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6 March 2014

Dear John,

Westhampnett Depot, Westhampnett Road, Chichester – Phase 1 Survey

Thank you for commissioning CC Ecology to undertake a Phase 1 Survey and Daytime Inspection for Bats of the Westhampnett Depot, Chichester, West Sussex. I have completed a site visit and desk study, and I am now writing to you to inform you of the results of the survey, any ecological constraints to the proposals, and any recommendations for further ecological work and enhancements for biodiversity.

The approach taken within the Phase 1 Survey is in line with guidance in The Chartered Institute of Ecology and Environmental Management (CIEEM) *Guidelines for the Ecological Impact Assessment in the United Kingdom* (26 June 2006), as well as the Bat Conservation Trust's (BCT) *Bat Surveys – Good Practice Guidelines* (2012). In undertaking this Phase 1 Survey due regard has been paid to relevant Government Planning Policy (in particular the National Planning Policy Framework), conservation policy under the local planning system, legislation providing protection for sites and species of nature conservation priorities under UK and West Sussex Biodiversity Action Plans. Details of relevant legislation and policy are included within the attached **Annex 1**.

Outline of the Scheme

I understand that proposals for the site include the extensive renovation of the existing depot (refer to **Map 1 – Proposals**) and that this requires demolition of several buildings, the construction of new roads and vehicle access/egress points. I understand that the main office building and attached metal hanger will be retained and re-decorated. Part of the site will be converted to a traveller's transit site.

Site Context and Zone of Influence

The Westhampnett Depot is located at ordnance survey grid reference SU 879060, on the north eastern outskirts of Chichester. The area immediately surrounding the depot is comprised of a mix of farmland and small patches of woodland and hedgerows to the north, east and south of the site and the settlement of Chichester to the west. A large boating lake is present immediately to the south of the site.

The Westhampnett Depot is situated within the South Coast Plain National Character Area and Natural England's South Coast Plain and Hampshire Lowlands Natural Area. It is situated

approximately 4.3km away from Chichester and Langstone Harbour Site of Species Scientific Interest (SSSI), RAMSAR and Special Protection Area (SPA). Eartham Pit SSSI is located approximately 4.8km away to the north east and Brandy Hole Local Nature Reserve (LNR) is located approximately 2.7km away to the north west.

In order to highlight the potential ecological effects of the proposed development, it is necessary to identify the area, known as the "Zone of Influence" (ZOI), within which activities associated with the sites proposals are likely to affect valued ecological features. Proposals for the site will involve the demolition and clearance of some of the existing buildings. During the construction phase there is likely to be additional noise, light and dust. In the long-term the site will accommodate additional car parking, a travellers site and a new vehicle access road. Considering the small scale and nature of the proposed development (similar to what currently exists), the ZOI is only likely to extend to the site boundary and the immediately adjacent land.

Habitats and Features

I visited the Westhampnett Depot on Thursday 27 February in order to carry out a Phase 1 Habitat Survey and Daytime Inspection for Bats of the site. A Phase 1 survey involves the mapping of habitats within the site boundary and assessing habitats within the zone of influence of the development for their potential to support protected species. In addition to carrying out a standard Phase 1, the survey also included a Daytime Inspection for Bats. A description of the methodology involved in this survey is included in **Annex 2**.

Photos of the site and a more detailed description of the habitats are included on **Map 2** of this letter report.

The site comprises largely of hardstanding and a mix of industrial units and office buildings. No notable areas of vegetation are present. The buildings were surveyed for their potential to support protected species, though none of the habitats within the site boundary are considered to have any intrinsic nature conservation value.

The buildings have been numbered (refer to **Map 2**) and are described within the **Table 1** below.

Table 1: *Description of each building within the site boundary and any features of ecological interest*

Building Number	Proposals	Description	Features
1	To be retained and refurbished	Several attached/interconnected buildings, comprising of the main office, staff areas and an MOT 'hanger' type building at the rear. 1a) is the main office building. It is a single storey brick built structure with a corrugated asbestos cement pitched roof. Internally a suspended ceiling is present. 1b) is a large 'hanger' type building which is constructed of corrugated metal (walls and roof). No loft spaces are present, no cavity walls are present.	The roof of the office building appears tight with no gaps. A crack in the wall at the gable end may provide access points for protected species to the cavity wall (refer to **Photo 2** on **Map 2**)
2	To be demolished	Building 2 is comprised of three attached single storey, brick built buildings; all with pitched roofs. The roof line of the attached buildings is staggered and the buildings are gabled at each end of the terrace. The roofs of buildings 2a and b are constructed with corrugated insulated metal sheeting and loft voids are present throughout. The roof of 2c is constructed with a corrugated asbestos cement and internally is lined with roofing tiles. The tiles are dilapidated and inside the building it is possible to see fibreglass insulation present between the roofing tiles and the asbestos roofing.	Loft spaces within buildings 2a and b can be accessed by gaps under the eaves at the eastern gable end and the southern elevation. Small amounts of rat and mouse droppings throughout the loft spaces.
3	To be demolished	Large corrugated asbestos cement clad building with breeze block foundations. The building is open sided on its eastern aspect and has a single skin wall – no cavity is present.	None
4	To be demolished	Two attached 'barn' type buildings that are concrete framed and open sided. The eastern elevation is clad with a single skin sheet of corrugated asbestos cement.	None
5	To be retained	Concrete framed, 'barn' type building with corrugated asbestos cement walls and roof. Open sided and used for storage.	None
6	To be demolished	Brick built, single storey, storage building. Double pitched, corrugated asbestos roof. The western and southern elevations of the building share the external wall with the depots boundary wall.	Large amount of dense Ivy covering on southern most pitch. Holes are present at the gable ends leading into the cavity under the ridge tiles on both pitches.
7	To be demolished	A line of three pre-fabricated flat roof, garage/shed type buildings. Corrugated asbestos roof.	None
8 (outside of site boundary)	To be retained	A private residential property that is located outside of the site boundary, although, it is likely to be within the zone of influence of the development proposals. The house is a brick built 2 storey property with a pitched clay tiled roof.	

Bats

Daytime Inspection for Bats

During the Phase 1 Survey a daytime inspection of the buildings for bats was also carried out, this involved searching all accessible areas for evidence of bats. As bats can roost in places that are inaccessible to a surveyor (such as between roofing materials and the roof lining) the survey also involved mapping features on the building that have the potential to support roosting bats or provide access and egress points for bats (in line with current good practice guidelines published by the Bat Conservation Trust, 2012).

No evidence of bats was found within any of the internal areas or on any external surfaces of the buildings during the survey.

The majority of the buildings were considered to have negligible potential to support roosting bats. Buildings 1, 2 and 6 have features with limited potential to provide access/egress points; these are summarised within **Table 1** above and **Map 2**, and described in more detail below.

Features with the potential to provide bats with suitable roosting opportunities are present in crevices on building 1 and 6. These features comprise of a crack in the gable end wall on building 1 and access to the cavity underneath the ridge tiles on both pitches of the roof on building 6. No loft spaces are present within building 6 and it is unlikely that access to the loft void above the main office in building 1 is possible. The crack may lead to a cavity within the gable end wall, however, it is difficult to tell how far the crevice goes and whether it does provide a suitable roosting space for crevice dwelling bats. The potential roosting opportunity for bats underneath the ridge tiles of building 6 could be accessed by gaps in the end ridge tiles at the gable ends. Although the cavity underneath the ridge tiles could provide a potential roosting opportunity for bats, the nature of the asbestos cement is that the cavity may not provide optimal roosting conditions for bats. I consider that these features have **low potential** to support roosting bats.

Building 2 provides potential roosting opportunities for bats within the various loft spaces and witin any crevices present where access is visble to the lofts, such as between the gable end wal and the barge board. Access to these lofts is possible from gaps under the eaves on the western gable end and the southern elevation. The loft spaces are subdivided by breezeblock and although are uncluttered and free of internal trussing, they are small and shallow. No roof lining is present and therefore the corrugated metal roofing does not provide a suitable surface for bats to grip to, in addition, the properties of the metal roofing are likely to create unstable temperature fluctuations within the loft spaces, creating a sub-optimal environment for roosting bats. Part of the loft space above building 2b is located over a suspended ceiling and within the loft void itself are strip lights, which create a very light environment. Although access to these loft spaces is possible for bats, the features provide sub-standard conditions and therefore I consider these features to have **low potential** to support roosting bats.

In addition to the onsite buildings a residential dwelling is located adjacent to the north western boundary of the site. This house is a brick built 2 storey construction with a pitched, clay-tiled roof. Due to the building being outside if the sites boundary it was not thoroughly inspected, however it is considered to have a moderate potential to support roosting bats.

Initial Assessment for Bats

The internal/external inspection of the buildings at the Westhampnett Depot found no evidence of roosting bats on internal and external surfaces. Most of the buildings are considered to be of negligible potential to support roosting bats and three buildings have features that are considered to have low potential to support roosting bats. Due to the nature of the potential roosting opportunities, if a bat roost did exist, it is likely that the buildings would only support a low value roost (small numbers of the more common and widespread species).

Following my initial visit I consider three of the buildings to have **low potential** to support a **low value bat roost.**

Nesting Birds

During the survey feral pigeon nests were observed on top of the concrete pillars in the apex of the roof of building 3. In addition the dense covering of Ivy located over the south pitch of building 6 creates potential nesting opportunities for birds.

Recommendations

Bats

Three of the buildings within the site boundary are considered to have low potential to support roosting bats. Building 1 is proposed for retention and internal refurbishment and therefore I don't anticipate that there will be any impacts on this potential roosting opportunity. If future works are proposed to re-point the wall and fill the gap, I would recommend that a more detailed inspection of the crevice is undertaken with the use of a ladder and endoscope.

Buildings 2 and 6 are proposed for demolition and therefore the potential roosting opportunities within these buildings will be lost. As the roosting opportunities for bats are present within crevices that I was unable to access during my survey, in line with current good practice guidelines, it will be necessary to undertake a Phase 2 bat survey to establish the presence or likely absence of bats.

As both of the buildings have low potential to support bats I would recommend that a single dusk emergence survey is undertaken within the peak active bat season (May-August). If the status of the building for bats changes during this survey (bats are recorded or thought likely to have emerged from the building) it may be necessary to undertake further surveys to fully assess the roost.

As all species of bat and their roosts are protected under both under the Conservation of Habitats and Species Regulations 2010 and The Wildlife and Countryside Act 1981 (as amended) (Refer to **Annex 1** for relevant legislation and planning policy) it is necessary to ensure that no bats are harmed or disturbed, and that roosts are not damaged or destroyed during the proposed works to prevent an offence being committed. If bats are found to be using the building as a roost it will be necessary to provide a suitable mitigation strategy to mitigate any impacts and to compensate for any loss in roosting habitat. Proposals that have the potential to break this law must be carried out under a European Protected Species Licence (EPSL) which is granted by Natural England.

Due to the very low potential of the buildings to support roosting bats the further survey would be carried out as a precautionary measure and to ensure full compliance with best practice guidelines. Although we are yet to undertake the further survey and fully establish the ecological baseline for the site (and the presence or likely absence of bats), I believe that the proposals for the site have the potential to enhance the area for bats and biodiversity as a whole. In the event that bats are found to

be using the building it would be straightforward to include compensatory roost features into the retained buildings. Bat roost features similar to the minimal existing potential crevice features can easily be included within the retained buildings. Features could include a range of bat boxes installed at strategic locations close to the edge of the site.

Impacts to areas immediately adjacent to the site are also possible, particularly if a bat roost does exist within the adjacent residential dwelling. Although the site is currently well lit at night, I would recommend that any additional lighting is placed to shine inwards to the site, away from any boundaries as well as any potential bat roosting opportunities.

Nesting Birds
During the survey 2 pigeon nests were observed within one of the buildings proposed for demolition and the dense covering of ivy on building 6 has high potential to support nesting birds.

All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended) and therefore I recommend either the undertaking of destructive works outside of the nesting bird season (September-February inclusive), or, if this is not possible initial works to remove areas suitable for nesting birds should follow a breeding bird survey and should be undertaken under the supervision of an ecologist. The ecologist would then remain on call as an advisory throughout the works, and in the event that nesting birds are found works should cease, a 5 metre buffer set up and the ecologist called for advice. It is likely that in this scenario works can continue on other areas of the site until the nest is no longer in use (and the chicks have fledged).

I understand that the presence of nesting pigeons within the industrial buildings has been a course for concern in respect of public health. Although all nesting birds are protected from disturbance under the Wildlife and Countryside Act 1981, I understand that in circumstances where there is an impact on public health it is possible to gain a licence to remove nests of birds that are considered a pest, such as feral pigeons. Removal of nests would need to be undertaken by an authorised person. There are also measures that can be put in place to dissuade pigeons from using certain features for nesting. I would recommend that if this is a cause for concern that you discuss the matter with the council's environmental health officer and contact the Pigeon Control Advisory Service (PiCAS).

It is not possible to gain a licence for the removal of nests for most other species of bird. Any birds' nests discovered during the works would need to be protected as described above.

As potential nesting bird habitat will be removed as part of the scheme I would recommend the replacement of nesting opportunities, either through the planting of native shrubs at the edge of the site and/or the installation of bird boxes on existing buildings.

<u>Summary</u>
In Summary I have undertaken a Phase 1 Survey and Daytime Inspection of the buildings and have assessed 3 of the buildings as having **low potential** to support a **low value** bat roosts. In order to meet best practice guidelines it will be necessary to undertake a single emergence survey of buildings 2 and 6 in the peak active bat season to fully ascertain the presence or likely absence of bats. If bats are found to be using the buildings as a roost it may be necessary to increase the survey effort to fully assess the roost, however it is considered highly unlikely that the building has the potential to support medium-high value roosts. If bats are present it is most likely that these will be in small numbers and of common species.

If bats are present it will be necessary to mitigate for the impacts and to provide suitable compensatory roost features, an, European Protected Species Licence (EPSL) in respect of bats would also be required.

In the unlikely event that bats are found I believe that the impacts of the proposals would be low and it would be easy to mitigate for any impacts.

Pigeon nests are present within one of the buildings to be demolished and there is potential for nesting birds to utilise the ivy on building 6 and internal areas of any of the buildings. As all nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended), it will be necessary for an ecologist to undertake a breeding bird survey and to inspect the building prior to providing supervision at the onset of the construction period (if works are undertaken during the nesting bird season). Works to areas where nesting birds are present should be avoided until the nest is vacated, in order to comply with the relevant legislation.

In addition to ensuring that impacts to bats and nesting birds are mitigated (if required), I also recommend that enhancements for biodiversity are undertaken in compliance with national and local planning policy. The *National Planning Policy Framework (NPPF)* states that Plan policies and planning decisions should aim to maintain, and enhance, restore or add to biodiversity and geological conservation interests'. Enhancements to the site can be made by installing bat and bird boxes on the existing buildings and if practicable, planting native and fruit bearing shrubs.

A summary of the recommendations and advice is provided within **Table 2**.

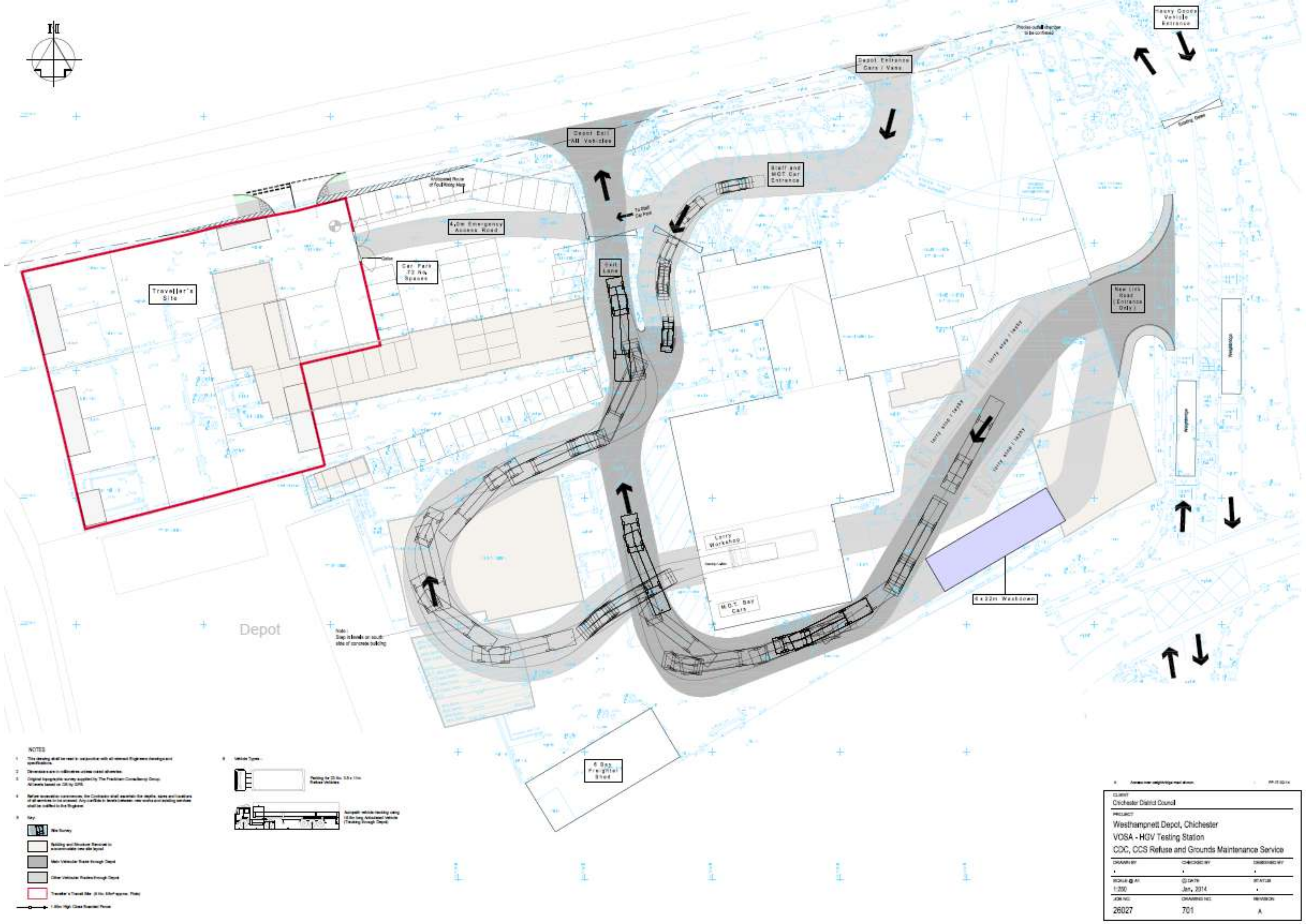
Table 2: *Summary of recommendations*

Recommendation	**Aim**	**Timing**
Undertake 1 dusk emergence survey of building 2 and 6 prior to demolition works.	To fully comply with best practice guidelines in assessing the presence or likely absence of roosting bats.	May-August.
Breeding bird survey of buildings to be demolished. Inspections of buildings and supervised destructive works.	To assess the presence or likely absence of nesting birds prior to undertaking works that have the potential to create disturbance.	Immediately prior to undertaking destructive works or works that have the potential to disturb nesting birds.
Additional lighting to be directed inwards to the site to avoid impacts on any potential bat roosts located outside but adjacent to the site boundary.	To avoid the impacts of lighting on bats.	Construction phase.

I trust the advice within this letter is clear and helpful, but should you wish to discuss any of the issues raised further please do not hesitate to contact me.

Yours sincerely

Claire Clarke BSc (Hons) ACIEEM


Heavy Goods Vehicle Entrance
Depot Entrance Cars / Vans
Depot Exit All Vehicles
Staff and MOT Car Entrance
4.0m Emergency Access Road
Car Park 72 No. Spaces
Traveller's Site
Exit Lane
New Link Road (Entrance Only)
Lorry Workshop
M.O.T. Bay Cars
6 x 22m Washdown
6 Bay Freighter Shed
Depot
NOTES
Chichester District Council
Westhampnett Depot, Chichester
VOSA - HGV Testing Station
CDC, CCS Refuse and Grounds Maintenance Service
1:250
Jan, 2014
26027
701
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MAP 2

HABITATS AND FEATURES

Photo 1

Photo 2

Crack in brickwork on gable end. – P2

Adjacent property has a pitched and clay tiled roof. Moderate potential to support roosting bats.

Photo 3

Access to lofts above 2 possible through gaps under eaves and at gable ends.

Dense covering of Ivy.

Gaps at end of ridge tiles on gable ends.

Photo 6

Photo 5

Photo 4

LEGISLATION

CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2010

The Conservation of Habitats and Species Regulations 2010 (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 t0o 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.

COUNTRYSIDE AND RIGHTS OF WAY ACT 2000

The Countryside and Rights of Way (CRoW) Act 2000 adds to the protection afforded in the WCA to SSSI's and other important sites for nature conservation. In addition, under the Act it became a criminal offence to "recklessly disturb" Schedule 1 nesting birds and species protected under Schedule 5 of the Wildlife and Countryside Act. It also enabled heavier penalties on the conviction of wildlife offences.

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.

PLANNING POLICY

NATIONAL LEVEL - THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. Section 11 of the NPPF provides guidance on conserving and enhancing the natural environment through the planning system. This guidance replaces *Planning Policy Statement 9 (PPS9) Biodiversity and Geological Conservation.* Section 11 of the NPPF specifies that the planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

To minimize impacts on biodiversity, planning policies should:

- plan for biodiversity at a landscape-scale across local authority boundaries;
- identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation;
- promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan; and
- where Nature Improvement Areas are identified in Local Plans, consider specifying the types of development that may be appropriate in these Areas.

When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

- proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest;

- development proposals where the primary objective is to conserve and enhance biodiversity should be permitted

- opportunities to incorporate biodiversity in and around developments should be encouraged

- planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss; and

- the following wildlife sites should be given the same protection as European sites:

    - potential Special Protection Areas and possible Special Areas of Conservation;

    - Listed or proposed Ramsar sites; and

    - Sites identified, or required, as compensatory measures for adverse effects on European sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

LOCAL LEVEL – CHICHESTER DISTRICT LOCAL PLANNING POLICY

Saved policies within the Chichester District Local Plan (First Review) April 1999 of relevance to nature conservation include RE7 and RE8 as described below.

RE7 NATURE CONSERVATION - DESIGNATED SITES

THE DISTRICT PLANNING AUTHORITY WILL REFUSE PERMISSION FOR DEVELOPMENT WHICH WOULD BE LIKELY TO DAMAGE, DESTROY OR ADVERSELY AFFECT WETLANDS OF INTERNATIONALIMPORTANCE (RAMSARSITES), DECLARED OR POTENTIAL SPECIAL PROTECTION AREAS, CANDIDATE SPECIAL AREAS FOR CONSERVATION, SITES OF SPECIAL SCIENTIFIC INTEREST, AND NATURE RESERVES. WHERE PARTICULARLY SENSITIVE ECOLOGICAL SITES ARE THREATENED THE DISTRICT PLANNING AUTHORITY WILL TAKE ACTIVE STEPS TO PROTECT THEM AND MAY SEEK ARTICLE 4 DIRECTIONS.

RE8NATURE CONSERVATION - NON-DESIGNATED AREAS

THE DISTRICT PLANNING AUTHORITY WILL SEEK TO PROTECT FROM DEVELOPMENT OTHER AREAS, CORRIDORS OR OTHER FEATURES IMPORTANT TO NATURE CONSERVATION OR OF GEOLOGICAL SIGNIFICANCE, INCLUDING ANCIENT WOODLANDS AND SITES OF NATURE CONSERVATION IMPORTANCE, AND WILL REFUSE PERMISSION FOR DEVELOPMENT LIKELY TO DAMAGE, DESTROY OR ADVERSELY AFFECT THESE AREAS. IN APPROPRIATE CIRCUMSTANCES THE DISTRICT PLANNING AUTHORITY WILL SEEK MODIFICATIONS TO PROPOSALS, APPLY APPROPRIATE CONDITIONS OR REQUIRE LEGAL AGREEMENTS TOSECURE SUCH PROTECTION.

GOVERNMENT CIRCULAR 06/05: BIODIVERSITY AND GEOLOGICAL CONSERVATION

The Government Circular 06/05 provide guidance on the application of the law relating to planning and nature conservation. It was originally produced to accompany PPS9, and although some of the information contained within it is now out of date, paragraphs 98 and 99 of the document remain relevant.

Paragraph 98 states that *"the presence of protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitats"*

Paragraph 99 states that *"it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted"*

ECOLOGICAL APPRAISAL SURVEY METHODOLOGY

An ecological appraisal is essentially a Phase 1 survey which aims to:

- Highlight any features of particular ecological value;
- Identify potential impacts to ecology as a result of the proposals;
- Identify any issues that may have legal or planning policy implications, such as the presence of protected or notable species;
- Identify any features that have the potential to significantly constrain future development proposals;
- Make recommendations for any further ecological work (such as targeted protected species surveys) that might be required to fully assess the value of the site and the likely impacts; and
- To recommend measures that could be undertaken to enhance biodiversity or to mitigate adverse impacts.

Desk Study
Prior to undertaking the walk over survey a desk study was carried out in order to gather information on the existing biodiversity of the site and the surrounding area. Internet sources such as the Multi-agency Geographic Information for the Countryside (MAGIC) and the National Biodiversity Network (NBN) were consulted for contextual information on wildlife sites and records of protected species within vicinity to the site.

A data search was also carried out with information on non-statutory designated wildlife site and biological records obtained from the Surrey Biodiversity Information Centre (SBIC), as well as more specific records of reptiles and amphibians gathered by consulting the Surrey Amphibian and Reptile Group (SARG)

FIELDWORK METHODOLOGY

A walk over survey of the site was carried out on Monday 29 April 2013. Within the site boundary the main land use, habitat types and specific features were mapped and described. Vegetation communities and plant species were recorded. Consideration was given for the presence of protected species though a combination of searching for evidence and noting the potential for protected species to be using various habitats within the site boundary and the zone of influence.

Badgers
The habitat within and immediately adjacent to the site boundary was considered for its potential to support badgers both for foraging and the presence of setts. The site was also searched for evidence of badgers such as holes, dung piles, snuffle holes, mammal tracks and hairs.

Bats
During the survey features such as buildings and trees were assessed for their potential to support roosting bats. Where possible an inspection of potential roost features was undertaken. The flat roof garage was inspected both internally and externally for evidence that bats may be using or have previously used the building for roosting. Such evidence may include:

- The presence of bats;
- Bat droppings on surfaces inside and on the external fabric of the building; or

- Staining or scratch marks.

Potential roosting opportunities were also noted and an assessment made on the building potential to support bats.

A survey of the trees noted any potential roost opportunities such as woodpecker holes, peeling bark, splits and cracks.

Inspection of potential roosting opportunities on both the building and trees was undertaken using close focusing binoculars and a bright torch to search cavities.

An assessment of the surrounding habitats was made of potential bat foraging habitat.

Reptiles
The habitats were assessed for their suitability to support species of reptile. Habitats with the potential to support reptiles such as rough grassland, log piles, compost heaps, scrub, banks, burrows, water bodies etc were noted and mapped.

During the survey the weather was warm and sunny. A visual search for reptiles was undertaken by walking over the site and watching potential reptile basking spots, natural refugia such as logs and any garden refuge were also turned over.

Amphibians
Consideration was given to the presence of habitats with the potential to support species of amphibians. Habitats with the potential to support amphibians include ponds, ditches, woodland, scrub etc.

Birds
The suitability of the habitats was assessed for their potential to support nesting birds. Any birds seen whilst carrying out the survey were recorded.

Dormouse
The suitability of habitats within the site boundary and the zone of influence for supporting dormice was recorded during the survey. Woodland and hedgerows were assessed, in particular the presence of hazel, oak and fruit bearing species was noted. In addition aerial maps were consulted to assess the connectivity of the habitats present.

Invertebrates
Habitats and features likely to support notable species of invertebrate were recorded for example woodland, dead wood, herb rich grasslands etc.