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**Preliminary Ecological
Appraisal Including a
Protected Species
Assessment at:
166-168 Leatherhead Road,
Chessington, KT9 2HU.**

On Behalf Of:



March 2024

Skilled Ecology Consultancy Ltd.

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Contents

0	SUMMARY	4
1	INTRODUCTION	5
1.1	Background	5
2	METHODOLOGY	5
2.1	Desk Study	5
2.2	Study Limitations	5
2.3	Initial Site Survey	5
3	RESULTS AND RISK.....	7
3.1	Site Description & Location.....	7
3.2	Nature Conservation Sites.....	8
3.3	Data Search	8
3.4	Protected, Priority & Rare Species	9
4	DISCUSSION OF RISK AND LEGISLATION.....	12
4.1	Protected Species	12
4.2	Other Issues	15
5	RECOMMENDATIONS	15
5.1	Precautionary Measures.....	15
5.2	Biodiversity Enhancement	17
6	CONCLUSION	18
7	REFERENCES	18
8	APPENDICES	19
8.1	Appendix 1: Figures.....	19
8.2	Appendix 2: Photographs.....	21

Figures & Photographs

Figure 1: Habitat map.	19
Figure 2: Proposed development.	20
Photograph 1: Semi-detached house at 166-168 Leatherhead Road.	21
Photograph 2: Roof (well-sealed to bats and birds) at 166-168 Leatherhead Road.....	21
Photograph 3: Garage (well-sealed to bats and birds) at 166-168 Leatherhead Road.....	22
Photograph 4: Rear garden at 166 Leatherhead Road.....	22
Photograph 5: Rear garden at 166 Leatherhead Road.....	23
Photograph 6: Rear garden at 166 Leatherhead Road.....	23
Photograph 7: Ornamental shrubs on the southern boundary of the site.....	24
Photograph 8: Rear garden at 168 Leatherhead Road.....	24
Photograph 9: Rear garden at 168 leatherhead Road (trees off site).	25
Photograph 10: Rear garden and fish pond at 168 Leatherhead Road.	25
Photograph 11: Inside the loft space on the site.....	26

0 SUMMARY

- 0.1 Skilled Ecology Consultancy Ltd. was commissioned by Mr D. Tippetts to undertake a Preliminary Ecological Appraisal including a Protected Species Assessment at 166-168 Leatherhead Road, Chessington, KT9 2HU. The report is required to accompany a planning application for seven new dwellings.
- 0.2 The survey was conducted on 1st March 2024 by experienced ecologist Roger Spring BSc MCIEEM (licensed to survey for great crested newts *Triturus cristatus* and licenced to survey for bats - level 2). The survey consisted of an inspection for preferred habitat types and signs and evidence of protected and priority species, such as for bats, great crested newts, reptiles, badgers *Meles meles* and nesting birds following Natural England (English Nature) Guidelines. A local biological record search was undertaken for the assessment.
- 0.3 The site includes: short improved grassland (fewer than 9 species per square meter qualifying for the definition of Modified Grassland) under poor management, as well as, garden beds with typical ornamental shrubs and bedding plants, hardstanding, a very small number of immature-semi-mature trees, typical garden sheds, a single garage, tiny fish pond and brick double-storey semi-semi-detached house with a pitched, tied roof.
- 0.4 The site is positioned in an urban location surrounded by residential housing and busy roads. The closest area of high nature conservation value includes pockets of woodland and lake approximately 600m south west of the site.
- 0.5 The site supports common and widespread habitats very low in ecological value. No signs or evidence of protected, priority or rare species were found on or adjacent to the site. The risk of significant impact to such species was considered negligible.
- 0.6 Therefore, further ecological surveys or mitigation were considered unnecessary for the proposed development to proceed.
- 0.7 However, to minimise any residual risk of impact to bats, nesting birds, amphibians and hedgehogs, precautionary measures, detailed later in the report, should be followed.
- 0.8 Biodiversity enhancements are also included in the report in accordance with national planning policy.

1 INTRODUCTION

1.1 Background

- 1.1.2 Skilled Ecology Consultancy Ltd. was commissioned by Mr D. Tippetts to undertake a Preliminary Ecological Appraisal including a Protected Species Assessment at 166-168 Leatherhead Road, Chessington, KT9 2HU. The report is required to accompany a planning application for seven new dwellings.
- 1.1.3 Wildlife such as nesting birds, bats, reptiles and great crested newts *Triturus cristatus* are protected by law. Protected and priority species and habitats, are also a material consideration for individual planning decisions under the National Planning Policy Framework, 2023 (NPPF) (MHCLG, 2023).
- 1.1.4 This study and report complies with the Chartered Institute for Ecology and Environmental Management (CIEEM) 2017 Guidelines for Preliminary Ecological Appraisal.
- 1.1.5 CIEEM guidelines indicate that ecological surveying typically remains valid for between 12 – 18 months.

2 METHODOLOGY

2.1 Desk Study

- 2.1.1 A local biological record search was ordered through Ecountability. A summary of the records is provided later in the report.
- 2.1.2 A search of the Multi-agency Geographical Information for the Countryside (MAGIC) was also conducted, to check for statutory nature conservation sites, registered bat and great crested newt licence applications and recent great crested newt surveys.
- 2.1.3 The desk study results were then combined with the findings of the site survey to assess the risk of ecology issues, relevant to planning, occurring on the site.

2.2 Study Limitations

- 2.2.1 The site and surrounds were assessed based on their condition at the time of the survey visit. Botanical assessment was undertaken at a suitable time of year, though some species may not be visible or identifiable to species level in early March.

2.3 Initial Site Survey

Habitats and Surroundings

- 2.3.1 The site was visited on the 1st March 2024 by experienced ecologist Roger Spring BSc MCIEEM to survey for ecology issues. This included the following:

Noting the suitability of habitats present on the site, regarding protected, priority and rare species; including plants, amphibians, reptiles, mammals, nesting birds, invertebrates and protected, priority or red-listed Birds of Conservation Concern (BoCC);

Assessing the habitats surrounding the site and in the local area;

Direct survey for evidence of protected species as far as possible, e.g. for bats, reptiles, great crested newts, badgers *Meles meles*, and nesting birds;

Checking for invasive species such as Japanese knotweed *Fallopia japonica* and giant hogweed *Heracleum mantegazzianum*

Bat Inspection

- 2.3.2 The assessment for bats was conducted by experienced ecologists, licensed by Natural England to disturb and take bats for science and education. The adjacent trees and buildings were inspected for suitability and potential for roosting following English Nature Bat Mitigation Guidelines (English Nature, 2004) and Bat Conservation Trust Best Practice Guidelines, therefore considerations were:

the availability of access to roosts for bats;

the presence and suitability of cracks, crevices, gaps, fissures, ivy growth and other places as roosts;

signs of bat activity or presence, such as; the bats themselves, droppings, grease marks, scratch marks, urine spatter and prey remains.

- 2.3.3 Equipment available for use during the survey included a ladder, high powered torch, digital camera and binoculars.
- 2.3.4 The availability of access to roosts was assessed based upon the presence of holes large enough to allow entry to bats and lack of cobwebs and dirt.
- 2.3.5 The outside of buildings and outside of trees were inspected for gaps, cavities, access points and crevices, and any signs of bats (droppings, staining, urine spatter), in accordance with Natural England (English Nature) guidelines (English Nature, 2004).

Reptiles & Amphibians

- 2.3.6 The site was inspected for potentially suitable terrestrial habitats for foraging, sheltering or dispersing amphibians and foraging, sheltering, breeding and basking habitat for reptiles. High quality terrestrial refuges searched for, included:

Log piles & rockeries,

Thick leaf litter,

Compost & manure heaps,

Mammal burrows,

Deep ground cracks;

Refuse suitable for shelter;

Tussock grassland;

Hedgerows and any other potential habitats.

Badgers & Other Mammals

- 2.3.7 Signs and evidence of badgers, and other protected, priority and rare mammal activity searched for included the following:

Setts, holes and burrows;

Foraging holes and other diggings;

Latrines, droppings, spraints and scats;

Mammal hairs;

Paw prints and other tracks;

Feeding remains;

Scratch marks, bedding material and other signs.

3 RESULTS AND RISK

3.1 Site Description & Location

- 3.1.1 The site includes: short improved grassland (fewer than 9 species per square meter qualifying for the definition of Modified Grassland) under poor management, as well as, garden beds with typical ornamental shrubs and bedding plants, hardstanding, a very small number of immature-semi-mature trees, typical garden sheds, a single garage, tiny fish pond and brick double-storey semi-detached house with a pitched, tied roof.
- 3.1.2 The site is positioned in an urban location surrounded by residential housing and busy roads. The closest area of high nature conservation value includes pockets of woodland and lake approximately 600m south west of the site.
- 3.1.3 Other than the tiny (approximately 1m x 1m) fish pond on the site, no other ponds were identified within 500m of the site (Ordnance Survey Maps, 2024).

3.2 Nature Conservation Sites

- 3.2.1 Several non-statutory designated Sites of Importance for Natural Conservation (SINC) are present within 1km of the site. Most are designated due to woodland and hedgerow habitats. The closest SINC is The Meadowlands located approximately 110m south west. The Meadowlands is a very small area of species rich grassland with notable botanical diversity including bee orchids and pyramidal orchids (Ecountability, 2024).
- 3.2.2 The closest statutorily designated nature conservation site is Norton Country Park Local Nature Reserve (LNR) located approximately 1.3km east. The LNR is designated for a range of habitats including ancient woodland, open grassland and ponds (MAGIC, 2024).

3.3 Data Search

- 3.3.1 The following table (Table 1) is a summary of local biological records collated through Ecountability, 2024.

Table 1 - Summary of local biological records.

Species	Approximate Distance From the Site	Year
Serotine (EU & UK protected)	327m	1986
Nathusius (EU & UK protected)	548m	2021
Common pipistrelle (EU & UK protected)	161m	1987
Soprano pipistrelle (EU & UK protected, UK priority)	548m	2021
Brown long eared (EU & UK protected, UK priority)	405m	1994
Noctule (EU & UK protected, UK priority)	548m	2021
Great crested newt (EU & UK protected)	869m	2016
Common lizard (UK protected)	844m	2013
Skylark (UK priority)	641m	2014
Kingfisher (UK protected)	435m	2017
Cuckoo (UK priority)	684m	2000
Yellowhammer (UK priority)	435m	2013
Linnet (UK priority)	660m	2014
Spotted flycatcher (UK priority)	648m	2002
House sparrow (UK priority)	212m	2002
Starling (UK priority)	277m	2006
Song thrush (UK priority)	419m	2013
Redwing(UK protected)	435m	2019
fieldfare(UK protected)	435m	2019
Hedgehog (UK priority)	255m	2020
Stag beetle (UK priority)	18m	2020

3.4 Protected, Priority & Rare Species

Vegetation & Habitats

- 3.4.1 Habitats present and proposed for impact included: improved, species poor grassland (Modified Grassland), ornamental garden beds and very small number of immature-semi-mature trees. The most prominent tree is a semi-mature silver birch *Betula pendula* in the north of the site which is proposed for retention.
- 3.4.2 Plants found in the grassland included: Annual meadow grass *Poa annua*, perennial rye grass *Lolium perenne*, doves-foot cranesbill *Geranium molle*, cleavers *Galium aparine*, broad-leaved dock *Rumex obtusifolius*, lords and ladies *Rumex obtusifolius*, hard rush *Juncus inflexus*, cats-ear *Hypochaeris radicata* and dandelion *Taraxacum* agg..

- 3.4.3 Garden bedding plants and small trees included: *Azalea* sp., lilac *Syringa vulgaris*, silk tassel bush *Garrya elliptica*, laurel *Prunus laurocerasus*, pear tree *Pryus* sp. (2 x immature), Spanish bluebell *Hyacinthoides hispanica*, spotted laurel *Aucuba japonica*, Cotoneaster sp. (not Schedule 9 Invasive species), daffodil *Narcissus* sp., periwinkle *Vinca* sp., ivy *Hedera helix*, red robin *Photinia x fraseri*, rose *Rosa* sp., plum *Prunus* sp. (semi-mature-recently heavily pruned), hawthorn *Crataegus monogyna* (1 x immature), *Forsythia* sp., silver birch *Betula pendula* (1 x semi-mature) butterfly bush *Buddleia davidii* and pheasant berry *Leycesteria formosa*.
- 3.4.4 A short (approximately 5m long and 1.5m high) leylandii cypress *Cupressus x leylandii* hedge was also present.
- 3.4.5 No Schedule 9 invasive plants were present. No protected or priority plant species were observed within the site. No UK priority habitats were present or proposed for impact.

Bats

- 3.4.6 Trees present were all either immature or too small in trunk diameter to be suitable for roosting bats. Negligible opportunities for roosting were present associated with trees.
- 3.4.7 Buildings included several garden outbuildings, as well as a single garage and a semi-detached house.
- 3.4.8 The garden outbuildings were all constructed with light timbers and with pitched, felt roofs, considered negligible in suitability or potential for roosting bats. No signs or evidence of bats were found internally or externally associated with the outbuildings.
- 3.4.9 A single, brick garage was present with a part sloping tiled roof and part sloping corrugated sheeting roof. The garage was considered negligible in suitability or potential for roosting bats. The roof was well-sealed to bats, negligible opportunities for access inside were found. No signs or evidence of bats were found internally or externally associate with the garage.
- 3.4.10 The house was brick, double-storey and with a pitched, tiled roof. Internal and external inspection failed to find signs or evidence of bats. The building was considered negligible in suitability for bats with the roof, tiles and soffits well-sealed to bats. Negligible opportunities for internal access or external roosting were found. No signs or evidence of bats were found associated with the house.
- 3.4.11 The garden was considered likely to be used on occasions by low numbers of widespread bat species, though was considered unlikely to be of significant value for foraging or commuting bats. A row of trees beyond the western boundary may be used for commuting bats, though all are protected by a Tree Preservation Order and are proposed for retention.

Other Protected & UK Priority Mammals

- 3.4.12 The construction zone is small in area and low in suitability for foraging by badgers *Meles meles*, if present locally.
- 3.4.13 The construction zone was unsuitable for aquatic mammals such as otter *Lutra lutra* or water vole *Arvicola amphibius*.
- 3.4.14 The site was considered low in suitability for hedgehogs *Erinaceus europaeus*. It could not be discounted that the occasional hedgehog may cross the site for foraging, though significant use was considered highly unlikely.
- 3.4.15 No signs or evidence of ground dwelling protected, priority or rare mammals were observed on or adjacent to the site.

Birds

- 3.4.16 The following bird species were observed or heard on or close to the site during the survey: woodpigeon *Columba palumbus*, rook *Corvus frugilegus*, feral pigeon *Columba livia*, goldfinch *Carduelis carduelis*, blue tit *Cyanistes caeruleus*, robin *Erithacus rubecula*, herring gull *Larus argentatus*, ring-necked parrakeet *Psittacula krameri*, starling *Sturnus vulgaris* and jackdaw *Coloeus monedula*.
- 3.4.17 Starling are UK priority birds and were heard using adjacent gardens. No signs of past nesting by any species were observed. The buildings were very low in suitability for nesting birds. The trees and dense shrubs were theoretically suitable for very low numbers of common nesting birds.
- 3.4.18 The common and widespread habitats present were considered too small in area to be of significant value for foraging by birds.

Great Crested Newts & Other Amphibians

- 3.4.19 The proposed construction zone included short grassland and garden habitats low in ecological value or potential as terrestrial habitat for great crested newts and other amphibians. The base of a few shrubs may theoretically be suitable for sheltering amphibians.
- 3.4.20 One tiny ornamental garden fish pond (approximately 1m x 1m) was present on the site. No other ponds were identified within 500m of the site (Ordnance Survey Map, 2024). This does not preclude the possibility of other ornamental garden ponds which may not be included on Ordnance Survey Maps, though review of aerial photography failed to find any.
- 3.4.21 No amphibians were observed during the survey visit.

Reptiles

- 3.4.22 The site was considered very low in suitability or potential for reptiles with negligible safe basking, foraging or breeding habitat present.
- 3.4.23 Reptiles were not observed during the survey visit.

Invertebrates

- 3.4.24 The construction zone was considered very low in diversity of habitats, size and diversity of flora necessary to support a significant assemblage of invertebrates of conservation concern. It is possible that the occasional priority species may visit the site, though significant use by such species was considered unlikely.
- 3.4.25 No protected or priority invertebrates were observed during the survey visit.
- 3.4.26 No rotting tree stumps or significant fallen wood was present for breeding stag beetles.

Other Protected, Priority or Rare Species

- 3.4.27 No signs or evidence of any other protected or priority species were observed on the site. The risk of presence of such was considered negligible.

4 DISCUSSION OF RISK AND LEGISLATION

4.1 Protected Species

Bats

- 4.1.1 Bats are protected under the Wildlife and Countryside Act 1981 as amended by the Countryside Rights of Way Act 2000 and under the Conservation of Habitats and Species Regulations 2017. Some bats are also UK priority species. A summary of the offences likely to be relevant to development are:

Intentionally or deliberately kill, injure or take a bat;

Intentionally or recklessly damage, destroy or obstruct access to any place that a bat uses for shelter or protection, whether bats are present or not;

Damage or destroy a breeding site or resting place of any bat;

Intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or protection;

Deliberately disturb a bat anywhere.

- 4.1.2 No signs or evidence of bats or bat activity were found associated with trees or buildings at the site. Trees were considered too small in trunk diameter and/or immature to support roosting bats. Buildings were all considered negligible in suitability or potential for roosting bats with negligible opportunities for external roosting or internal access.
- 4.1.3 The site and adjacent habitats may be visited on occasion by foraging bats, though given the small size of the site the risk of significant impact to foraging/commuting bats was considered very low.
- 4.1.4 Therefore, further bat surveys or mitigation were considered unnecessary.
- 4.1.5 However, to minimise any residual risk of impacts to bats, precautionary measures, detailed later in the report, should be followed.

Birds

- 4.1.6 Wild birds are protected under the Wildlife and Countryside Act 1981 and, with certain exceptions (e.g. pest species) in certain situations, it is an offence to intentionally:

Kill or injure any wild bird;

Take, damage or destroy the nest of any wild bird while it is in use or being built;

Take or destroy the egg of any wild bird.

- 4.1.7 Some bird species (such as barn owls) are also specially protected under Schedule 1 of the Wildlife and Countryside Act 1981 and others are UK priority species.
- 4.1.8 Protected birds and UK priority bird species may on occasion visit the site, though, given the small size of the site it was considered unlikely that the site would be of significant ecological value for such species. No signs or evidence were observed on the site.
- 4.1.9 Further bird surveys or mitigation were considered unnecessary. However, to minimise any residual risk of impact to common nesting birds, recommendations detailed later in the report should be followed.

Other Protected, Priority & Rare Mammals

- 4.1.10 The site was considered low in suitability for any other protected, priority or rare mammals. No signs or evidence of such were observed on the site or adjacent to the site. It could not be discounted that the occasional hedgehog might visit the site, though significant use by many hedgehogs was considered unlikely.

- 4.1.11 Further surveys for any other protected, priority or rare mammals was considered unnecessary. However, to minimise any residual risk of impact to hedgehogs, precautionary measures, detailed later in the report, should be followed.

Great Crested Newts & Other Amphibians

- 4.1.12 Great crested newts are protected under the Wildlife and Countryside Act 1981 as amended by the Countryside Rights of Way Act 2000, and the Conservation of Habitats and Species Regulations 2017. Great crested newts are also UK priority species. A summary of the offences likely to be relevant to development are:

Intentionally or deliberately capture or kill;

Intentionally injure;

Deliberately disturb, or intentionally or recklessly disturb in a place of shelter or protection;

Damage or destroy a breeding site or resting place;

Intentionally or recklessly damage, destroy or obstruct access to a place used for shelter or protection.

- 4.1.13 Great crested newts have been recorded locally, though not particularly close to the site (Ecountability, 2024). Other than a tiny ornamental fish pond on the site. No other local ponds were identified. The pond on site was considered highly unlikely to support breeding amphibians. Fish eat frog and newt eggs and larvae. The risk of amphibians being present or significantly impacted or harmed by the proposed development was considered negligible.

- 4.1.14 Therefore, further surveys or mitigation were considered unnecessary. However, to minimise any residual risk of impact, precautionary measures, detailed later in the report, should be followed.

Plants

- 4.1.15 No rare, protected or priority plants or UK priority habitats will be impacted.

- 4.1.16 Therefore, further botanical surveys or mitigation for rare plants or habitats were considered unnecessary.

- 4.1.17 No Schedule 9 invasive plants were identified or considered likely to be present.

Reptiles

- 4.1.18 Widespread reptile species including, grass snake, adder, slow worm and common lizard, are protected from intentional killing and injuring under the Wildlife and Countryside Act 1981. They are also UK priority species.

- 4.1.19 The proposed construction zone is small and considered very low in suitability or potential for reptiles.
- 4.1.20 The risk of presence or impact to reptiles is very low and further reptile surveys or mitigation were considered unnecessary.

Invertebrates

- 4.1.21 Habitats proposed for impact were unlikely to support an assemblage of rare invertebrates of conservation concern. The risk of presence or significant impact to such species was very low.
- 4.1.22 Further invertebrate surveys or strict mitigation were considered unnecessary.

Other Protected & Priority species

- 4.1.23 No signs or evidence of other protected, priority or rare species were observed on the site and it was considered that there was a low risk of such species occurring on the site or being impacted by the proposed development.

4.2 Other Issues

Sensitive Habitats

- 4.2.1 The site is positioned a significant distance from statutorily designated nature conservation sites.
- 4.2.2 Several SINC's are present locally, though were not present immediately adjacent to the site. Furthermore, habitats on the site and proposed for impact did not specifically compliment any locally occurring SINC or wildlife which may use local SINC's.
- 4.2.3 Overall, the risk of a significant direct or indirect impact to any nature conservation site was considered negligible.
- 4.2.4 Further surveys or mitigation for designated nature conservation sites or other sensitive habitats were considered unnecessary.

5 RECOMMENDATIONS

5.1 Precautionary Measures

Bats

- 5.1.1 To minimise any residual risk of impact to bats, the following precautionary measure should be undertaken:

During demolition of the garage and house roof tiles should be removed by hand. In the unlikely event that bats, or bat droppings are found works should cease and an ecologist called for advice.

Any new proposed external lighting should be minimised. Where external lighting is required it should be warm white LED lamps (<2700k) as these produce the least amount of UV light possible, minimising the attraction effects on insects and minimising disturbance to local bats.

Any new external lighting proposed for the development should be aimed carefully, to minimise illumination of boundary habitats and avoid light spillage into the sky, or horizontally out from any buildings, by using hoods or directional lighting.

External security lighting should be set on short timers and be sensitive to large moving objects only, to prevent any passing bats switching them on.

Hedgehogs & Amphibians

- 5.1.2 The risk of impact to hedgehogs and amphibians was considered very low. To minimise any residual risk of impact or harm, the following precautionary measures should be undertaken:

The site should continue to be maintained with regular grass cutting and shrub/tree maintenance until construction commences to prevent the site improving for wildlife before construction commences.

During pond removal the pond should be drained by hand. If at any point amphibians are found, they should be allowed to disperse of their own accord. If rescuing is required, an ecologist should be contacted.

During development, waste material should be removed off site immediately and construction materials should be stored on hardstanding or off the ground on pallets, to prevent wildlife from sheltering in the materials and being harmed by movement of the materials.

During works, the site should be well drained and ground vegetation maintained short throughout the development, to prevent attracting wildlife into harm's way.

Any excavations for the development should be covered at night or have a roughly sawn plank placed in them to facilitate escape for any wildlife which may fall in.

No construction/demolition works at night when hedgehogs and amphibians are mostly active.

In the unlikely event that a hedgehog or amphibian is observed on the site during development, activities in that area should cease and the animal should be allowed to disperse of its own accord. If rescuing is required and ecologist should be called for advice.

New boundary fencing should have gaps in the base every 15m to allow for hedgehog access between gardens and the surrounding habitats. The gaps should be at least 13cm in diameter.

Birds

- 5.1.3 Tree or shrub removal/reduction should be undertaken outside the main bird nesting season (March to end of August). If this is not possible then an ecologist should survey the site for active nesting birds before works commence.
- 5.1.4 If an active bird nest was found, it would be necessary to protect the nest from harm or disturbance until the bird had finished nesting.

5.2 Biodiversity Enhancement

- 5.2.1 By following the below biodiversity enhancements, the development will improve the site for local wildlife and provide a net-gain in accordance with national planning policy (NPPF, 2023).
- 5.2.2 The following bat and bird boxes will be installed on the new buildings as biodiversity enhancement:
 - 3 x Beaumaris bat box (or similar).
 - 2 x Starling Bricks by Bird Brick Houses.
 - 5 x Ibstock Swift Bricks.
 - 9 x Bee bricks.
- 5.2.3 The bird and bat boxes will be installed high (just below the roof) on the newly erected buildings. The bird boxes will be installed facing a northerly direction or out of direct sunlight. The 5 x swift bricks will be positioned together on one building elevation (above 5m in height) within a few meters of each other to create a small colony. The bat boxes will be facing a southerly direction.
- 5.2.4 Any new grass areas can be created using a wildflower meadow mixture such as EM1 from Emorsgate Seeds or a native wildflower turf;
- 5.2.5 Any other new soft landscaping will include native and or wildlife attracting species only.

- 5.2.6 It is understood that new tree planting will be provided in a public space near new proposed parking spaces to be managed by an external management company. These trees should be flowering and fruiting native broad-leaved species.

6 CONCLUSION

- 6.1 The proposed construction zone was considered low in ecological value with common and widespread habitats present. The risk of presence and significant impact to protected, priority or rare species or notable habitats was considered very low/negligible.
- 6.2 Further surveys or mitigation were considered unnecessary.
- 6.3 To minimise any residual risk of impact, recommendations for hedgehogs, nesting birds and bats are included in the report and should be followed.
- 6.4 With the recommendations followed as described in the report, the proposed development could proceed with a minimal risk of impact to protected, priority or rare species or notable habitats.
- 6.5 Furthermore, by following the biodiversity enhancements, the development would be enhanced even further for the benefit of local wildlife in accordance with national planning policy.

7 REFERENCES

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8 APPENDICES

8.1 Appendix 1: Figures

Figure 1: Habitat map.

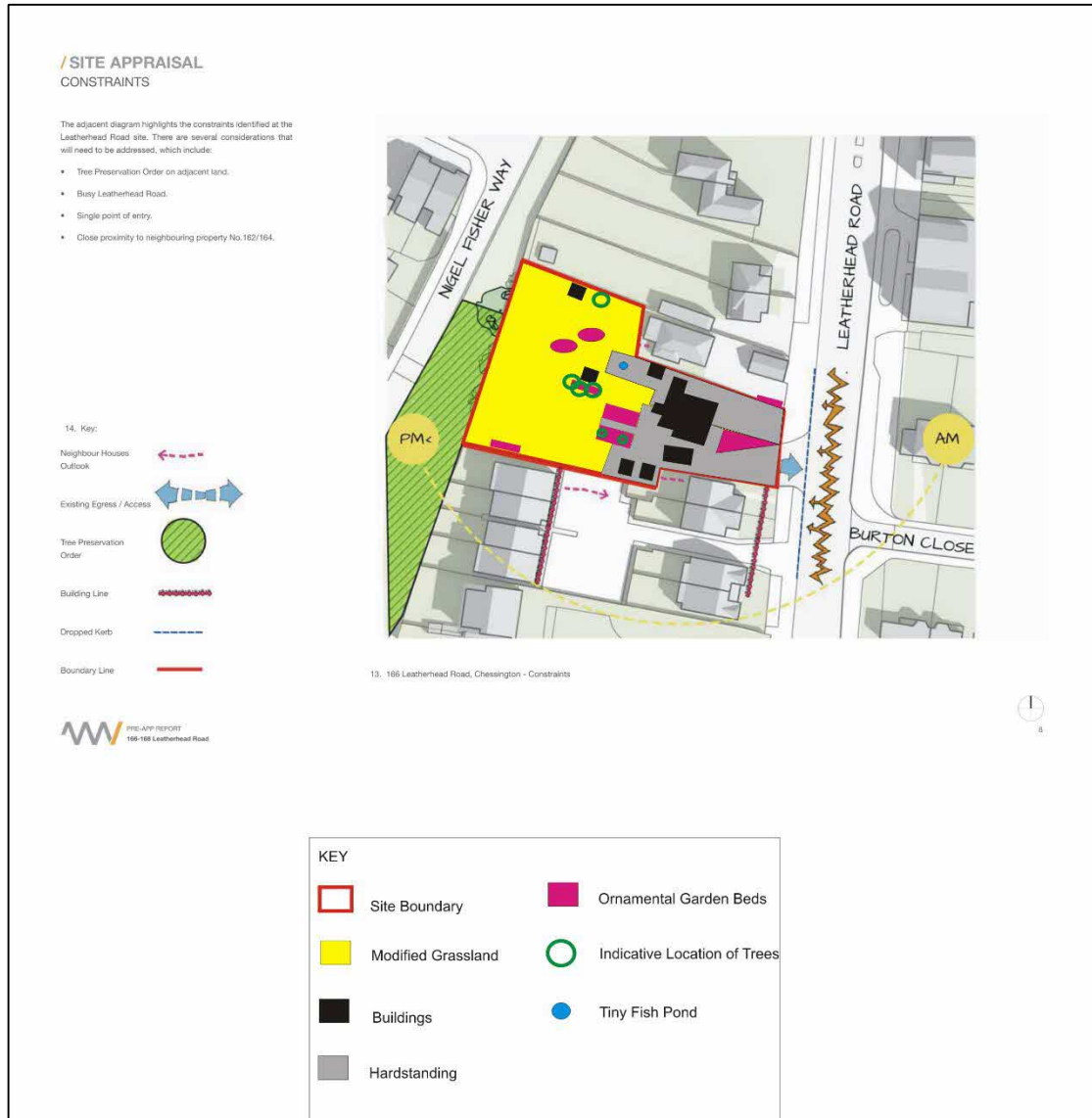


Figure 2: Proposed development.



8.2 Appendix 2: Photographs

Photograph 1: Semi-detached house at 166-168 Leatherhead Road.



Photograph by Roger Spring 2024

Photograph 2: Roof (well-sealed to bats and birds) at 166-168 Leatherhead Road



Photograph by Roger Spring 2024

Photograph 3: Garage (well-sealed to bats and birds) at 166-168 Leatherhead Road.



Photograph by Roger Spring 2024

Photograph 4: Rear garden at 166 Leatherhead Road.



Photograph by Roger Spring 2024

Photograph 5: Rear garden at 166 Leatherhead Road.



Photograph by Roger Spring 2024

Photograph 6: Rear garden at 166 Leatherhead Road.



Photograph by Roger Spring 2024

Photograph 7: Ornamental shrubs on the southern boundary of the site.



Photograph by Roger Spring 2024

Photograph 8: Rear garden at 168 Leatherhead Road.



Photograph by Roger Spring 2024

Photograph 9: Rear garden at 168 leatherhead Road (trees off site).



Photograph by Roger Spring 2024

Photograph 10: Rear garden and fish pond at 168 Leatherhead Road.



Photograph by Roger Spring 2024

Photograph 11: Inside the loft space on the site.



Photograph by Roger Spring 2024