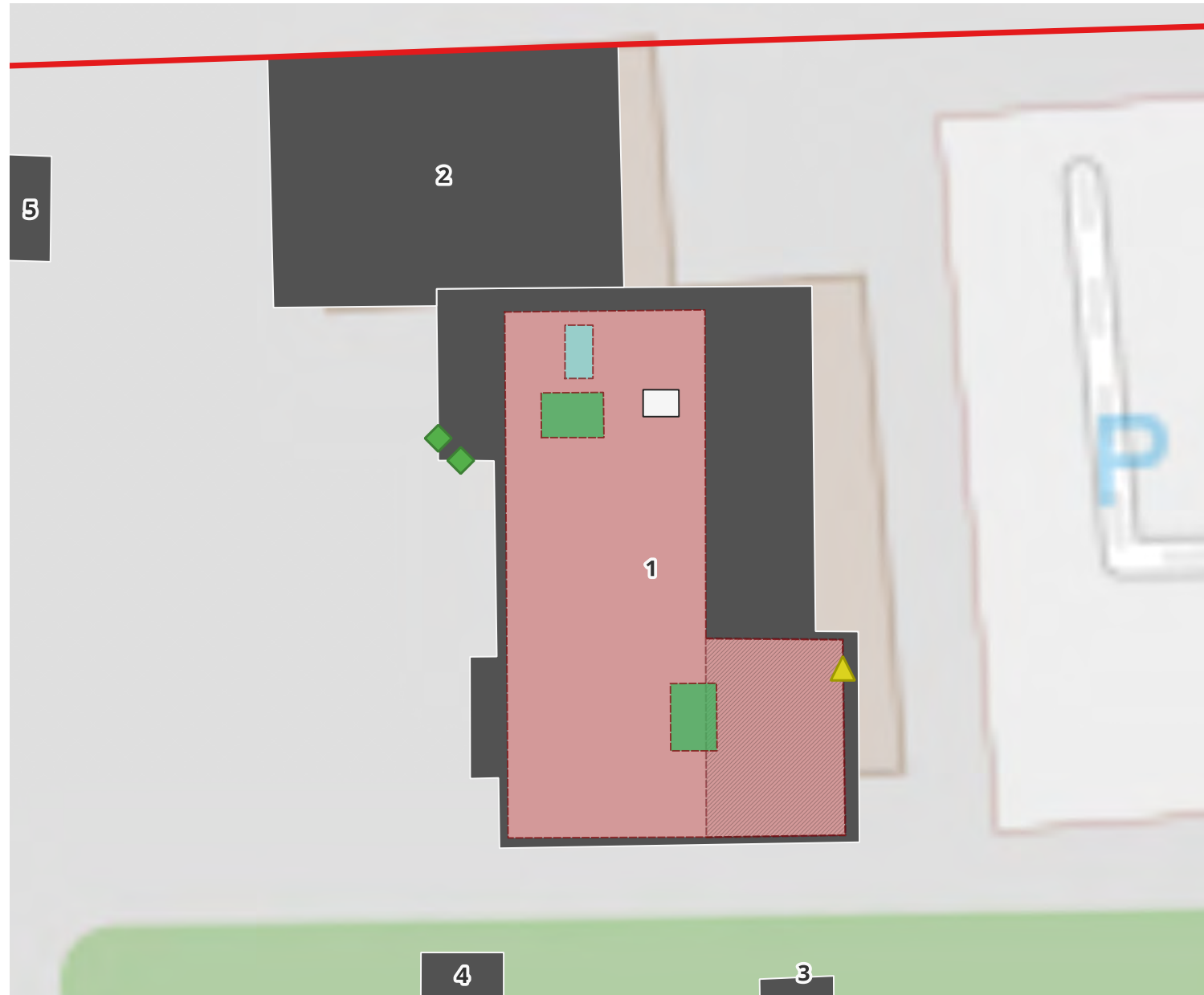
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PROJECT:	3 Lavant Road		
DRAWING:	Habitat Survey	1:300	
NUMBER:	8458-XX-E0-01	A4	
ISSUE:	v1	15.03.24	



Appendix D: PRA Results

Legend

-  Red Line Boundary
-  Buildings
-  Potential crevice roost feature
-  Possible access point
-  Loft Hatch
-  Roof Void
-  Water Tank
-  Inaccessible Area
-  Chimney






ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	14.03.24	Mapping	EB	U

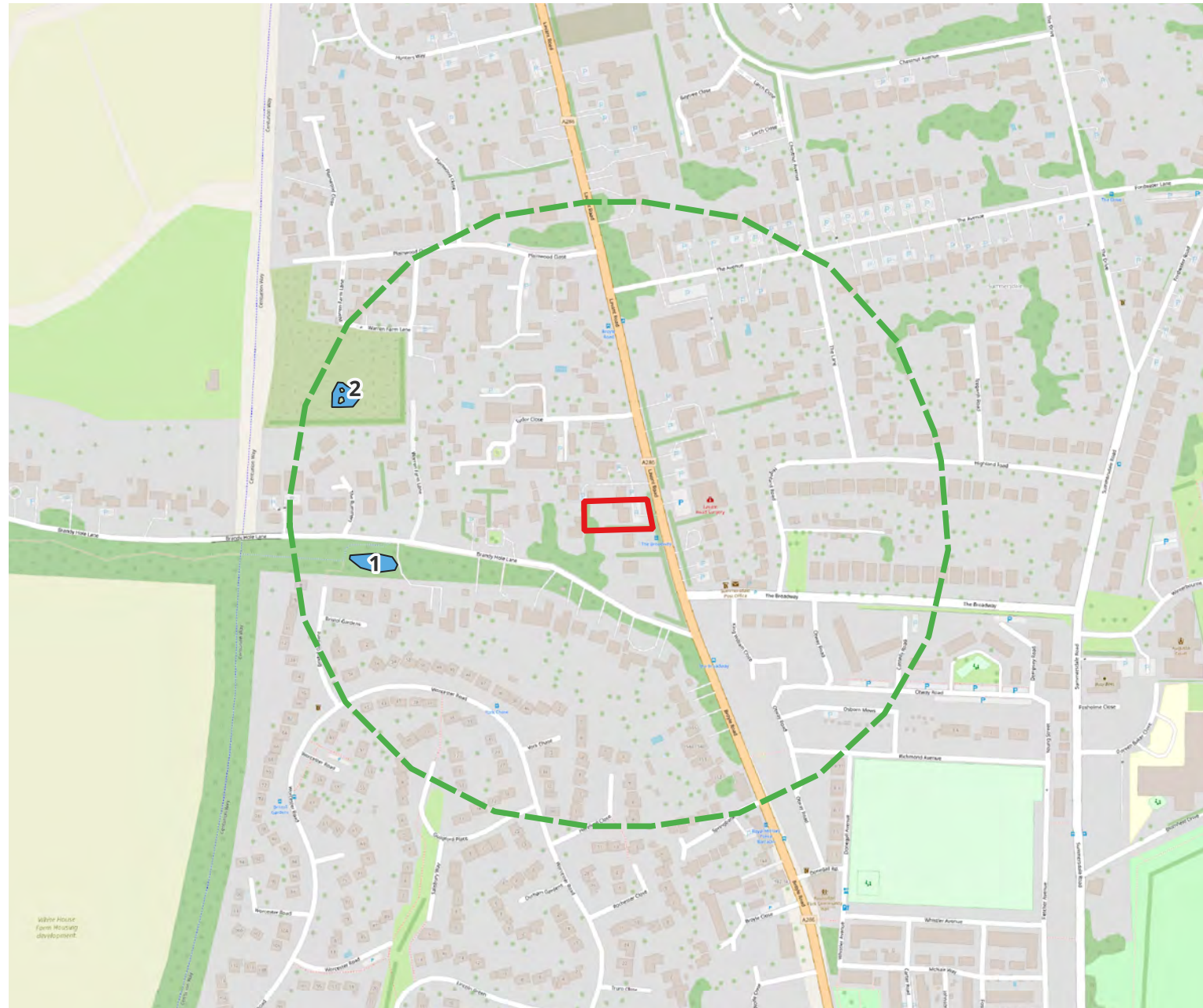
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PROJECT:	3 Lavant Road		
DRAWING:	PRA Results	1:150	
NUMBER:	8458-XX-E0-02	A4	
ISSUE:	v1	15.03.24	



Appendix E: Waterbody Location Map

Legend

-  Red Line Boundary
-  250m buffer
-  Waterbodies



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	14.03.24	Mapping	EB	U

CLIENT:	Hestia Homes		
PROJECT:	3 Lavant Road		
DRAWING:	Waterbody Location	1:5000	
NUMBER:	8458-XX-E0-03	A4	
ISSUE:	v1	15.03.24	



Appendix F: Relevant Legislation

The Conservation of Habitats and Species 2017

The Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations) transpose Habitats Directive into UK legislation. The Habitats Regulations provide for the designation and protection of European Sites and European Protected Species. European Sites include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), which form part of the Natura 2000 network of protected areas across Europe.

European Protected Species (EPS) are those listed under Schedule 2 of the Habitats Regulations and include dormouse, great crested newt, otter and all species of bat. The regulations prohibit the deliberate capture, killing or disturbance of any EPS; it is also an offence to damage or destroy a breeding site or resting place of any of these species. In order to carry out a lawful operation (e.g. development work which has full planning permission) that may result in an offence under the Habitats Regulations, it is necessary to obtain a licence from Natural England. EPS Licences will only be granted after Natural England has been satisfied that there are no satisfactory alternative and that there will not be any adverse impacts on the favourable conservation status of the species.

WILDLIFE AND COUNTRYSIDE ACT 1981

The Wildlife and Countryside Act 1981 is the principle piece of legislative protection of wildlife in Great Britain. Various amendments have occurred since the original enactment. The Wildlife and Countryside Act contains both habitat and species protection. Certain bird, animal and plant species are afforded protection under Schedules 1, 5 and 8 of the Act. Measures for the protection of the countryside, National Parks, Sites of Special Scientific Interest (SSSIs) are also included within the Act.

THE NATURAL ENVIRONMENT AND RURAL COMMUNITIES ACT 2006

The Natural Environment and Rural Communities (NERC) Act 2006 improved wildlife protection by amending the WCA. The main function of the NERC Act was to raise the profile of biodiversity amongst public authorities. Section 40 (S40 of the Act places a 'Biodiversity Duty' on all public bodies to have regard to the conservation of biodiversity when carrying out their normal functions.

THE PROTECTION OF BADGERS ACT 1992

The Protection of Badgers Act 1992 consolidates previous legislation (including the Badgers Acts 1973 and 1991 Badgers (Further Protection) Act 1991). It makes it a serious offence to:

- kill, injure or take a badger;
- attempt to kill, injure or take a badger; or
- to damage or interfere with a sett.

The 1992 Act defines a badger sett as "any structure or place which displays signs indicating current use by a badger".