PHILLIPS ECOLOGY

EXTENDED PHASE 1 ECOLOGICAL ASSESSMENT

99 ATBARA ROAD, TEDDINGTON, LONDON, TW11 9PA

FINAL REPORT

July 2024

Report conditions

Report title	Extended Phase 1 Ecological Assessment – 99 Atbara Road, Teddington		
Client	Mr and Mrs McDaid		
Report status	Final		
Survey date	27th June 2024		
Written by	Connor Hill	*Date*	17/07/2024
Reviewed by	Izabel Phillips	*Date*	19/07/2024

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Executive Summary

- This Extended Phase 1 Ecological Assessment report has been prepared in order to support a planning application for the proposed demolition and construction works at 99 Atbara Road, Teddington.
- An Extended Phase 1 Ecological Assessment of the application site was undertaken on the 27th June by Connor Hill of Phillips Ecology.
- The survey area comprised the existing bungalow, shed and the surrounding garden habitats. A data search extended to a 2km radius for designated sites and a 1km radius for notable habitats and protected species.
- The site is considered to support opportunities for protected and priority species including, foraging bats, breeding birds, badgers and hedgehog.
- Overall, the bungalow and shed are considered to support negligible suitability for roosting bats. As a result, there is considered to be no reasonable likelihood that bats will be present and affected by the proposed demolition and construction works.
- Information regarding the length of time the findings from this report are valid for can be found in section 13.
- With the implementation of precautionary construction avoidance measures, impacts on designated sites and other protected species will be avoided.
- The proposal is exempt from Biodiversity Net Gain (BNG) requirements because it meets the following criteria:
    - consists exclusively of dwellings that are self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015.

Contents

1. Introduction

1.1 Report purpose

This report has been prepared in order to present the Extended Phase 1 Ecological Assessment undertaken at 99 Atbara Road, Teddington (central grid reference: TQ 17090 70941).

1.2 Description of proposal

The proposals include the demolition of the existing bungalow and the erection of a new two-storey dwelling. The works will also involve moving the shed outbuilding in the rear garden.

1.3 Report context

Mr and Mrs McDaid (the Applicants) have prepared a planning application for the proposed works at 99 Atbara Road. Phillips Ecology have been instructed by the applicants to undertake an ecological assessment to support this application, which has been submitted to London Borough of Richmond Upon Thames.

1.4 Scope of assessment

An extended phase 1 ecological assessment was carried out on the 27th June 2024. The survey comprised a field survey and desktop study in order to identify notable or protected sites, habitats or species potentially affected by the proposal under consideration.

1.5 Survey area

The survey area comprised the bungalow, shed and surrounding habitats on the 99 Atbara Road property, including the hardstanding, garden habitats.

Regarding the bat roost assessment, the survey extended to all areas of the buildings that will be modified by the proposed works in such a way that bats or their roosts could be impacted (directly or indirectly). Therefore, the survey included the entirety of both buildings. A data search extended to a 2km radius for designated sites and a 1km radius for notable habitats and protected species.

1.6 Limitations

Limitations which are specific to each phase of the assessment are given in the relevant sections, below.

2. Data search

2.1 Methodology

A desk-based assessment was undertaken by Phillips Ecology on the 12th July 2024 with Multi-Agency Geographic Information for the Countryside (MAGIC). The MAGIC database was consulted for records of statutory designated sites with a 2km radius and priority habitats and protected species within a 1km radius.

2.2 Limitations

The data search results are bound by the following statement contained within MAGICs general disclaimer: "The materials contained on this website are of a general, informational, nature. We have used reasonable endeavours to ensure the accuracy and completeness of the contents of the pages on this site but the information does not constitute advice and must not be relied on as such."

2.3 Results

2.3.1 *Statutory designated sites*

A total of four statutory sites, being two Sites of Special Scientific Interest (SSSI), a Ramsar and a Special Protection Area (SPA) are located within a 2km radius of the site. Details for the site designations are detailed in Table 1 below.

Table 1 *Statutory designated sites within 2km of the application site*

Site Name	*Approx. distance and direction from the site*	*Reason for designation*
Richmond Park NNR, SSSI and SAC	1.8km NE	Richmond Park is London's largest NNR. The area has been managed as a deer park since the seventeenth century and features an extensive area of dry acid grassland and ancient trees. Where ponds are present in the park purple moor-grass *Molinia caerulea* and heath rush *Juncus squarrosus* are dominant. The ancient trees in the park support a significant assemblage of invertebrate species which are the primary reason why the park has been designated as a NNR, SAC and SSSI. A particular focus is on the beetles associated with dead and decaying wood, with over 200 species recorded. Two nationally restricted species occurring the park include the click beetles, *Ampedus cardinalis* and *Procraerus tibialis* both listed as red data book species. Furthermore, the site is at the centre of distribution for stag beetle *Lucanus cervus* an Annex II protected species.
Bushy Park and Home Park SSSI	0.8km SW	The site is of special interest due to its nationally important saproxylic (dead wood associated) invertebrate assemblage, population of veteran trees and acid grassland. The site is situated on the floodplains of the River Thames. The land was enclosed in the early 16th century. In addition to saproxylic invertebrates the site is also known to support a significant number of nationally scarce beetles including *Aeletes atomarius, Stenichnus godarti, Trichonyx*

	sulcicollis, Velleius dilatatus, Aplocnemus impressus, Diplocoelus fagi, Teredus cylindricus, Scraptia fuscula etc.

2.3.2 *Non-statutory designated sites*

Two non-statutory designated sites, all of which are Local Nature Reserves (LNR), are located within a 2km radius of the application site. These are detailed in table 2.

Table 2 *Non-statutory designated sites within 2km of the application site*

Site Name	*Approx. distance and direction from the site*	*Reason for designation*
Ham Lands	0.6km N	The site comprises 60ha of grassland and scrub. Site features an array of soil types creating a unique mosaic of different vegetation type attracting many butterfly and bird species.
Ham Common, Richmond, London	1.2km NE	This site comprises an area of 40ha. The reserve contains a mix of birch and oak woodland with wet hollows and acid grassland. The habitats attract various butterfly, bird and owl species.

2.3.3 *Ancient woodlands*

There are no compartments of non-statutory ancient woodland located within a 1km radius of the application site.

2.3.4 *Priority habitats*

The data search revealed the following priority habitats are located within 1km of the application site.

- Deciduous woodland
- Traditional orchards
- Woodpasture and parkland

2.3.4 Protected Species

The data search revealed records of the following protected species with a 1km radius of the site. These records relate to EPSM licences that have been issued by Natural England, the dates between which the licences are active are included in brackets.

- Bats - Soprano pipistrelle *Pipistrellus pygmaeus* – 300m NW (2014 - 2015).
- Bats - Brown long-eared *Plecotus auratus,* common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle & Natterer's Bat *Myotis nattereri* – 847m S (2014 - 2018).

3. Habitats

3.1 Methodology

A field survey was carried out on the 27th June 2024 by Connor Hill of Phillips Ecology. During the survey, all broad habitat types were identified, and a list was compiled of characteristic plant species within each habitat type. These habitats are described below in accordance with UKHabs terminology.

3.2 Limitations

No limitations were encountered throughout the duration of the habitat survey.

3.3 Existing records

The data search revealed that there are three priority habitats associated with the local landscape within a 1km radius of the site. These are deciduous woodland, traditional orchards and woodpasture and parkland.

3.4 Results

Overall, the site comprises a detached residential property surrounded with well-managed garden habitat to the northwest and southeast, and hardstanding directly adjacent to the building. The property is enclosed in wooden fencing and a brick wall. A wooden shed is located towards the northern corner of the site and a garage adjoins the western corner.

The property is situated in the east of Teddington in an urban setting. The surrounding landscape comprises similar residential properties with associated gardens and services. Further afield, The River Thames is located to the northeast and parkland to the north.

The following habitats designated using UKHabs classifications were recorded within the boundary of the application site. See Appendix 2 for the UKHabs map.

3.4.1 *Modified grassland g4*

Well-managed lawn is present to the northwest and southeast of the bungalow. The grasslands are mown to a short sward and feature a limited species mix. The recorded species within a typical 1x1m quadrat of the habitat included, perennial ryegrass *Lolium perenne*, Yorkshire fog *Holcus lanatus,* yarrow and dandelion *Taraxacum sp.* Other species occasionally recorded within the sward included false oat-grass *Arrhenatherum elatius*, dove's-foot crane's-bill *Geranium molle*, wood avens *Geum urbanum* and willowherb sp. *Epilobium sp.*

Figure 1 – grassland to the northwest of the bungalow

Figure 2 – grassland to the southeast of the bungalow

3.4.2 *Introduced shrub u1d 1160* and scattered scrub g4 10

Small patches of ornamental planting are scattered around both the front and rear gardens. Additionally, a single hazel *Corylus avellana* bush is situated in the front garden.

3.4.3 *Other developed land u1b6 and bare ground g4 73*

A hardstanding patio extends around the perimeter of the bungalow and forms a short pathway up the north-eastern boundary and a rear seating area to the northwest. Bare ground is present at the north-western boundary behind the shed.

Figure 3 – rear patio adjacent to the bungalow

Figure 4 – bare ground along north-western boundary

3.4.4 *Buildings u1b5*

There are three buildings onsite which are the bungalow, shed and garage. Both the bungalow and shed are discussed further in section 5. The garage will not be impacted by the proposals so was no assessed.

3.5 Assessment

The habitats on site consist of buildings, hardstanding, ornamental shrubs and modified grassland. These habitats contain no significant assemblages of species and so are considered to be of low botanical value.

4. Protected and notable species assessment

The scope of works, data search and habitat assessment have informed the scope of the protected and notable species assessment. On this basis, the following protected and priority species have been considered further within this report:

- Bats
- Badgers
- Dormice
- Hedgehogs
- Reptiles
- Amphibians
- Breeding birds

The surveyed site has been assessed for its potential to support the above- named protected species based upon the criteria in Table 3.

Table 3 *Protected species grading criteria*

Grading criteria	*Justification*
Negligible	Site is entirely unsuitable for species. Presence of species highly unlikely.
Low Potential	Minimal suitable habitat present or, if present, highly degraded/fragmented. Minimal linkage to suitable habitat beyond site. Presence of species unlikely.
Moderate	Presence of some suitable habitat features for species. Surveyed site within/close to known range or known occurrence but factors such as isolation/fragmentation may reduce potential. Presence of species is more likely than not.
High	Presence of optimal habitat features for species. Surveyed site within known range/close to known occurrence. Excellent connectivity to optimal habitat. No justification for discounting presence of species.
Confirmed presence	Species confirmed on site through direct sighting, presence of field signs (e.g. scat, hair, prints, nest, eggs, habitation etc.) or through desk-based assessment.

5. Bats

5.1 Methodology

The survey did not depart from the Bat Conservation Trust's (BCT) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition) which states that "A preliminary roost inspection survey is a detailed inspection of the exterior and interior of a structure to look for features that bats could use for entry/exit and roosting and to search for signs of bats".

The external features of the built structures which will be modified by the proposed works in such a way that bats or their roosts could be impacted (directly or indirectly) if present, were systematically inspected in detail to compile information on potential and actual bat access points and roosting places such as lifted or broken tiles, loose woodwork and open eaves. This included a thorough search for evidence of bat activity such as bat droppings, urine splashes and fur staining.

The interior of the building was inspected in order to identify potential or actual access points and roosting places and to record any evidence of bat activity or bats themselves.

5.2 Survey equipment

Survey equipment comprised:

- High-powered torch
- Camera
- Ladders
- Binoculars

5.3 Limitations

No limitations were encountered throughout the duration of the survey.

5.4 Assessment methodology

The suitability of the buildings for supporting bat roosts will be assessed against the guidelines within Table 4 which have been adapted from the BCT Good Practice Guidelines.

Table 4 *Suitability assessment guidelines*

Suitability	*Description of Roosting Habitats*
Negligible	Structure has no reasonable likelihood of supporting roosting bats i.e. no suitable roosting features present.
Low	A structure which could be used opportunistically by individual bats i.e. one or more potential roost sites which do not provide sufficient space, shelter, protection, appropriate conditions (e.g. temperature, light, humidity) and/or

	suitable surrounding habitat to be used on a regular basis or by larger numbers of bats.
Moderate	A structure which could be used by bats but is not likely to support a roost of high conservation status (e.g. maternity roost). This structure would support features which exhibit suitable size, shelter, protection, conditions and surrounding habitat for roosting bats.
High	A structure which is obviously suitable for supporting larger numbers of bats, on a regular basis and for longer periods of time.

5.5 Results

5.5.1 *The bungalow*

The structure consists of a single-storey brick-built bungalow which rises to a pitched, hipped and gable end roof design, clad with interlocking concrete roof, hip and ridge tiles (Figures 5 and 6). The building is oriented southeast to northwest. A small gable end extension protrudes from the north-western elevation and a gable end porch extension from the south-eastern elevation, both are clad with the same concrete roof tiles. The eaves extend beyond their respective wall plates and remain exposed with the brick elevations infilling the gaps. UPVC guttering adjoins the eaves and lead flashing is present at the joins between the porch and main roof. The windows and doors to the bungalow are set in uPVC frames which are tight fitting to the surrounding brickwork.

Internally, there is a single roof void which extends along the roof pitch of the main building and extensions (Figure 8). The roof is lined with breathable felt lining and the floor with fibreglass insulation. The space is partly boarded and used for storage with heavy cobwebbing along the ridge and at the eaves.

Figure 5 – eastern corner of the bungalow with adjoining porch

Figure 6– the north-western elevations of the bungalow

Figure 7 – interior roof void looking northwest

Figure 8– interior roof void looking southeast

An account of suitable access/egress features and recorded evidence of bat activity for the bungalow is given in table 5.

Table 5 *– The bungalow recorded features and activity*

	Suitability	*Evidence*
Exterior	The following suitable access/egress and roosting features were recorded externally: - A small gap is present next to the garden light on the north-western elevation however this feature is heavily cobwebbed.	No evidence of roosting activity was recorded on the external elevations of the building during the survey.
Interior	The following suitable access/egress and roosting features were recorded internally during the survey: - Some external light was visible at the eaves, however the gaps recorded were too small for bat access/egress and were heavily cobwebbed.	No evidence of roosting activity was recorded internally in the building during the survey.

5.5.2 *The shed*

The building consists of a single-storey wooden built shed with a flat roof clad with a plastic sheet (Figures 10 and 11). The structure is oriented southeast to northwest. The eaves are enclosed with wooden fascia boards. The window and doors are set in wooden frames which are tight-fitting to the surrounding elevations.

Internally, the space is open with no roof void present.

Figure 9 – south-eastern elevation of the shed

Figure 10 – western corner of the shed

An account of suitable access/egress features and recorded evidence of bat activity for the shed is given in table 5.

Table 5 *– The shed recorded features and activity*

	Suitability	*Evidence*
Exterior	The following suitable access/egress and roosting features were recorded externally: - Shallow gaps are present under the fascia boards however these areas are cobwebbed.	No evidence of roosting activity was recorded on the external elevations of the building during the survey.
Interior	No suitable access/egress and roosting features were recorded internally during the survey.	No evidence of roosting activity was recorded internally in the building during the survey.

5.5.3 *Site grounds description relevant to bats*

The site grounds that will be directly impacted by the proposed works include managed grassland, ornamental planting and hardstanding. These habitats offer little in the way of foraging resource for bats, however, the surrounding parklands and river habitats are considered to be suitable for foraging and commuting bats. Due to this, it is possible that bats will commute and forage through the site.

5.6 Assessment

When considered in view of the criteria set out in Table 4, the bungalow and shed are both considered to support negligible suitability for roosting bats i.e. structures that have no reasonable likelihood of supporting roosting bats.

With regard to foraging bats, the site is considered to support low suitability for foraging and commuting bats. It should be noted, the habitats to be impacted by the proposals (building, hardstanding, ornamental planting and managed garden) are considered unexceptional for foraging and commuting bats. This assessment is on the basis that the site is located in an urban area but with nearby suitable habitat in the wider landscape outside the zone of impact of the proposed works.

6. Badgers

6.1 Methodology

The survey involved a detailed investigation of the site to identify evidence of badger residence, foraging or territorial activity. This includes badger setts, latrine sites, dung piles, well-used trails, prints and hairs. Particular emphasis was placed on locating badger setts, paths and signs of territorial activity such as dung piles and latrines.

6.2 Limitations

Limitations were not encountered during the course of the survey.

6.3 Results

No evidence of mammal foraging activity was recorded on site. Furthermore, no evidence of a badger sett was recorded. However, it is possible badgers might occasionally utilise the site as a part of their wider foraging route in combination with other local gardens and surrounding habitat.

6.4 Assessment

Badger setts are considered to be absent from the application site, however, there is considered to be low potential for badgers to utilise foraging opportunities within and surrounding the site.

7. Dormice

7.1 Methodology

An assessment was made of the suitability of habitat on site to support hazel dormice. Key habitats are woodland, scrub and hedgerows, particularly where these offer dense vegetation within which to nest/hibernate and key resources such as hazel nuts, fruiting/nectar-rich plants (e.g. hawthorn, bramble) to provide a continuum of food resources throughout the active season and honeysuckle *Lonicera periclymenum* (for nesting material). Landscape-scale habitat linkages such as hedgerows are fundamental for dormouse presence where small scale or sub-optimal habitats are recorded within a site.

7.2 Limitations

Limitations were not encountered during the course of the survey.

7.3 Results

It is extremely unlikely that hazel dormice will utilise the site due to the isolated nature of the planting. The habitats which will be impacted (buildings, managed grassland, ornamental planting and hardstanding) are considered to be unsuitable for dormice because they do not support resources that would be required to support the species and lack connectivity to functional habitats. The small native hazel bush could provide foraging resource for dormice but is limited in size, well managed and remains isolated.

7.4 Assessment

Overall, the habitats on site are considered to support negligible suitably for dormice due to the isolated nature of the habitats.

8. Hedgehogs

8.1 Methodology

The site was assessed for its suitability to support hedgehogs based on the presence of favoured habitats such as hedgerows, bare ground and lawn habitats.

Hedgehogs are most abundant within gardens, parks and amenity land close to or within human settlements. They are generally scarce in areas of coniferous woodland, marshes and moorland, probably because of a lack of suitable sites and materials for the construction of winter nests (Morris, 2006). Any evidence of hedgehog activity such as prints or droppings was recorded.

8.2 Limitations

Low detections rates are associated with evidence of hedgehog activity; therefore, absence of evidence does not confirm the absence of hedgehogs. For this reason, the assessment of the likely presence/absence of hedgehogs has largely been informed by the species' local distribution and the habitats within the site and local area.

8.3 Results

The areas of planting within the site have the potential to support foraging hedgehog, although no direct evidence was noted.

8.4 Assessment

There is considered to be moderate potential for hedgehog to occur on site.

9. Reptiles

9.1 Methodology

An assessment was made of the site's suitability to support reptile populations. Key habitat features include: tussocky/patchy grassland; scrub edge; linear watercourses; ponds; compost heaps; brash piles and rubble/soil heaps. Linkage to suitable habitat within the surrounding landscape will increase the potential for reptiles to occur, although populations can occur within isolated/fragmented habitats even within urban areas.

9.2 Limitations

Limitations were not encountered during the course of the survey.

9.3 Results

Mature garden sites can support more widespread reptile species, such as slow worm. It is possible that transient reptiles may disperse through the garden however the managed nature of the site reduces the likelihood of reptile presence. The habitats to be impacted by the proposals are not considered to be suitable for reptiles as they lack sufficient shelter opportunities.

9.4 Assessment

There is considered to be low potential for small numbers of reptiles to occur on the site.

10. Great Crested Newts

10.1 Methodology

Great crested newts are only present in their breeding ponds during the spring and early summer – for the rest of the year, they will be dispersed across the surrounding area, generally in grassland, scrub, woodland and hedgerows, although they may be found in gardens and brownfield sites. They can travel some distance from their breeding ponds, and as a general rule, developments within 500m of such a pond may have the potential to have an impact on GCN, although to a certain extent, this does depend on any intervening habitat or barriers to dispersal.

An assessment was made of any waterbodies and terrestrial habitat within the site for their suitability to support populations of amphibians. Suitable waterbodies will generally be characterised by the presence of good quality water, diverse macrophyte cover and an absence of fish. For the European-protected great crested newt, each waterbody is normally assessed using the Habitat Suitability Index (HSI) system (Oldham et al., 2000) and assigned a grading score between zero (poor suitability) and 1 (excellent suitability).

10.2 Limitations

The HSI for great crested newts is a measure of habitat suitability. In general, ponds with high HSI scores are more likely to support great crested newts than those with low scores. However, in isolation, the system is not sufficiently precise to allow the conclusion that

any particular pond with a high score will support newts, or that any pond with a low score will not do so (Oldham et al., 2000).

10.3 Results

No waterbodies are located on site. A data search revealed two waterbodies are located within a 500m radius of the application site. The first exists 197m to the north of the site and the second is 300m to the southeast with a total of 529m between the two waterbodies. After reviewing aerial imagery both appear to be medium sized ponds which could potentially support newt populations.

The habitats to be impacted by the proposals are well managed and lack suitable shelter to be utilised by GCN in the terrestrial stage of their life. Furthermore, there are extensive physical barriers between the identified ponds and the site including multiple roads and residential properties. Due to these factors, it is unlikely that GCN would cross the many physical barriers to use the sub-optimal habitats on site.

10.4 Assessment

Given the lack of a network of waterbodies within the surrounding landscape, the extensive physical barriers between the site and the identified waterbodied and the lack of suitable habitat onsite, there is considered to be negligible potential for GCN to be impacted by the proposals.

11. Breeding Birds

11.1 Methodology

An assessment was made of the site's suitability to support breeding bird species. Nesting birds will utilise a broad range of habitats, including: built structures, trees, scrub, isolated shrubs, dense herbaceous vegetation (terrestrial and aquatic) and open grassland. All bird species and evidence of breeding activity (active or inactive) observed on site were recorded.

11.2 Limitations

Limitations were not encountered during the course of the survey.

11.3 Results

No evidence of nesting activity was recorded during the survey. The ornamental planting and hazel scrub could provide limited opportunities for nesting birds however these are of a limited size. Additionally, there is a gap in the porch woodwork which is too open for bats but could be utilised by breeding bird populations.

11.4 Assessment

No active or inactive birds' nests were recorded on site during the survey. The habitats on site including the shrub and buildings are considered to support moderate potential for breeding birds.

12. Discussion and Assessment of Impacts

12.1 Relevant legislation and policy

Circular 06/2005 identifies that applicants should not be required to provide information on protected species unless there is a reasonable likelihood that they will be present and affected by the proposed development. The site is considered to support habitats with suitability and potential for protected species and these may be affected by the proposed development. Therefore, the proposal triggers 'reasonable likelihood' under the Circular.

The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (commonly referred to as the Habitats Regulations) may apply should protected species be confirmed on site.

In the case that a European protected species (bats in this case) is found to be present and impacted by the proposal, the local planning authority will be required to engage with the Habitat Regulations. Permission will be granted unless:

a) the development is likely to result in a breach of the Habitats Regulations, and

b) is unlikely to be granted an EPS licence from Natural England to allow the development to proceed under a derogation from the law (under licence).

When considering whether Natural England would not be unlikely to grant a licence for the identified impact, the local planning authority must consider the three tests which are set out in the Habitat Regulations:

1. the consented operation must be for 'preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment'; (Regulation 53(2)(e))

2. there must be 'no satisfactory alternative' (Regulation 53(9)(a)); and

3. the action authorised 'will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range' (Regulation 53(9)(b)).

Natural England will grant a licence if the development proposal is able to meet the three tests.

Case-law (Morge vs. Hampshire County Council) has clarified that planning authorities are able to grant permission for developments that would cause a breach of the Regulations is likely (i.e. in the case of this proposal, destruction of a bat roost), provided that sufficient information is provided to give the planning authority assurance that the relevant EPSM licence is not unlikely to be granted - i.e. planning authorities also have a duty to assess planning applications against these tests.

12.2 **Designated sites**

The proposed development will not result in the direct loss of the identified designated sites.

No further impacts on designated sites associated with the development of the site are anticipated given the scale of the proposals and distance to the recorded designed site.

12.3 **Habitats**

The habitats which will be directly impacted are buildings, managed grassland, introduced shrub, a small hazel bush, bare ground and hardstanding. With the exception of the hazel scrub, the vegetation to be removed is managed, easily replicable and of low botanical value, it is considered that there will be no impact to habitats of ecological importance such as priority habitats as a result of its loss. If the native hazel scrub is to be removed, the uncompensated removal of these trees would result in a net loss of biodiversity which would be contrary to NPPF.

12.4 **Bats**

On the basis that the bungalow and shed support negligible suitability for roosting bats, there is considered to be no reasonable likelihood of impacts on roosting bats associated with the proposed demolition and construction works.

The application site is considered to support suitability for foraging bats and commuting bats. Increasing lighting could impact this behaviour which would indirectly impact roosts.

12.5 **Badgers**

The site supports low suitability for badger. Therefore, impacts to badgers could occur during construction if trenches are left open. Impacts on badgers associated with loss or damage of setts or loss of foraging habitat are not anticipated.

12.6 **Hazel dormouse**

The proposal will not result in the loss of habitat which is considered to support suitability for dormice. Therefore, no impacts on dormice are anticipated.

12.7 **Hedgehog**

Impacts on hedgehogs are likely to occur if trenches are left open.

12.8 **Reptiles**

The proposal will not result in the loss of habitat which is considered to support potential for reptiles. However, precautionary avoidance measures are proposed for the construction phase due to the presence of nearby suitable habitat.

12.9 **Great crested newts**

The proposal will not result in the loss of habitat which is considered to support suitability for GCN. Therefore, no impacts on the species are anticipated.

12.10 **Breeding birds**

The development of the site will result in the loss of suitable breeding bird habitat. The removal of this habitat has the potential to damage or destroy active bird nests if carried out during the breeding bird season which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. Development will also likely result in a net loss of bird nesting opportunities.

13. Requirement for further surveys

Further surveys are required where there is a reasonable likelihood that a protected species will be present and impacted by the proposed development. An assessment into the requirement for further surveys is presented below. In summary, no further surveys are considered necessary.

It is important that planning decisions are informed by current ecological survey data. Due to this, there is a limited time frame that phase 1 and phase 2 surveys are valid before becoming outdated. This time frame can vary depending on any changes in project circumstances or plans but it is generally considered that phase 1 ecological surveys are valid for a period of 18 months (CIEEM, 2019). Projects that take place over periods longer than 18 months might be required to carry out further ecological surveys to ensure planning authorities have the necessary up-to-date information to make well informed, evidence-based decisions.

13.1 **Designated sites**

No further surveys are considered necessary.

13.2 **Habitats**

No further surveys are considered necessary.

13.3 **Bats**

Subject to the precautionary mitigation measures set out in Section 14, no further surveys are considered necessary.

13.4 **Badgers**

Subject to the precautionary mitigation measures set out in Section 14, no further surveys are considered necessary.

13.5 **Hazel dormice**

As impacts on dormice are not anticipated, no further recommendations relating to dormice are considered necessary.

13.6 **Hedgehog**

Subject to the precautionary mitigation measures set out in Section 14, no further surveys are considered necessary.

13.7 **Reptiles**

Subject to the precautionary mitigation measures set out in Section 14, no further surveys are considered necessary.

13.8 **Great crested newts**

As impacts on GCN are not anticipated, no further recommendations relating to GCN are considered necessary.

13.9 **Breeding birds**

Subject to the precautionary mitigation measures set out in Section 14, no further surveys are considered necessary.

14. Mitigation recommendations

14.1 Habitats

Native hedgerow planting

If the hazel scrub in the front garden is to be removed, compensation for the loss of this native species will be needed. This can be achieved by planting a new native scrub species outside the Zone of Impact (ZOI) of the proposed works. With the current proposals intending to create a hedgerow at the north-western end of the garden this could be achieved using suitable native species such as, hawthorn *Crataegus monogyna*, hazel or willow sp *Salix sp*.

14.2 Bats

In order to limit any effects on foraging and commuting bats, external lighting should be limited to only that which is absolutely necessary for safety purposes, both during the construction phase and once the proposals are complete. The following lighting measures are required:

- Lighting to the completed structure should be as low brightness as possible, kept at a low level and directed away from all boundaries and the designated site. Lighting on sensors should not be so sensitive that foraging bats trigger them.
- All lighting must follow the Bat Conservation Trusts and Institute of Lighting Professionals guidance on bats and artificial lighting (BCT, 2023).

14.3 Badgers

In order to avoid harm to badgers during the construction works, any trenches will either be covered at night or fitted with a soil or plank ramp to enable any badgers which fall in to leave on their own accord.

14.4 Hedgehogs

In order to avoid harm to hedgehogs during construction works the following precautionary measures will be employed:

- Any trenches will either be covered at night or fitted with a soil or plank ramp to enable any hedgehogs that fall in to leave of their own accord.
- Any leaf litter or garden waste piles will be dismantled by hand in a sensitive and careful manner.
- No bonfires will be made or lit on site.

14.5 Reptiles

Care should be taken that the development does not kill/injure reptiles. Key habitat features for reptiles include brash piles and rubble/soil heaps. Linkage to suitable habitat within the surrounding landscape will increase the potential for reptiles to occur, although populations can occur within isolated/fragmented habitats even within urban areas. Should any reptiles be encountered, they should be allowed to move away of their own

accord. All waste shall be placed directly into a skip so that rubble piles and therefore potential hibernation areas are not created in areas which will subsequently be disturbed by site works.

14.6 Breeding birds

Care should be taken that development does not impact the breeding birds present on site. The bird nesting season is taken to be March to August, inclusive. Any removal of suitable nest habitat will either need to be undertaken outside of this period or else checked by an experienced ecologist to ensure that no nesting birds are present. If occupied nests are present, then the nest must not be removed and works around the nest can only recommence once the nest becomes unoccupied of its own accord.

15. Enhancements

The delivery of biodiversity enhancement on development sites is promoted by the National Planning Policy Framework (NPPF) and Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006.

Where opportunities exist it is best practice to provide enhancement features which encourage greater biodiversity within development sites in accordance with the NPPF and Local Planning Authority's responsibilities under the NERC Act.

Opportunities for enhancement which are proportionate to the scale of the development include:

- The provision of new bat roosting opportunities in the form of a bat box. This should be installed as high as possible, at least 3m above ground, on the newly constructed dwelling. A bat box such as the Habibat 3S built in bat box which is built directly into the brickwork of the wall, leaving just a small access point visible, would be appropriate.

- The provision of additional bird nesting opportunities. A integrated sparrow bird box, installed at eave level on the new dwelling would be appropriate.

The proposal is exempt from Biodiversity Net Gain (BNG) requirements because it meets the following criteria:

- consists exclusively of dwellings that are self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015

16. Conclusion

The extended phase 1 ecological assessment has confirmed that the site supports opportunities for protected species including hedgehogs, badgers and breeding birds.

The preliminary roost assessment has confirmed that the bungalow and shed both support negligible suitability for roosting bats. As such, no adverse impacts on bats or their roosts are anticipated.

Given the scale of the proposal, it is possible to deliver the scheme with a range of measures which avoid impacts on the other identified protected and priority species. These include sensitive timing of the works, careful vegetation removal and sensitive lighting.

Opportunities for ecological enhancement have been suggested for the site.

17. References

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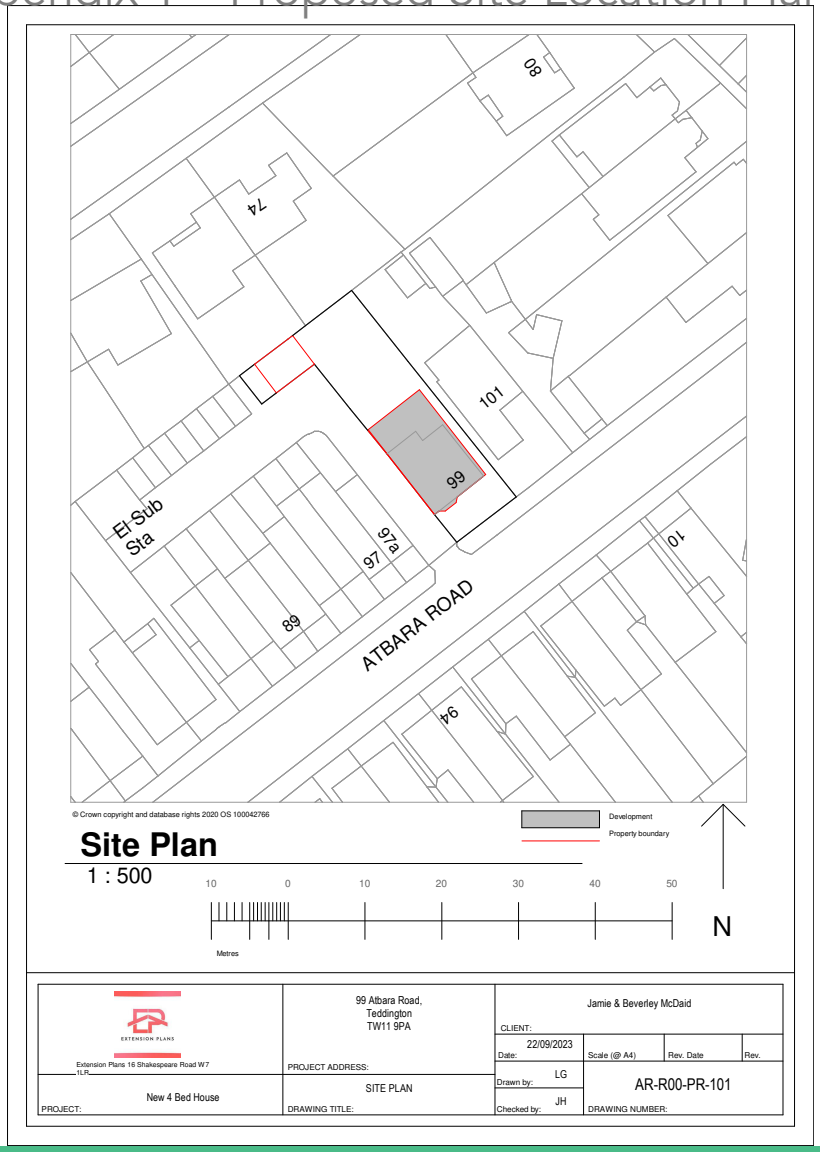
Appendix 1 – Proposed Site Location Plan



Appendix 2 – UKHabs Habitat Map

99 Atbara Road - On-site Habitat Existing

Map contains Google Satellite Imagery

Scale 1:250

KEY

- Red Line Boundary

Habitats Baseline EDIT ME

- Developed land; sealed surface
- Modified grassland
- Vegetated garden
- Bare ground

Map produced using Biodiversity Metric QGIS Template

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