ARUN DISTRICT COUNCIL AL/4/22/PL

LIZARD
Landscape Design and Ecology

ECOLOGICAL IMPACT ASSESSMENT

MILDMAY, HOOK LANE, ALDINGBOURNE

On Behalf of: Mr. B Craddock

Planning Issue

Prepared by	JH
Checked by	CO
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LIZARD
Landscape Design and Ecology

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SUMMARY

Lizard Landscape Design and Ecology has been commissioned by Mr. B Craddock to undertake an Ecological Impact Assessment (*EcIA*) of the land at Mildmay, Hook Lane, Aldingbourne (*Grid Reference: SU 934 046– hereafter referred to as 'the site'*).

A Preliminary Ecological Appraisal (*PEA*) was undertaken on 9th December 2021, to appraise the existing ecological resource within the land and the surrounding area. The *PEA* comprised a baseline survey conforming broadly to the *JNCC Ecology Phase 1 Habitat Survey* protocol, to identify the existing habitats. In addition, a protected species assessment was undertaken to identify the potential for European and nationally protected species within and adjacent to the land. A full EcIA was then undertaken using the baseline data.

No further surveys for protected species were recommended, due to no suitable habitat for protected species being affected as part of the proposals.

The existing site is formed of existing buildings, hard standing, amenity grassland and scattered trees with small parcels of introduced shrubs and two hedgerows bounding the site. The site itself is of **low ecological value** with no habitats of interest noted.

Once avoidance and mitigation measures have been taken into account, the impacts of the planned development upon biodiversity will be **negligible, non-significant** with proposed ecological enhancements resulting in a **net gain** in biodiversity in line with national planning policy guidance.

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1.0 INTRODUCTION

1.1 Lizard Landscape Design and Ecology has been commissioned by Mr. B Craddock to undertake an Ecological Impact Assessment (*EcIA*) of the land Mildmay, Hook Lane, Aldingbourne (*Grid Reference: SU 934 046– hereafter referred to as 'the site'*).

1.2 A Preliminary Ecological Appraisal (*PEA*) was undertaken on 9th December 2021, to appraise the existing ecological resource within the land and the surrounding area. The *PEA* comprised a baseline survey conforming broadly to the *JNCC Ecology Phase 1 Habitat Survey* protocol, to identify the existing habitats. In addition, a protected species assessment was undertaken to identify the potential for European and nationally protected species within and adjacent to the land. A full EcIA was then undertaken using the baseline data.

1.3 A summary of the results and potential impacts of the proposals, and details of avoidance, mitigation and compensation measures have been detailed within this report. This report has been prepared by Joshua Harwood (*BSc (Hons) Assistant Ecologist; Lizard Landscape Design and Ecology*). The report has been reviewed by Catherine O'Reilly *(MCIEEM, Senior Ecologist; Lizard Landscape Design and Ecology*).

Site Information

1.4 The site consists of a small parcel of amenity grassland (garden area) with existing buildings and hard standing dominating the site.

1.5 The site is located c.10.0 metres above sea level. Soils on site are described as *Loamy soils with naturally high groundwater.*

Surrounding Landscape

1.6 The site is located in a sub-urban position c. 7.3km from the city of Chichester and to the western outskirts of Woodgate. Surrounding land is dominated by arable farmland with mature hedgerows, small areas of woodland, a train track and the village of Woodgate.

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1.7 There is one waterbody located within 500m. The pond is located 150m south west of the site.

Development Proposals

1.8 It is understood that the proposals include the Demolition of existing property and erection of new 4 bed dwelling house with ancillary parking.

Survey Aims

1.9 The aim of this ecological appraisal survey has been:

- Establish baseline ecological conditions at the Site.
- Determine the importance of ecological features which could be affected by the proposed scheme.
- Identify any likely significant effects of the proposed development on important ecological features, in the absence of mitigation, including cumulative impacts.
- Set out any measures necessary to effectively avoid or mitigate likely significant effects, and identify residual impacts.
- Identify any compensation measures required to offset residual impacts.
- Set out potential ecological enhancement measures that could be delivered by the proposed scheme.
- Confirm how proposed mitigation, compensation and enhancement measures could be secured.
- Provide sufficient information to determine whether the project accords with relevant nature conservation policies and legislation, and where appropriate, to allow conditions or obligations to be proposed by the relevant authority.

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2.0 PLANNING POLICY AND LEGISLATION

Legislation

2.1 Legislation relating to wildlife and biodiversity of particular relevance to this PEA includes:

- *The conservation of Habitats and Species Regulations 2017;*
- *The Wildlife and Countryside act 1981 (as amended);*
- *The Natural Environment and Rural Communities (NERC) act 2006;*

2.2 The above legislation has been addressed, as appropriate, in the production of this report.

National Planning Policy

2.3 The National Planning Policy Framework (*NPPF*) 2021 sets out the government planning policies for England and how they should be applied. '*Chapter 15: Conserving and Enhancing the Natural Environment*' states that development should be '*minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.*'

2.4 The Government Circular 06/2005, which is referred to by the NPPF, provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

2.5 The recently passed *Environment Bill 2021* requires that the biodiversity on a site must be safeguarded. Any losses shall need to be adequately compensated through the provision of new habitats and enhancement of existing. The Bill will require a mandatory 10% Biodiversity Net Gain (BNG) for all new developments.

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Local Planning Policy

2.6 Policy ENV DM5 of the Arun Local Plan 2011-2031 states that:

- *Development will seek to achieve a net gain in biodiversity and protect existing habitats on site;*
- *Development should incorporate elements such as green roofs / walls and bird and bat boxes;*
- *Development shall be designed to provide links between habitats and facilitate species movement;*
- *Where there is evidence of a protected species on a proposed development site, planning applications shall include a detailed survey of the subject species, with details of measures to be incorporated into the development scheme to avoid loss of the species.*

2.7 Policy EH12 2019 Protection of bat habitats of Aldingbourne Neighbourhood Development Plan states that:

`In order to be fully compliant with the habitats directive relating to the Singleton and Cocking Tunnels SAC qualifying features, proposals for the development of greenfield sites within the Parish (most of which falls within the SAC's 12km Wider conservation area) must evaluate whether there is a potential for the loss of suitable foraging habitat and / or the severance of commuting flight lines, such as in form of mature treelines, hedgerows and watercourses. If so, such features must be preserved unless surveys demonstrate that they are not used by Barbastrelle, Bechsteins or other bats linked with nearby roosting sites. Care must also be taken through development design to ensure that such retained features are not affected by artificial lighting.

Where these corridors are used by feeding or commuting bats, development within 50 metres will be resisted.

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3.0 METHODOLOGY

3.1 Desk Study

3.1.1 The Multi-Agency Geographic Information for the Countryside (*MAGIC*) was consulted for information regarding statutory designated sites, priority habitats and permitted European protected species licence records within a potential zone of influence of the site. The desk search was conducted on 20th December 2021. Due to the location and limited scope of proposals, a data search from the local biological records centre would be unlikely to provide relevant information essential to inform the assessment and so has not been provided. This is an approach in line with current guidance (CIEEM, 2020).

3.2 Field Survey

3.2.1 A preliminary ecological appraisal was undertaken on 9th December 2021, and the site subjected to an ecology survey using guidelines set out in the *Handbook for Phase 1 Habitat Survey – A Technique for Environmental Audit (JNCC, 2010)*. This has result in a Site Habitat Plan *(Figure No. 01*), a Species Lists for Habitat Parcels was not considered appropriate or proportionate for this development.

3.2.2 Habitats within the land were classified and the presence, or potential presence, of certain protected and / or notable species of flora and fauna were identified. A summary description of the habitat within the site following the *Phase 1 Habitat Survey Methodology* is presented in Section 4.0. This involved identifying features that may be used by protected species, potential foraging areas and other signs of use. Water bodies were recorded wherever possible, within 500 metres of the proposed development site.

3.2.3 The results are summarised and accompanied in large part by photographic evidence contained in *Appendix A – Site Photographs*.

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3.3 Ecological Impact Assessment

3.3.1 The methodology for Ecological Impact Assessment (EcIA) follows best practice guidelines set by the Chartered Institute of Ecology & Environmental Management (CIEEM): 'Guidelines for Ecological Impact Assessment' (CIEEM, 2018). This includes identifying the baseline conditions on the site and subsequently rating the potential effects of the development based on the sensitivity and value of the resource affected, combined with the magnitude, duration and scale of the impact (or change). This is initially assessed without mitigation measures, and then assessed again after allowing for the proposed mitigation measures; this provides the residual effects. The assessment is divided into construction effects and longer-term operational effects.

3.3.2 Each ecological feature within the site has been considered within a defined Geographic context such as:

- *International and European*
- *National*
- *Regional*
- *County*
- *District*
- *Local*
- *Site Level*
- *Negligible*

3.3.3 Based upon CIEEM guidance, value was determined with reference to the following factors:

- *Its inclusion as a Designated Site or other protected area;*
- *The presence of habitat types of conservation significance, e.g. Habitats of Principal Importance (NERC 2006);*
- *The presence (or potential presence) of species of conservation significance e.g. Species of Principal Importance (NERC 2006);*
- *The presence of other protected species e.g. those protected under The Wildlife and Countryside Act 1981;*
- *The sites social and economic value.*

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3.3.4 The ecological impacts resulting from the proposals were then described according to a defined set of characteristics as defined within *'Guidelines for Ecological Impact Assessment in the UK and Ireland'* (CIEEM, 2018). This assessment considers residual impacts (once all mitigation has been taken into account), with any significant effects highlighted. A significant effect is defined as "*an effect which either supports or undermines biodiversity conservation objectives for 'important ecological features' or for biodiversity in general*".

3.3.5 The confidence that a certain activity will result in a significant adverse effect has been ranked as follows:

- *Highly probable;*
- *Probable;*
- *Unlikely;*
- *Highly unlikely;*

3.3.6 Where initial impacts have been identified as significant, avoidance, mitigation and compensation measures have been proposed to avoid, prevent or offset such effects. Enhancement has been proposed to ensure that the development represents a net gain in biodiversity in accordance with National Policy.

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3.4 Preliminary Bat Roost Assessment

3.4.1 A Preliminary Bat Roost Assessment was undertaken 9th December 2021 by an experienced bat surveyor who undertook an internal and external assessment of all buildings within the proposed construction zone.

3.4.2 The bat surveyor assessed the existing buildings visually and searched for evidence such as:

- Grease Marks;
- Urine Stains;
- Bat Droppings;
- Feeding Remains;
- Dead or Live Bats.

3.4.3 Once features had been assessed the building was then categorised in accordance with *Table 4.1 of the Bat Conservation Trust's Good Survey Guidelines (2016):*

Table No. 01 – Categorisation Criteria

Category	Buildings
`Negligible`	*No suitable features identified.*
`Low`	*A structure which could be used opportunistically, however, are not likely to be used on a regular basis / by a large number of bats.*
`Moderate`	*A building with features which, could be used regularly by a small number of bats.*
`High`	*A building with features suitable for use by a large number of bats on a regular basis.*

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4.0 BASELINE ECOLOGICAL CONDITIONS

4.1 Designated Sites

Statutory Protected Sites

4.1.1 The following potential zones of influence have been used when identifying designated sites in the local area: Local Nature Reserves (LNRs), National Nature Reserves (NNRs) and Sites of Special Scientific Interest (SSSIs) within a 2.0km radius of the site, and internationally designated sites including Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsars (Wetlands of International Importance) within a 10km radius of the site. Statutory protected sites within a potential zone of influence of the site include:

Table No. 02 – Statutory Protected Sites

Site	Description	Location
Pagham Harbour SPA RAMSAR	Internationally important wetland which supports high numbers of wintering and breeding wildfowl and waders.	*8.3km SW*
Duncton to Bignor Escarpment SAC	*Asperulo-Fagetum* beech forests occur here on steep scarp slopes in mosaic with ash Fraxinus excelsior woodland. Rare plants include the white helleborine (*Cephalanthera damasonium)*, yellow bird's nest (*Monotropa hypopitys*) and green hellebore (*Helleborus viridis*). The woods also have a rich mollusc fauna.	*9.3 km N*
Chichester & Langstone Harbour SPA/RAMSAR	Internationally important wetland which supports high numbers of wintering and breeding wildfowl and waders.	*9.6km W*
Solent Maritime SAC	A collection of maritime sites which includes habitats such as mudflats, saltmarsh, spartina swards and estuaries.	*9.7 km W*

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4.1.2 Singleton and Cocking Tunnels SAC is located over the 12.0km buffer from this site.

4.1.3 The site is located within the *Impact Risk Zone of Bognor Reef SSSI and the South Downs National Park*. The development proposals do not require further consultation with *Natural England* due to the small scale and type of proposals.

Non-Statutory Protected Areas

4.1.4 *Sites of Nature Conservation Importance* (*SNCIs*) are designations applied to the most important non-statutory nature conservation sites. They are recognised by the *National Planning Policy Framework (2021)* and as such are material considerations when assessing planning applications. No SNCIs were identified within 2.0 km of the site, the nearest identified is listed below:

Table No. 03 – Non-Statutory Protected Sites

SNCI	Locations
Fontwell Racecourse	*2.7Km N*

4.2 Habitats

4.2.1 Within 2.0 km of the site there are *Priority Habitats* of *Ancient Woodland (ancient and Semi-Natural), Deciduous Woodland, Traditional Orchards, Woodpasture and Parklands & Coastal and Floodplain Grazing Marsh*

4.2.2 Habitats within and adjacent to the land include:

- *Amenity Grassland;*
- *Existing Buildings;*
- *Hardstanding;*
- *Hedgerow;*
- *Introduced Shrub;*
- *Scattered Trees;*
- *Waterbody.*

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Amenity Grassland

4.2.3 A small parcel of the site is formed of amenity grassland which is dominated by perennial rye grass (*Lollium perenne*). The sward is maintained to a height of 3-5cm. This habitat is assessed as being of **site value** only

Existing Building

4.2.4 There are a number of existing buildings throughout the site, two main dwellings and 3 small shed/storage buildings. This habitat is assessed as being of **negligible value** with a full bat roost assessment detailed in section 4.3.6

Hardstanding

4.2.5 The majority of the site is comprised of hardstanding parcels forming the access to the site, parking and large portions of the garden. This habitat is assessed as being of **negligible value**.

Hedgerow

4.2.6 The northern and southern boundaries of the rear garden are formed of hedgerows. The hedgerows are single species dominated by Privet (*Ligustrum vulgare*) reaching a height of ~3.0m. This habitat is assessed as being of **site value** only.

Introduced Shrub

4.2.7 Small parcels of introduced shrub are located to the rear of B2, the parcels are of typical amenity valued garden varieties. This habitat is assessed as being of **negligible value**.

Scattered Trees

4.2.8 Two scattered trees are located to the rear garden, the trees are semi-mature and dominated by Cherry species (*Prunus sp.*). This habitat is assessed as being of **site value** only.

Waterbody

4.2.9 There is a single swimming pool located to the east of the garden. The pool was empty at the time of survey with only rainfall located to the base. The pool is raised with steps leading to the entrance. This habitat is assessed as being of **negligible value** only

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4.3 Protected Species Assessment

Amphibians

Desk Study

4.3.1 There are no records of Great Crested Newts (*Triturus cristatus*) within 2.0 km of the site. Great Crested Newts are protected under *The Conservation of Habitats and Species Regulations 2017*. It is an offence for anyone to intentionally kill, injure or disturb a Great Crested Newt or to damage, destroy or block access to areas of suitable habitat.

Site Assessment

4.3.2 There is one pond within 150m south west of the site, separated by moderate areas of hardstanding land and hook lane. No suitable terrestrial habitat on site. The hedgerows to the north and south would offer some cover to commuting newts, however the habitat between the hedgerows is considered unsuitable. The wider landscape to the west is considered to be more suitable for amphibian species however this habitat is to be unaffected by proposals and protected throughout construction. Therefore, habitats onsite are considered to be of **negligible value** to amphibians.

Reptiles

Desk Study

4.3.3 There are records of grass snake (*Natrix helvetica*) and slow worm (*Anguis fragilis*) within 2km of the site. All species of UK reptile are protected against reckless or intentional killing or injuring under *The Wildlife and Countryside Act 1981 (as amended)*.

Site Assessment

4.3.4 The is no suitable habitat for reptiles on site therefore, the site is considered to be of **negligible value** to reptiles.

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Bats

Desk Study

4.3.5 Four bat species have been recorded within 2km of the site including: Common (*Pipistrellus pipistrellus*) and Soprano (*Pygmaeus pipistrellus*) Pipistrelle and Brown Long Eared bats *(Plecotus auritus) and* Natterers Bat (*Myotis nattereri*).

Site Assessment

4.3.6 The trees on site were considered too immature to provide bat roosting suitability. The buildings on site were assessed were identified on site as offering bat roost suitability. The site is likely to be of **negligible value** for bats.

Table No. 04 – Building Assessment

Ref.	Description	Category
B1	*Existing pitched roof dwelling, the building has no noted lifted tiles with the vast majority covered with moss indicating limited use and poor conditions for bat species. The internal inspection identified no roosting features with the eastern face of the roof removed from storm damage and an excessive amount of light noted as such.*	*Negligible*
B2	*The building has recently been completed with works continuing to the interior. The roof is pitched with corrugated sheet and the loft void is not present within the design to allow extra room.*	*Negligible*
B3	*Shed located to the rear of B2 the building is flat roofed with wooden panelling sides reaching a height of ~1.8m. No lifted panels noted.*	*Negligible*
B4	*Bar/wood storage area the building is flat roofed with wooden panelling sides reaching a height of ~1.8m. No lifted panels noted.*	*Negligible*
B5	*A shed building that is flat roofed with wooden panelling sides reaching a height of ~1.8m. No lifted panels noted.*	*Negligible*
B6	*Metal shipping container used for storage to the west of the building. No access points noted and the metallic structure is considered thermically unstable for bat species.*	*Negligible*

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Mammals

4.3.7 Numerous records of common mammals including hedgehogs, hare and deer exist within 2.0km of the site.

Others

4.3.8 No suitable habitat for any other protected species was recorded on site.

4.4 Survey Constraints / Considerations

4.4.1 No major constraints which would cast doubt on these results were encountered, full access was available to all areas of the site.

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5.0 ASSESSMENT OF EFFECTS AND MITIGATION MEASURES

5.1 Designated Sites

Potential Impacts

5.1.1 The site is located within the *Impact Risk Zone of Bognor Reef SSSI*. The impacts on the surrounding *SSSI's* are considered not to be of any significance due to intervening distances and the small scale of proposals. Impacts on the national park will be considered negligible as the residents in the area will not increase as such recreational pressures will maintain.

Mitigation and Compensation

5.1.2 No mitigation required for designated sites.

Residual Impacts

5.1.4 **No likely significant effect** upon surrounding European designated sites will arise from the proposed development.

5.2 Habitats

Potential Impacts

5.2.1 Development proposals will result in the loss an existing building. The habitat is considered to be of negligible ecological value.

Mitigation and Compensation

5.2.2 None required.

Residual Impacts

5.2.4 The impacts will be negligible and **non-significant**.

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5.3 Amphibians

Potential Impacts

5.3.1 None predicted, the site is of negligible value to amphibians.

Mitigation and Compensation

5.3.2 None required. In the highly unlikely event that GCN are found on site, all works will cease until a suitably qualified ecologist has been contacted for advice.

Residual Impacts

5.3.3 The impacts will be negligible and **non-significant**.

5.4 Reptiles

Potential Impacts

5.4.1 None predicted, the site is of negligible value to reptiles.

Mitigation and Compensation

5.4.2 None required. In the highly unlikely event that reptiles are found on site, all works will cease until a suitably qualified ecologist has been contacted for advice.

Residual Impacts

5.4.3 The impacts will be negligible and **non-significant**.

5.5 Bats

Potential Impacts

5.5.1 None predicted, the site is of negligible value to bats.

Mitigation and Compensation

5.5.2 None required. In the highly unlikely event that bats are found on site, all works will cease until a suitably qualified ecologist has been contacted for advice.

Residual Impacts

5.5.3 The impacts will be negligible and **non-significant**.

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6.0 ECOLOGICAL ENHANCEMENTS

6.1 The design of any proposed development should consider ecological enhancements for the benefit of wildlife in line with the *National Planning Policy Framework* and *Local Planning Policy*. Ecological enhancements which will be included as part of development proposals include;

- The use of night-scented species and pale flowers to increase bat foraging potential across site, such as evening primrose (*Oenothera fruticosa*); cornflower (*Centaurea cyanus*); knapweed (*Centaurea nigra*); yarrow (*Achillea millefolium*); honeysuckle (*Lonicera* sp.); and lavenders (*Lavandula* sp.);
- The provision of nesting boxes for a variety of bird species to the northern aspects of B2;
- The provision of nesting boxes for a variety of bird species to the northern aspects of the proposed building;
- The provision of bat boxes to the eastern aspect of the proposed building;
- Use of low flowering lawn mix to the existing areas of grassland to increase flowering and insect diversity;
- Use of bug hotel/insect towers to the existing hedgerows.

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7.0 CONCLUSIONS

7.1 The existing site is formed of existing buildings, hard standing, amenity grassland and scattered trees with small parcels of introduced shrubs and two hedgerows bounding the site. The site itself is of **low ecological value** with no habitats of interest noted.

7.2 Once avoidance and mitigation measures have been taken into account, the impacts of the planned development upon biodiversity will be **negligible, non-significant** with proposed ecological enhancements resulting in a **net gain** in biodiversity in line with national planning policy guidance.

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8.0 REFERENCES

JNCC: Handbook for Phase 1 Habitat Survey – A Technique for Environmental Audit; (2003);

Collins J (ed): Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd ed.) The Bat Conservation Trust (2016);

Mitchell-Jones and McLeish: Bat Workers Manual; JNCC, 3rd Edition (2004);

Streeter, D.: The Most Complete Guide to the Flowers of Britain and Ireland; Harper Collins, London (2010);

www.magic.gov.uk.

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APPENDIX A - SITE PHOTOGRAPHS



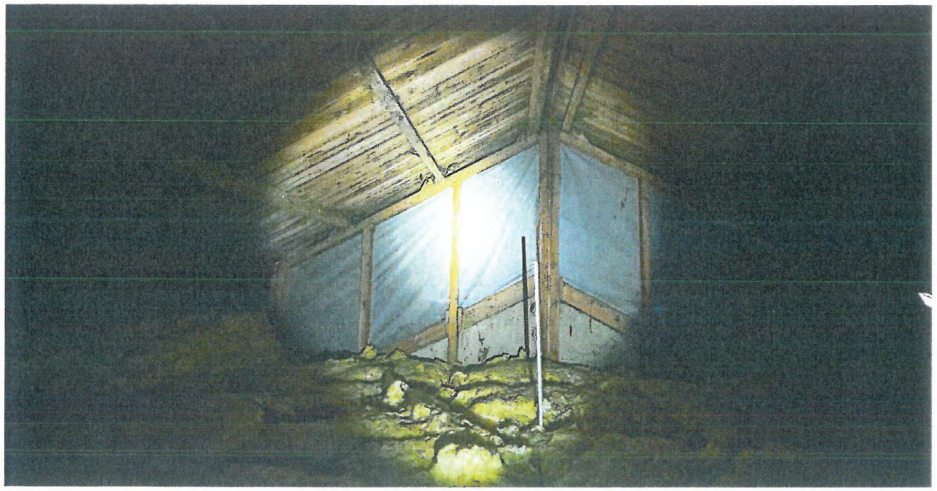
Photograph No. 1 - View of the B1 from the western aspect of the site.



Photograph No. 2 - Internal view of B1 facing east. view of the damage section of roof with the natural light entering the loft void.

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APPENDIX A - SITE PHOTOGRAPHS



Photograph No. 3 - Internal view of B1 facing west. No access points are noted to this aspect of the loft void.



Photograph No. 4 - View of the B4 and the pool facing north.

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APPENDIX A - SITE PHOTOGRAPHS

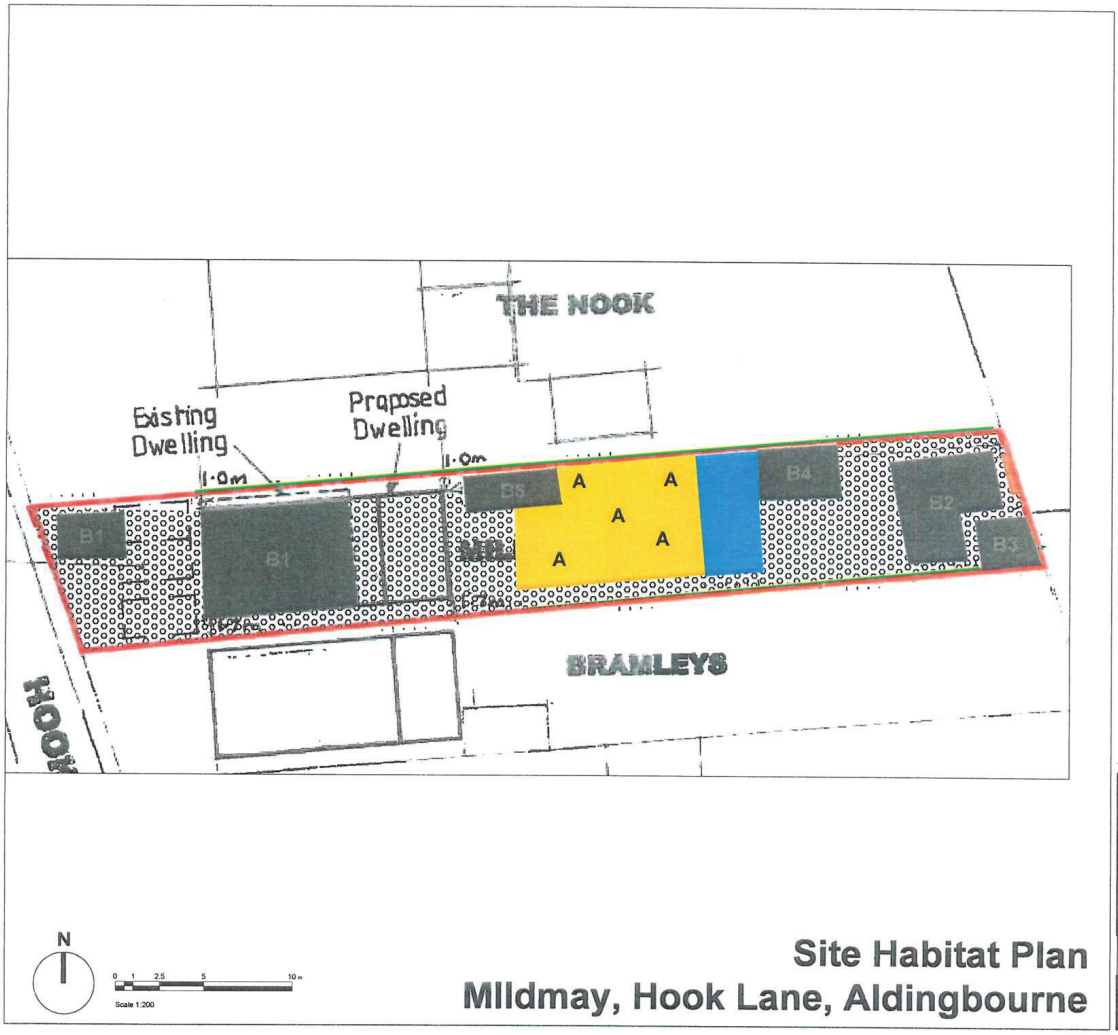


Photograph No. 5 - View of B2 from the western aspect



Photograph No. 6 - View of B5 from the eastern aspect. No gaps to pannels noted.

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N

0 1 2.5 5 10m

Scale 1:200

Site Habitat Plan
Mildmay, Hook Lane, Aldingbourne

Legend

- Red line boundary
- Introduced Shrub.
- Amenity Grassland.
- Pool.
- Existing Building.
- Existing Building number. (B4)
- Fenceline.
- Hardstanding.
- Hedgerow.

PLANNING ISSUE

Rev	Description	Date	Initials
00	Planning Issue	21.12.21	JH

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Client
Mr. B Craddock

Project Title and Location
Mildmay
Hook Lane, Aldingbourne

Drawing Title
Site Habitat Plan

Scale	*Drawn*	*Approved*	*Date*
1:200@A3	JH	CO	21.12.21

Drawing No LLD2537-ECO-DWG-001 *Revision* 00