



LINDSAY CARRINGTON  
ECOLOGICAL SERVICES

ECOLOGICAL APPRAISAL & PHASE 1 BAT SURVEY

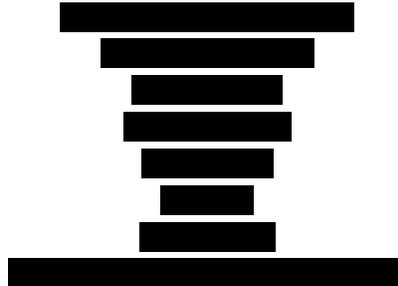
LAND AT CAMP ROAD  
WYKE REGIS  
WEYMOUTH  
DORSET  
DT4 9HH

APRIL 2020

PERSIMMON HOMES SOUTH COAST



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Authorisation

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## SUMMARY

1. Lindsay Carrington Ecological Services Limited, were commissioned by Persimmon Homes South Coast, to conduct an ecological appraisal and phase 1 bat survey of land off Camp Road, Weymouth, Dorset, DT4 9LA. The site is being presented for inclusion within the local development plan and would include an area of residential development of 6.8 acres and a larger area of public open space of 12.7 acres.
2. An ecological appraisal is a baseline habitat survey which is extended to include an assessment of a site's potential to support any legally protected, notable and/or invasive species. The survey is conducted with the objective of identifying any ecological constraints such as habitats of high nature conservation value, habitats that could potentially support legally protected or notable species, and the presence of invasive species.
3. A phase 1 bat survey involves the assessment of the buildings on site for their potential to support roosting bats and to describe any evidence of bat roosting.
4. The majority of the site comprises areas of semi-improved grassland with patches of scrub, some recently cleared. A number of buildings are present on site, most in a derelict condition. Some discarded rubble, debris and spoil heaps are also present within the site boundary. There are a low number of immature scattered trees present on site.
5. The survey area is within the impact radius for a number of statutory protected sites. These sites include Chesil and the Fleet SAC/SSSI, the Chesil Beach and The Fleet SPA/RAMSAR, Crookhill Brick Pit SAC, SSSI and LNR and the Isle of Portland to Studland Cliffs SAC. It is recommended that a shadow appropriate assessment and ecological impact assessment are undertaken to determine predicted impacts to the nearby statutory site, when finalised design proposals are available. The content of these reports are outlined in section 5.1
6. A number of badger setts were recorded within the survey area. Evidence of extensive badger activity was also identified during the walkover survey in the form of numerous mammal paths, badger prints, snuffle holes and a recently used latrine. Further recommendations are provided in section 5.2.
7. A total of four buildings on site were recorded as holding potential to support roosting bats. Three of these buildings were recorded as holding a low potential and one was recorded as holding moderate potential. The site was recorded as holding low potential for foraging and commuting bat species. Further surveys to characterise bat roosting within the buildings with potential and to determine important habitat features is outlined in section 5.3.

8. The habitats on site are likely to support a number of breeding bird territories and a barn owl foraging perch was recorded on site. Further recommendations have been made in section 5.4.
9. There are three suitable aquatic habitat features for great crested newt within the survey area with an additional dry water body. These aquatic habitats are located within suitable terrestrial habitat for this species and the desk study confirmed its presence within the locality. Further recommendations are provided in section 5.5.
10. The survey area contains a wide area of semi-improved grassland that is likely to support foraging and breeding by widespread reptiles. In order to determine the presence or absence of reptiles species from the site further survey is recommended as is outlined in section 5.6.
11. The survey area includes a number of habitat's that are suitable to support nesting birds. These features include hedgerows, scattered trees and the buildings. To facilitate any removal of these habitats without impacting nesting bird species a precautionary working methodology has been outlined in section 5.7. General recommendations to enhance the site to ensure the requirement for a net gain in biodiversity as outlined in the National Planning and Policy Framework is met are outlined in section 5.8

## **1.0 INTRODUCTION**

Lindsay Carrington Ecological Services Limited (LCES), were commissioned by Persimmon Homes South Coast to conduct an ecological appraisal and phase 1 bat survey of land off Camp Road, Weymouth, Dorset, DT4 9LA (central Grid Reference: SY 65563 77713). A plan showing the site location is included as appendix I. The site is being presented for inclusion within the local development plan and would include an area of residential development of 6.8 acres and a larger area of public open space of 12.7 acres.

An ecological appraisal is a baseline habitat survey which is extended to include an assessment of a sites potential to support any legally protected, notable and/or invasive species. The survey is conducted with the objective of identifying any ecological constraints such as habitats of high nature conservation value, habitats that could potentially support legally protected or notable species, and the presence of invasive species.

Section 2 of the report provides some background information on legislative requirements and relevant policy. Section 3 details the methodologies adopted for the ecological surveys that were conducted and section 4 provides an account of the survey results. Section 5 provides information on the relevance of the results to a potential development and makes recommendations on particular habitats or protected/notable species.

## 2.0 LEGISLATION AND POLICY

### 2.1 Legislation

The following legislation may be of relevance to the proposed works. Full details of statutory obligations with respect to biodiversity and the planning system can be found in DCLG Circular 06/2005.

- **The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019:** This transposes the EU Habitats Directive (Council Directive 92/43/EEC) into domestic law. The Regulations provide protection for a number of species including:
  - All species of bat
  - Dormouse (*Muscardinus avellanarius*)
  - Otter (*Lutra lutra*)
  - Great crested newt (*Triturus cristatus*)

This legislation makes it an offence to deliberately capture, kill or injure individuals of these species listed on Schedule 2 and damage or destroy their breeding site or place of shelter. It is also illegal to deliberately disturb these species in such a way as to be likely to significantly affect: (i) the ability of any significant group of the species to survive, breed or rear or nurture their young; or (ii) the local distribution or abundance of the species<sup>1</sup>.

This legal protection means that where development has the potential to impact on bats, or other European protected species, the results of a protected species survey must be submitted with a planning application.

Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) are also protected under this legislation. These are a network of sites designated for supporting habitats or species of high nature conservation importance in the European context. Any activity that has a detrimental effect on these European sites is made an offence under the Regulations. Where a development is likely to have a significant impact on a European site, the Regulations require a rigorous assessment of the impacts, known as an Appropriate Assessment.

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<sup>1</sup> The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 consolidates the numerous amendments that were made to the Conservation (Natural Habitats, &c.) Regulations 1994. Of particular relevance are amendments made in August 2007 and January 2009 which increased the threshold of illegal levels of disturbance to European Protected Species (EPS). An offence is only committed if the deliberate disturbance would result in significant impacts to the EPS population. However, it should be noted that activities that cause low levels of disturbance to these species continue to constitute an offence under Section 9 of the Wildlife and Countryside Act (see below).

- **The Wildlife and Countryside Act 1981 (and amendments):** Protected fauna and flora are listed under Schedules 1, 5 & 8 of the Act. Species likely to be of relevance include:
  - All species of **bat**. It is an offence to intentionally or recklessly disturb any bat whilst it is occupying a roost or to intentionally or recklessly obstruct access to a bat roost.
  - All species of British **reptile** (in particular grass snake (*Natrix helvetica*), common lizard (*Zootoca vivipara*), adder (*Vipera berus*) and slow-worm (*Anguis fragilis*). It is illegal to kill or injure these species.
  - **Great crested newt**. It is illegal to obstruct access to any structure or place which great crested newts use for shelter or protection or to disturb any great crested newt while it is using such a place.
  - **Water vole**. It is an offence to intentionally kill, injure or take water vole (*Arvicola amphibius*), intentionally or recklessly damage, destroy, obstruct access to water vole burrows or disturb them whilst in a burrow.

This Act also makes it an offence to intentionally kill, injure or take any wild bird or to take, damage or destroy their eggs and nests (whilst in use or being built). In addition, it is an offence to disturb any nesting bird listed on Schedule 1 or their young.

Schedule 9 of the Act lists those species for which it is an offence to cause their spread. Schedule 9 species that are most likely to be encountered are Japanese knotweed (*Fallopia japonica*) and New Zealand pigmyweed (*Crassula helmsii*).

Sites of Special Scientific Interest (SSSIs) are also protected under the Wildlife and Countryside Act 1981. These are a network of sites identified as being of national nature conservation importance and hence afforded legal protection.

- **The Countryside and Rights of Way Act 2000:** This Act strengthens nature conservation and wildlife protection. It places a duty on Government Ministers and Departments to conserve biological diversity, provides police with stronger powers relating to wildlife crimes, and improves protection and management of SSSIs.
- **The Protection of Badgers Act 1992:** This Act makes it an offence to wilfully take, injure or kill a badger (*Meles meles*); cruelly mistreat a badger; interfere with badger setts. A licence is required for work which may damage or disturb a sett.
- **Wild Mammals (Protection) Act 1996:** This Act provides protection for all wild animals from intentional acts of cruelty.
- **Hedgerow Regulations 1997:** These Regulations establish a set of criteria for assessing the importance of hedgerows. Where a hedgerow is deemed to be

‘important’ its removal is prohibited without consent from the local Planning Authority.

## **2.2 Policy**

The following policy is of relevance to the proposed works:

- **National Planning Policy Framework (NPPF):** This sets out the Government’s vision for biodiversity in England with the broad aim that planning, construction, development and regeneration should maintain and enhance, restore or add to biodiversity and geological conservation interests. NPPF (2019) includes sections on legally protected species and sites in section 15 (2) (see section 2.1).
- **Natural England Protected Species Standing Advice:** The standing advice is used by local authorities as a fall-back position when in pre-application consultation or during the determination period to define habitat and species survey efforts and mitigation proposals.
- **Dorset Biodiversity Planning Protocol Guidance:** This is designed to meet Natural England’s protected species standing advice. The production of a Biodiversity Mitigation and Enhancement Plan (BMEP) is required, and will be conditioned as a means of clearly identifying and securing mitigation for wildlife sites, protected habitats and species.
- **Local Sites (including Sites of Nature Conservation Interest (SNCIs), Local Nature Reserves (LNR), and Biological Notification Sites (BNSs)/County Wildlife Sites (CWSs):** These are a network of sites designated for their nature conservation importance in a local context. Although they are not afforded legal protection they contribute towards local and national biodiversity. Where such development is permitted, the local planning authority will use conditions and/or planning obligations to minimise the damage and to provide compensatory and site management measures where appropriate.
- **Biodiversity Action Plans (BAPs):** BAPs set out policy for protecting and restoring priority species and habitats as part of the UK’s response as signatories to the Convention on Biological Diversity. BAPs operate at both a national and local level with priority species and habitats identified at a national level and a series of Local BAPs that identify ecological features of particular importance to a particular area of the country. The requirement to consider and contribute towards BAP targets was strengthened through the Countryside and Rights of Way Act 2000.

## **3.0 METHODOLOGY**

### **3.1 Desk study**

Dorset Environmental Records Centre (DERC) provided details of previous records of protected species and details on non-statutory designated sites within two kilometres of the site. The Multi-Agency Geographical Information for the Countryside (MAGIC) website was used to provide any information statutory designated sites within five kilometres of the proposed development.

### **3.2 Field study**

#### **3.2.1 Vegetation**

The standard phase 1 habitat survey methodology (JNCC, 2010) was adopted whereby habitats are mapped using colour codes (see appendix III). A detailed walkover survey was undertaken on 19<sup>th</sup> February 2020 by ecologists Nicola Hesketh-Roberts, Sam Williams and Matt Tennant, directly searching for legally protected and invasive species of plant and categorising any habitats of ecological value that were encountered. A general description of the vegetation was also noted, listing species encountered and scoring their abundance using the DAFOR scale:

|   |  |
|---|--|
| D | Dominant                                     |
| A | Abundant                                     |
| F | Frequent                                     |
| O | Occasional                                   |
| R | Rare   |
| L | Local (used as a prefix to any of the above) |

#### **3.2.2 Protected species assessment**

##### ***Badgers***

A direct search was undertaken for signs of badger. Signs of badger may include setts, dung pits, latrines, paths or hairs caught on fences and vegetation. Any setts encountered were classified according to the number of entrances and the extent of their use.

### ***Barn owl***

The barn owl survey entailed identifying barn owls, identifying signs of barn owls (including droppings, pellets, pellet debris, moulted feathers and egg shells), identifying barn owl calls (adults and young) and assessing habitat potential for barn owls. (Barn Owl Trust, 2012). The survey for evidence of barn owl was undertaken at the same time as the phase 1 bat survey of the buildings.

### ***Bats***

#### **Phase 1 bat survey**

Bats roost in a wide variety of sites within buildings, with many species roosting in cracks and crevices, within brick work, under slates and tiles, and within timber beam joints where they are difficult to see.

Bats often access roosts at key areas such as the gable end, soffits, barge boards, ridge tiles, between double lintels, around window frames, through open joints in the brickwork or broken tiles through open doors / entrances to the buildings.

The presence of roosting bats can be spotted through signs such as accumulations of moth or butterfly wings, staining, bat droppings, or bats themselves. The absence of these cannot, however, be treated as conclusive evidence that bats are not using the buildings. An assessment was therefore also made of the potential of the building to support bats based on the following scale:

**Table 1: Criteria for assessing bat roosting potential of structures.**

|   |   |
|---|---|
| <b>Confirmed Roost</b>                      | Evidence of bat occupation found  |
| <b>High Roosting Potential</b>              | With significant roosting potential, either because they contain a large number of suitable features or those features present appear optimal |
| <b>Moderate Roosting Potential</b>          | Features with moderate roosting potential, with roosting features appearing less suitable   |
| <b>Low or Negligible Roosting Potential</b> | Buildings with few, if any, features suitable for roosting  |

A direct search for evidence of bats was therefore conducted on the 19<sup>th</sup> February 2020 by Nicola Hesketh-Roberts (Natural England Class 2 licence number 2015-14389-CLS-CLS), Sam Williams and Matt Tennant. This assessment of the buildings was undertaken using the guidelines for a preliminary roost assessment (Collins, 2016).

Limitations

No access was available to the internal spaces of some of the buildings at the time of survey due to risk of injury from the presence of asbestos or risk of harm from confined space working. Due to this the assessments of these structures on site to hold potential for roosting bats was undertaken based on an external assessment of features.

Foraging and commuting habitat

The habitat on the site was assessed for its potential to support foraging and commuting bat populations, in accordance with the Bat Conservation Trust (BCT) *Bat Surveys for Professional Ecologists Good Practice Guidelines* (Collins *et al.*, 2016). Bats navigate using linear features in the landscape, such as hedgerows, woodland edges and water courses. Habitats including grasslands, scrub, hedgerows, woodlands and watercourses all provide important foraging habitat which supports populations of various bat species, including rare Annex II species.

Trees

The trees on site were assessed for their potential to support roosting bats. Bats often roost in trees and features such as old woodpecker holes, splits, cavities, rot holes, loose or flaking bark and ivy creepers will all provide potential roosting sites. Any trees present on site were therefore assessed for their potential to support roosting bats by searching for such features. The presence of roosting bats can be spotted through signs such as accumulations of moth or butterfly wings, staining, bat droppings, or bats themselves. The absence of these cannot, however, be treated as conclusive evidence that bats are not present, and therefore an assessment was made of the potential of the trees to support bats based on the scale presented in table 2 below:

**Table 2: Criteria for assessing bat roosting potential of trees**

|   |   |
|---|---|
| <b>Confirmed Roost</b>                      | Evidence of bat occupation found  |
| <b>High Roosting Potential</b>              | With significant roosting potential, either because they contain a large number of suitable features or those features present appear optimal |
| <b>Medium Roosting Potential</b>            | Features with moderate roosting potential, with roosting features appearing less suitable   |
| <b>Low or Negligible Roosting Potential</b> | Trees with few, if any, features suitable for roosting  |

*Dormice*

The habitat on the site was assessed for its potential to support dormice, which are found in habitats such as woodlands, scrub and hedgerows with good connectivity and suitable food plants. A visual inspection for their distinctive nests was undertaken. Satellite

images were used to assess the connectivity of any suitable habitat present on the site to other areas of woodland and hedgerow networks.

### ***Great crested newts***

Suitable breeding ponds are essential to support populations of great crested newt although they actually only spend a relatively short period of the year in the ponds during the spring for breeding. The remainder of the year is spent in suitable 'foraging' terrestrial habitat such as tall grassland and woodland. During the winter, the great crested newt hibernates, often amongst the roots of trees and scrub or in places such as piles of rubble, amongst foundations of buildings or under fallen trees and logs.

Great crested newts are known to forage up to at least five hundred metres from their breeding pond and suitable habitats that fall within two hundred and fifty metres must be considered even in situations where the breeding pond itself will not be affected. The site and surrounding area were therefore assessed for the presence of ponds that may provide suitable breeding habitat for great crested newt. Habitats within the site were also assessed for their suitability as terrestrial great crested newt habitat.

### ***Reptiles***

Reptiles are widespread in habitats, such as scrub, rough grassland and hedgerows, which provide cover, foraging opportunities and basking sites. They also have an affinity with scattered debris, including building materials and log/brushwood piles, which can provide suitable refugia and hibernacula. The site was assessed for its potential to support native species of reptile.

## 4.0 RESULTS

### 4.1 Desk study

#### *Statutory and non-statutory sites*

Table 3 below lists statutory designated sites for nature conservation located within a five-kilometre radius and non-statutory designated sites located within a two-kilometre radius of the site off Camp Road.

**Table 3: Statutory designated sites within a five-kilometre radius and non-statutory sites within a two-kilometre radius of land off Camp Rd, Wyke Regis, Weymouth.**

| Site name            | Conservation status | Distance and direction from site | Size (Ha) | Habitat description  |
|----------------------|---------------------|----------------------------------|-----------|--|
| Chesil and The Fleet | SAC                 | 0.5 kilometres west              | 1635.06   | The site comprises an extensive area of mixed coastal habitats including shingle, estuaries, mud flats, sand flats, salt marsh and sea cliffs. The site is designated for the presence of a total of five Annex I <sup>2</sup> habitat types, these include coastal lagoons, annual vegetation of drift lines, perennial vegetation of stony banks, Mediterranean and Thermo-Atlantic halophilous scrubs ( <i>Sarcocornetea fruticosi</i> ), and Atlantic salt meadows ( <i>Glauco-Puccinellietalia maritimae</i> ). |
|                      | SSSI                | 0.5 kilometres west              | 990.4     | Chesil Beach is one of the three major shingle structures in Britain and is of international importance for coastal geomorphology. Along approximately half its length it encloses the Fleet which is the largest tidal lagoon in Britain. Chesil Beach and The Fleet, together with their range of associated habitats, comprise a site that is of international importance to wildlife. The habitats within the site support a broad variety of  |

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<sup>2</sup> Annex I: Habitats listed under Annex I of the EC Habitats Directive

Persimmon Homes South Coast  
 Ecological appraisal and phase 1 bat survey at Camp Rd, Wyke Regis, Weymouth

| Site name                  | Conservation status | Distance and direction from site | Size (Ha) | Habitat description   |
|----------------------------|---------------------|----------------------------------|-----------|---|
|                            |                     |                                  |           | notable flora and fauna, which includes rare plants, such as Portland spurge ( <i>Euphorbia portlandica</i> ) and Little-robin ( <i>Geranium purpureum</i> ), nationally important populations of water birds, scarce marine fauna, such as looping snail ( <i>Truncatella subcylindrical</i> ) and the burrowing anemone ( <i>Scolanthes callimorphus</i> ), and 23 species of fish.   |
| Chesil Beach and The Fleet | SPA <sup>3</sup>    | 0.5 kilometres south-west        | 747.37    | The site is designated as a wetland of international importance for supporting populations of breeding and overwintering waterbirds, of particular importance is the breeding population of little tern ( <i>Sterna albifrons</i> ) and overwintering population of dark-bellied brent goose ( <i>Branta bernicla bernicla</i> ).   |
|                            | Ramsar <sup>4</sup> | 0.5 kilometres south-west        | 747.37    |   |
| Crookhill Brick Pit        | SAC <sup>5</sup>    | 2.1 kilometres north-west        | 4.66      | The site comprises a disused brickpit which has important geological features and contains several ponds that support great crested newts ( <i>Triturus cristatus</i> ). One of the ponds on site has been recorded to have one of the highest counts of great crested newt in Dorset. The site also contains a variety of habitats used by the great crested newt in the terrestrial phase, including grassland, scrub and quarry spoil. The site also includes newer ponds created as part of a mitigation project. |
|                            | SSSI <sup>6</sup>   | 2.1 kilometres north-west        | 4.66      |   |
|                            | LNR <sup>7</sup>    | 2.1 kilometres north-west        | 4.66      |   |
| Isle of Portland           | SAC                 | 4.7                              | 1446.45   | The site comprises an extensive   |

<sup>3</sup> SPA: Special Protection Area

<sup>4</sup> Ramsar: Internationally important wetland site designated under the Ramsar Convention

<sup>5</sup> SAC: Special Area of Conservation

<sup>6</sup> SSSI: Site of special scientific interest

<sup>7</sup> LNR: Local Nature Reserve

Persimmon Homes South Coast  
 Ecological appraisal and phase 1 bat survey at Camp Rd, Wyke Regis, Weymouth

| Site name              | Conservation status | Distance and direction from site | Size (Ha) | Habitat description   |
|------------------------|---------------------|----------------------------------|-----------|---|
| to Studland Cliffs     |                     | kilometres south-east            |           | tract of coastline which supports numerous habitats of ecological value, including sea cliffs, shingle, islets, heathland, species-rich grasslands and scrub. The site is designated as an SAC for the presence of three Annex I habitats, which include vegetated sea cliffs of the Atlantic and Baltic coasts, semi-natural dry grasslands and scrubland facies on calcareous substrates ( <i>Festuco-Brometalia</i> ), and annual vegetation of drift lines, and the Annex II <sup>8</sup> plant species early gentian ( <i>Gentianella anglica</i> ). |
| Portland Harbour Shore | SSSI                | 1.5 kilometres south east        | 28.08     | The site is firstly designated for its geological importance and also supporting maritime grassland and intertidal shore habitats. The site supports sea couch ( <i>Elytrigia atherica</i> ), sand sedge ( <i>Carex arenaria</i> ) and Portland spurge ( <i>Euphorbia portlandica</i> ). There are also patches of saltmarsh vegetation with the nationally scarce shrubby seablite ( <i>Suaeda vera</i> ).   |
| Radipole Lake          | SSSI                | 2.5 kilometres north-east        | 95.95     | The site was the former estuary of the River Wey, it comprises a variety of wetland habitats of great importance for breeding and overwintering birds. The lake and reed beds have formed since the exclusion of tidal water in the 1920's, though areas of relict saltmarsh remain. Scrub is an important additional habitat and damp grassland is also present. The site is notable for supporting breeding populations of reed warbler ( <i>Acrocephalus scirpaceus</i> ), Cetti's warbler   |

<sup>8</sup> Annex II: species listed under Annex II of the EC Habitats Directive

| Site name        | Conservation status | Distance and direction from site | Size (Ha) | Habitat description  |
|------------------|---------------------|----------------------------------|-----------|--|
|                  |                     |                                  |           | ( <i>Cettia cetti</i> ), bearded tit ( <i>Panurus biarmicus</i> ) and nightingale ( <i>Luscinia megarhynchos</i> ).  |
| Lorton           | SSSI                | 4.5 kilometres north-east        | 21.33     | The site encompasses species-rich neutral grassland and the largest remaining area of semi-natural woodland within the locality. The grassland supports a good variety of axiophytes including quaking grass ( <i>Briza media</i> ), spring sedge ( <i>Carex caryophyllea</i> ), salad burnet ( <i>Sanguisorba minor</i> ) and the local corky-fruited water-dropwort ( <i>Oenanthe pimpinelloides</i> ). The semi-natural woodland on site is dominated by pedunculate oak ( <i>Quercus robur</i> ), ash ( <i>Fraxinus excelsior</i> ) and field maple ( <i>Acer campestre</i> ). There is a diverse understorey and the ground flora is also rich, including the notable plants greater butterfly-orchid ( <i>Platanthera chlorantha</i> ), and tutsan ( <i>Hypericum androsaemum</i> ). |
| Lodmoor          | SSSI                | 4.5 kilometres north-east        | 74.89     | The site encompasses an area of reedbed, brackish grassland and saltmarsh that is of outstanding interest for birds. Notable plants recorded on the site include water crowfoot ( <i>Ranunculus baudotii</i> ), grey club-rush ( <i>Schoenoplectus tabernaemontani</i> ) and sea milkwort ( <i>Glaux maritima</i> ). The reed/scrub areas support breeding bird species of particular note, including bearded tit and Cetti's warbler. Various wildfowl are present in winter, such as lapwing ( <i>Vanellus vanellus</i> ), snipe ( <i>Gallinago gallinago</i> ) and greenshank ( <i>Tringa nebularia</i> ). Scarce and more exotic species also frequently occur on the site.  |
| Isle of Portland | SSSI                | 4.7 kilometres                   | 352.13    | The site is designated for its geology and wildlife. The Isle has  |

Persimmon Homes South Coast  
 Ecological appraisal and phase 1 bat survey at Camp Rd, Wyke Regis, Weymouth

| Site name                   | Conservation status | Distance and direction from site | Size (Ha) | Habitat description  |
|-----------------------------|---------------------|----------------------------------|-----------|--|
|                             |                     | south-east                       |           | a unique and rich assemblage of species associated with limestone, habitats on site are open quarries, grassland, scrub and coastal habitats. It uniquely supports Portland sea lavender ( <i>Limonium recurvum</i> ) and also flora species rare hoary stock ( <i>Matthiola incana</i> ). The site supports very strong populations of Chalkhill blue ( <i>Lysandra coridon</i> ) as well as the rare adonis blue ( <i>Lysandra bellargus</i> ) and the cretaceous form of Silver-studded blue ( <i>Plebejus argus</i> ) which is unique to Portland. The site also supports migrating birds and resident such as guillemot ( <i>Uria aalge</i> ) and puffin ( <i>Fratercula arctica</i> ). |
| Radipole Community Woodland | LNR                 | 3.8 kilometres north             | 1.29      | The site comprises semi-natural broad-leaved woodland and grassland habitats.  |
| Radipole School             | LNR                 | 3.9 kilometres north             | 0.87      | The site comprises semi-natural broad-leaved woodland, scrub grassland and pond habitats.  |
| Martleaves Farm             | SNCI <sup>9</sup>   | 0.2 kilometres south-east        | 22.15     | Semi-improved and improved grassland.  |
| Wyke Regis Sewage Works     | SNCI                | 1.1 kilometres south-east        | 0.1       | A small bank of amenity grassland.   |
| Little Francis              | SNCI                | 0.7 kilometres north-east        | 4.33      | The site comprises small fields of neutral grassland.  |
| Wyke Regis Oyster Farm      | SNCI                | 1.5 kilometres south-east        | 0.31      | A small slope with several scarce species.   |
| Wyke Regis Railway Cutting  | SNCI                | 1.5 kilometres south-east        | 1.44      | Disused railway cutting with a grassland flora and several rare species.   |
| Rodwell Cutting             | LGS <sup>10</sup>   | 1.8 kilometres                   | 0.5       | It spans the boundary between the Osmington Oolite (OsS) and   |

<sup>9</sup> SNCI: site of nature conservation interest

<sup>10</sup> LGR: Local Geological Sites

| Site name | Conservation status | Distance and direction from site | Size (Ha) | Habitat description   |
|-----------|---------------------|----------------------------------|-----------|---|
|           |                     | east                             |           | Clavellata (CIB) formations of the Corallian Group and includes the Dripping Well (petrifying springs). |

*The Chesil and the Fleet SAC/SSSI is located 0.5 kilometres to the west of the development site, the Chesil Beach and The Fleet SPA/RAMSAR is located 0.5 kilometres to the west of the development, Crookhill Brick Pit SAC, SSSI and LNR is located 2.1 kilometres to the north west and the Isle of Portland to Studland Cliffs SAC is located 4.7 kilometres to the south-east. These internationally designated sites are considered to be vulnerable to increases in recreational pressure. The Radipole Lake SSSI is located 2.5 kilometres to the north of the survey area; this statutory designated site is unlikely to be affected by the proposed works due to the lack of a connecting water feature and the distance between the two sites Potential impacts to the above designated sites are discussed further in section 5.1. The other identified designated sites are situated at considerable distances from the development site and it is considered highly unlikely that any impacts to these would result from development. No further action is required.*

### ***Protected species records***

Records of protected and notable species within a two-kilometre radius of the site were provided by DERC and are presented in table 4 below.

**Table 4: Protected and notable species within a two-kilometre radius of the land off Camp Rd, Wyke Regis, Weymouth.**

| Common Name                           | Scientific name             | Status   | Dates                                  |
|---------------------------------------|-----------------------------|--|--|
| <b><i>Amphibians and reptiles</i></b> |                             |  |  |
| Slow worm                             | <i>Anguis fragilis</i>      | Schedule 5 WCA <sup>11</sup> , UKBAP <sup>12</sup> | 2 records dated 2012 and 2015.         |
| <b><i>Birds</i></b>                   |                             |  |  |
| Ringed plover                         | <i>Charadrius hiaticula</i> | Red List BoCC                                      | 31 records dated 2013.                 |
| Dunlin                                | <i>Calidris alpina</i>      | Amber list BoCC,                                   | 2 records dated between 2010 and 2012. |
| Turnstone                             | <i>Arenaria interpres</i>   | Amber List BoCC                                    | 1 record dated 2012.                   |

<sup>11</sup> WCA: The Wildlife and Countryside Act 1981 (as amended)

<sup>12</sup> UKBAP: UK Biodiversity Action Plan

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| Common Name                             | Scientific name                   | Status   | Dates                                   |
|---|-----------------------------------|--|---|
| Meditaranean gull                       | <i>Larus melanocephalus</i>       | Schedule 1 WCA, amber List BoCC, Annex 1 <sup>13</sup> | 1 record dated 2012.                    |
| Herring-gull                            | <i>Larus argentatus</i>           | Red List BoCC, UK BAP                                  | 3 records dated 2012.                   |
| Great black-backed gull                 | <i>Larus marinus</i>              | Amber List BoCC  | 1 record dated 2012.                    |
| Black headed gull                       | <i>Chroicocephalus ridibundus</i> | Amber List BoCC  | 2 records dated 2012.                   |
| Swift                                   | <i>Apus apus</i>                  | Amber List BoCC  | 1 record dated 2010.                    |
| Linnet                                  | <i>Linaria cannabina</i>          | UK BAP, Red List BoCC                                  | 4 records dated 2010.                   |
| Grasshopper warbler                     | <i>Locustella naevia</i>          | UK BAP, Red List BoCC                                  | 1 record 2012.                          |
| House sparrow                           | <i>Passer domesticus</i>          | UK BAP, Red List BoCC                                  | 37 records dated between 2010 and 2012. |
| Dunnock                                 | <i>Prunella modularis</i>         | UK BAP, Amber List BoCC                                | 33 records dated between 2010 and 2012. |
| Starling                                | <i>Sturnus vulgaris</i>           | UK BAP, Red List BoCC                                  | 1 record dated 2012.                    |
| Song thrush                             | <i>Turdus philomelos</i>          | UK BAP, Red List BoCC                                  | 2 records dated between 2010 and 2015.  |
| Barn owl                                | <i>Tyto alba</i>                  | Schedule 1 WCA   | 2 records dated 2014.                   |
| <b>Mammals – bats</b>                   |                                   |  |   |
| Serotine                                | <i>Eptesicus serotinus</i>        | Schedule 2 Habs Regs, Schedule 5 WCA                   | 2 records dated between 2010 and 2012.  |
| Daubenton’s bat                         | <i>Myotis daubentonii</i>         | Schedule 2 Habs Regs, Schedule 5 WCA                   | 1 record dated 2017.                    |
| Common pipistrelle                      | <i>Pipistrellus pipistrellus</i>  | Schedule 2 Habs Regs, Schedule 5 WCA                   | 6 records dated between 2010 and 2015.  |
| Soprano pipistrelle                     | <i>Pipistrellus pygmaeus</i>      | Schedule 2 Habs Regs, Schedule 5 WCA, UK BAP           | 2 records dated 2010.                   |
| Pipistrelle bat species                 | <i>Pipistrellus sp.</i>           | Schedule 2 Habs Regs, Schedule 5 WCA                   | 4 records dated 2010.                   |
| Long-eared bat species                  | <i>Plecotus sp.</i>               | Schedule 2 Habs Regs, Schedule 5 WCA                   | 2 records dated 2010 and 2012.          |
| <b>Mammals – Terrestrial (non-bats)</b> |                                   |  |   |

<sup>13</sup> Annex I: Annex I of the EC Habitats Directive

| Common Name                             | Scientific name                 | Status                 | Dates                                   |
|---|---------------------------------|------------------------|---|
| Western European hedgehog               | <i>Erinaceus europaeus</i>      | UK BAP                 | 6 records dated between 2010 and 2017.  |
| Eurasian badger                         | <i>Meles meles</i>              | PBA <sup>14</sup>      | 15 records dated between 2010 and 2015. |
| <b><i>Invertebrates-Lepidoptera</i></b> |                                 |                        |   |
| Small blue                              | <i>Cupido minimus</i>           | Schedule 5 WCA, UK BAP | 3 records dated between 2010 and 2012.  |
| Dusky Thorn                             | <i>Ennomos fuscantaria</i>      | UK BAP                 | 1 record dated 2010.                    |
| Jersey Tiger                            | <i>Euplagia quadripunctaria</i> | Schedule 2 Habs Regs,  | 3 records between 2009 and 2010.        |
| Spinach                                 | <i>Eulithis mellinata</i>       | UK BAP                 | 1 record dated 2009                     |
| Garden Dart                             | <i>Euxoa nigricans</i>          | UK BAP                 | 1 record dated 2009.                    |
| Galium Carpet                           | <i>Epirrhoe galiata</i>         | UK BAP                 | 3 records dated 2010                    |
| Wall                                    | <i>Lasiommata megera</i>        | UK BAP                 | 21 recorded between 2009 and 2014.      |
| Chalkhill; Blue                         | <i>Polyommatus coridon</i>      | Schedule 5 WCA, UK BAP | 1 record dated 2012                     |
| White-letter hairstreak                 | <i>Satyrium w-album</i>         | Schedule 5 WCA, UK BAP | 1 record dated 2009.                    |
| Mullein Wave                            | <i>Scopula marginepunctata</i>  | UK BAP                 | 4 records dated 2010                    |
| Feathered Gothic                        | <i>Tholera decimalis</i>        | UK BAP                 | 4 records dated 2010                    |
| Lulworth Skipper                        | <i>Thymelicus acteon</i>        | Schedule 5 WCA, UK BAP | 1 record dated 2009.                    |
| Blood-Vein                              | <i>Timandra comae</i>           | UK BAP                 | 1 record dated 2010.                    |

*These records of protected, notable and invasive species in the vicinity of the site increase the likelihood of them being present where suitable habitat is identified during the field survey.*

## 4.2 Field survey

### 4.2.1 Vegetation

The accompanying phase 1 habitat map provided as appendix II depicts the habitats encountered and highlights areas of particular interest with target notes.

The vast majority of the site comprises fields of semi-improved grassland with patches of scrub. Other habitats present on site include hardstanding including mainly tarmac with some gravel, a small number of immature scattered trees with a native, species-poor hedgerow forming part of the north eastern boundary. Some discarded rubble, debris and spoil heaps are also present within the site boundary. Descriptions of the habitats encountered during the survey are provided below:

<sup>14</sup> PBA: Protection of Badgers Act

**Hardstanding (target notes 1)**

Hardstanding comprises a large part of the site leading from the entrance of Camp Road to each of the buildings. The majority of this is tarmac but there are remnants of gravel outside some of the buildings.

Parts of the hardstanding have been colonised by common species include locally dominant cock's-foot (*Dactylis glomerata*) frequent red fescue (*Festuca rubra*), Yorkshire fog (*Holcus lanatus*), bittercress sp. (*Cardamine sp.*) yarrow (*Achillea millefolium*), ribwort plantain (*Plantago lanceolata*), locally frequent creeping cinquefoil (*Potentilla reptans*), willowherb sp. (*Epilobium sp.*), occasional bramble (*Rubus fruticosus agg.*), nipplewort (*Lapsana communis*), smooth sow-thistle (*Sonchus oleraceus*) and rare occurrences of broad-leaved dock (*Rumex obtusifolius*).

*These areas are of negligible ecological value and no further action is required.*

**Semi-improved grassland (Target note 2)**

The majority of the site is occupied by semi-improved grassland. The sward is generally rough and overgrown in character, c. 8.5 to 12 centimetres in average height, and is dominated by coarse grasses, common forbs and ruderals. Dominant and abundant species recorded within the sward include cock's-foot (*Dactylis glomerata*), perennial rye-grass (*Lolium perenne*), common mouse-ear (*Cerastium fontanum*), bristly ox-tongue (*Picris echioides*) and groundsel (*Senecio vulgaris*). A full species list is provided in table 5 below.

**Table 5: Species recorded within the semi-improved grassland**

| Common name                       | Latin name                   | Abundance | Status                                       |
|-----------------------------------|------------------------------|-----------|--|
| <b>Grasses, sedges and rushes</b> |                              |           |  |
| Cock's-foot                       | <i>Dactylis glomerata</i>    | LD        | Common & widespread                          |
| Red fescue                        | <i>Festuca rubra</i>         | A         | Common/widespread in many grassland habitats |
| Yorkshire-fog                     | <i>Holcus lanatus</i>        | LF        | Common & widespread                          |
| Perennial rye-grass               | <i>Lolium perenne</i>        | D         | Common/widespread                            |
| False oat-grass                   | <i>Arrhenatherum elatius</i> | LA        | Common in meadows & on road verges           |
| <b>Herbaceous plants</b>          |                              |           |  |
| Creeping thistle                  | <i>Cirsium vulgare</i>       | O         | Common/widespread                            |
| Cow parsley                       | <i>Anthriscus Sylvestris</i> | F         | Common & widespread                          |
| Herb-robert                       | <i>Geranium robertianum</i>  | O         | Common & widespread                          |
| Bitter-cress sp.                  | <i>Cardamine sp.</i>         | LA        | Common & widespread                          |
| Cut-leaved crane's-bill           | <i>Geranium dissectum</i>    | F         | Common & widespread                          |
| Common-birds-foot-                | <i>Lotus corniculatus</i>    | LA        | Common on grasslands &                       |

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| Common name            | Latin name                   | Abundance | Status  |
|------------------------|------------------------------|-----------|---|
| trefoil                |                              |           | roadsides, except on very acid soils                                |
| Lords-and-ladies       | <i>Arum maculatum</i>        | R         | Common, mostly on calcareous or richer soils                        |
| field forget-me-not    | <i>Myosotis arvensis</i>     | O         | Common & widespread   |
| Wild madder            | <i>Rubia peregrina</i>       | LA        | Common near coastal habitats  |
| Bristly oxtongue       | <i>Picris echioides</i>      | F         | Common & widespread   |
| Daisy                  | <i>Bellis perennis</i>       | O         | Common & widespread   |
| Ribwort plantain       | <i>Plantago lanceolata</i>   | F         | Common & widespread   |
| Common mallow          | <i>Malva sylvestris</i>      | O         | Common on roadsides, wasteland & hedgebanks                         |
| Red dead-nettle        | <i>Lamium purpureum</i>      | LF        | Common on arable, wasteland & hedgebanks                            |
| Selfheal               | <i>Prunella vulgaris</i>     | O         | Common & widespread   |
| Cleavers               | <i>Galium aparine</i>        | LA        | Common & widespread, thriving on highly fertile soil                |
| Nipplewort             | <i>Lapsana communis</i>      | O         | Common & widespread   |
| Red valerian           | <i>Centranthus ruber</i>     | F         | Garden escape   |
| Doves-foot cranesbill  | <i>Geranium mole</i>         | O         | Common & widespread   |
| Spotted medic          | <i>Medicago arabica</i>      | O         | Common on dry open sandy grassland                                  |
| Creeping cinquefoil    | <i>Potentilla reptans</i>    | O         | Common & widespread   |
| Common sorrel          | <i>Rumex acetosa</i>         | O         | Common & widespread   |
| Common ragwort         | <i>Senecio jacobaea</i>      | O         | Common & widespread   |
| Groundsel              | <i>Senecio vulgaris</i>      | O         | Common & widespread   |
| Smooth sow-thistle     | <i>Sonchus oleraceus</i>     | O         | Common & widespread   |
| White clover           | <i>Trifolium repens</i>      | O         | Common & widespread   |
| Ivy-leaved speedwell   | <i>Veronica hederifolia</i>  | LF        | Common & widespread   |
| Scarlet pimpernel      | <i>Anagallis arvensis</i>    | F         | Common on dunes & open grasslands                                   |
| Common chickweed       | <i>Stellaria media</i>       | LF        | Common & widespread   |
| Hogweed                | <i>Heracleum sphondylium</i> | F         | Common & widespread   |
| Cat's-ear              | <i>Hypochaeris radicata</i>  | F         | Common in meadows, grasslands, not usually on very calcareous soils |
| Dandelion              | <i>Taraxacum agg.</i>        | F         | Common & widespread   |
| Common field-speedwell | <i>Veronica persica</i>      | O         | Common & widespread   |
| White dead-nettle      | <i>Lamium album</i>          | O         | Common & widespread   |
| Thale cress            | <i>Arabidopsis thaliana</i>  | O         | Common on roadsides and railways                                    |
| Willowherb sp.         | <i>Epilobium sp.</i>         | O         | Common & widespread   |

*The semi-improved grassland on site could potentially support badgers, foraging/commuting bats, ground-nesting birds, great crested newt and reptiles, these species are discussed further in section 4.2.2.*

***Scrub (Target note 3)***

Stands of scattered and dense/continuous scrub were recorded in various parts of the site, although the most extensive and mature stands were recorded around boundary features. Species recorded include bramble (*Rubus fruticosus* agg.), common nettle, cleavers and ivy (*Hedera helix*) and rare occurrences of honeysuckle (*Lonicera periclymenum*).

*The scrub on site is limited in extent and comprises common/widespread species. This habitat is considered to be of limited botanical value. The scrub on site could potentially support nesting birds, foraging/commuting bats, common reptile species and great crested newt, these species are discussed further in section 4.2.2.*

***Scattered trees (target note 4)***

There are a small number of immature scattered trees present on site including elder (*Sambucus nigra*), Cabbage-palm (*Cordyline australis*), eucalyptus *sp.* and downy birch (*Betula pubescens*). These trees are concentrated to outside the buildings however there are a few scattered across the open site.

*Species present are common and widespread but that habitat provides potential habitat for nesting birds and foraging and roosting bats. This is discussed further in section 4.2.2.*

***Waterbodies (target note 5)***

There are three round ponds on site, two of this contained water at the time of survey. A manmade trench also containing water is present next to one of the waterbodies. Large amounts of scrub are present around all of the ponds, completely encroaching one where water was absent.

*The ponds have potential to support great crested newts and further recommendations have been made in sections 4.3.3 and 5.6.*

***Discarded debris/materials (target note 6)***

There are multiple rubble and debris piles located on site which are formed largely from sections of brickwork, concrete and other hard-core. Some of these piles have been colonised by grass species and dicots, but the majority of the features are above ground.

*The discarded debris/materials could potentially support great crested newt and reptiles. These species are discussed further in section 4.2.2.*

***Native species-poor hedgerow (target note 10)***

Along the north eastern boundary of the site there is a native species poor hedgerow. This hedgerow is dominantly formed from cherry plum (*Prunus cerasifera*) with abundant hawthorn (*Crataegus monogyna*) and occasional elder (*Sambucus nigra*) and ivy (*Hedera helix*). In places this hedgerow has become linked to areas of bramble and hawthorn scrub within the site boundary that extend into the grassland for a few metres in places along its length.

*This habitat provides habitat for foraging bats, breeding birds, dormice, reptiles and hibernation habitat for great crested newts. This is discussed further in section 4.2.2.*

## 4.2.2 Protected species assessment

### *Badgers*

The semi-improved grassland, hedgerow and scrub, provides suitable foraging and sett building habitat for badger. Three badger setts were recorded on site along with other evidence of badger activity including badger prints, numerous mammal paths, badger hair and a recently used latrine recorded during the walkover survey. The desk study returned 15 records of badger within two kilometres of the site along with records of three badger setts situated just outside the site boundary.

*Further recommendations have been provided in section 5.2.*

### *Bats*

#### *Buildings*

The figure provided as appendix III depicts the location of the disused MOD buildings. Most of the buildings are in a dilapidated condition with a number deemed too dangerous to enter. These buildings were assessed on their external potential to support roosting bats. Many of the buildings were identical in structure and therefore building numbers have been used.

Buildings 4c, 21b and 27b were all assessed as holding low potential to support roosting bats with building 14 assessed as holding moderate potential. The remainder of the buildings were considered to be of negligible potential and too exposed to the elements to be suitable to support roosting bats. Building descriptions and potential for bats is described below in table 6 and 7. The buildings on site are copies of each other and have been grouped together with specific features detailed.

**Table 6: Buildings description**

| Building reference                    | Description  |
|---------------------------------------|--|
| <b><i>Buildings 1, 31 and 32.</i></b> | <ul style="list-style-type: none"><li>• Prefabricated single storey concrete construction.</li><li>• Pitched corrugated cement roof panels roof.</li><li>• Measures approximately 16 metres in length by 6 metres in width.</li><li>• Open door on western elevation of building 31.</li><li>• No internal void – ceiling boarded but damaged in all buildings.</li><li>• Wooden fascia boards largely in poor condition but with superficial gaps and exposed.</li><li>• Metal window frames with uPVC frames on side elevations.</li><li>• Ivy encroaching on north east corner of building 32.</li><li>• <b>Evidence of bats: None. Poor thermal retention properties.</b></li><li>• <b>Negligible potential.</b></li></ul> |

| Building reference                    | Description   |
|---------------------------------------|---|
| <b><i>Buildings 2, 19, 30, 33</i></b> | <ul style="list-style-type: none"> <li>• Prefabricated single storey concrete construction with pebble dashed walls.</li> <li>• Pitched corrugated cement panel roof.</li> <li>• Measures approximately 8 metres by 5 metres in width.</li> <li>• Windows on northern elevation of building 2 boarded with wood.</li> <li>• Windows missing on eastern elevation of building 33.</li> <li>• Superficial gaps under/ behind wooden fascia of building 30.</li> <li>• Missing glass on window eastern elevation of building 33.</li> <li>• Ivy on eastern corner of southern elevation of building 33.</li> <li>• Heavy scrub encroachment of building 33.</li> <li>• Most windows are open on building 33.</li> <li>• The roof of building 33 is missing on the north west corner.</li> <li>• Fascias boards coming away on southern elevation of building 33.</li> <li>• Heavy wisteria and bramble growth on northern elevation of building 33.</li> <li>• Birds nesting within building 33.</li> <li>• <b>Evidence of bats: None. Poor thermal retention properties.</b></li> <li>• <b>Negligible potential.</b></li> </ul> |
| <b><i>Building 3</i></b>              | <ul style="list-style-type: none"> <li>• Prefabricated single storey concrete construction.</li> <li>• Pitched corrugated cement panel roof.</li> <li>• No internal void – ceiling boarded but damaged Wooden fascia boards largely in poor condition but with superficial gaps and exposed.</li> <li>• Metal window frames with UVPC frames on side elevations.</li> <li>• Ivy encroaching on north east corner of building 32.</li> <li>• Measures approximately 13 metres in length by 5.5 metres in width.</li> <li>• <b>Evidence of bats: None. Poor thermal retention properties. Negligible potential.</b></li> </ul>  |
| <b><i>Building 4a and 5</i></b>       | <ul style="list-style-type: none"> <li>• Single storey wooden construction.</li> <li>• Corrugated metal cladding.</li> <li>• Pitched roof with corrugated metal panels very damaged in places on both buildings.</li> <li>• No internal void is present.</li> <li>• Wooden window frames in poor condition.</li> <li>• Fascia boards in poor condition.</li> <li>• Ceiling boarded but very damaged and exposed in nature.</li> <li>• <b>Evidence of bats: None. Poor thermal retention properties. Negligible potential.</b></li> </ul>  |
| <b><i>Building 4b</i></b>             | <ul style="list-style-type: none"> <li>• Single storey small brick outbuilding.</li> <li>• Measures approximately 4.5 metres in length by 3 metres in length.</li> <li>• Wooden fascias in reasonable condition.</li> <li>• Corrugated cement panel roof with a potential asbestos flashing in good condition.</li> <li>• Wooden fascia boards in reasonable condition.</li> <li>• Wooden windows and doors in dilapidated condition.</li> <li>• <b>No features – negligible potential</b></li> </ul>   |
| <b><i>Building 4c</i></b>             | <ul style="list-style-type: none"> <li>• Single storey wooden construction.</li> <li>• Measures approximately 7 metres in length by 5 metres in width.</li> <li>• Pitched corrugated metal roof, very damaged in places.</li> </ul>   |

| Building reference | Description   |
|--------------------|---|
|                    | <ul style="list-style-type: none"> <li>• Wooden panels and fascias. Several panels missing and fascias badly deteriorated.</li> <li>• Ceiling boarded creating an internal void.</li> <li>• Wooden window frames with glass smashed.</li> <li>• <b>Potential roosting features within the building and access through the broken panels - Low potential.</b></li> </ul>   |
| <i>Building 7</i>  | <ul style="list-style-type: none"> <li>• Metal container.</li> <li>• Measures approximately 8 metres in length by 5 metres in width.</li> <li>• Flat bitumen roof in poor condition.</li> <li>• <b>Evidence of bats: None. Poor thermal retention properties. Negligible potential.</b></li> </ul>  |
| <i>Building 8</i>  | <ul style="list-style-type: none"> <li>• Portacabin constructed of rusted metal panels.</li> <li>• uPVC windows in poor condition.</li> <li>• Wooden interior open to the elements with damaged ceiling and fibreglass insulation present.</li> <li>• Measures approximately 3 metres in length by 8 metres in width.</li> <li>• Wooden interior with lots of debris from the airsoft company.</li> <li>• <b>Evidence of bats: None. Poor thermal retention properties. Negligible potential.</b></li> </ul>  |
| <i>Building 9</i>  | <ul style="list-style-type: none"> <li>• Brick construction with a flat asphalt roof.</li> <li>• Measures approximately 12 metres in length by 9 metres in width.</li> <li>• Wooden and concrete soffits/barge boards are present in good condition.</li> <li>• An open uPVC window is present to the rear.</li> <li>• Interior is of brick and plasterboard construction with a flat roof. Limited internal access.</li> <li>• <b>Evidence of bats: None. Negligible potential. Rat droppings and urine present.</b></li> </ul>  |
| <i>Building 10</i> | <ul style="list-style-type: none"> <li>• Prefabricated concrete construction a pebbledash finish,</li> <li>• Measures approximately 5 metres in length by 17 metres in width.</li> <li>• Roof?</li> <li>• uPVC windows in good condition.</li> <li>• Wooden French door to the rear has been damaged and the building is exposed to the elements.</li> <li>• Internal: The internal is of wooden construction with plasterboard lining the interior. Insulation is present where the ceiling is exposed.</li> <li>• <b>Evidence of bats: None. Negligible potential.</b></li> </ul> |
| <i>Building 11</i> | <ul style="list-style-type: none"> <li>• Measures approximately 5 metres in length by 25 metres in width.</li> <li>• Brick and corrugated metal building.</li> <li>• The corrugated metal roof is constructed in a dome shape.</li> <li>• Windows and doors are of mixed condition and constructed of uPVC and wood, in poor condition.</li> <li>• Internal: No internal access</li> <li>• <b>Evidence of bats: None. Negligible potential.</b></li> </ul>  |

| Building reference  | Description   |
|---------------------|---|
| <i>Building 12</i>  | <ul style="list-style-type: none"> <li>• Measures approximately 5 metres in length by 20 metres in width</li> <li>• Corrugated metal building.</li> <li>• Windows are of wooden construction and are open or broken on most elevations and in poor condition.</li> <li>• Broken potential asbestos inside; no internal access was undertaken</li> <li>• Lots of light throughout the internal of the building.</li> <li>• <b>Evidence of bats: None. Negligible potential. 3 Swallow nests present.</b></li> </ul>  |
| <i>Building 13</i>  | <ul style="list-style-type: none"> <li>• Measures approximately 6 metres in length by 5 metres in width.</li> <li>• Shed constructed of corrugated metal with wooden barge boards present.</li> <li>• Wooden windows and doors in poor condition.</li> <li>• Open to the elements and lots of light throughout the buildings internal</li> <li>• Potential asbestos roof lining and concrete floor.</li> <li>• <b>Evidence of bats: None. Poor thermal retention. Bird nest present inside.</b></li> </ul>  |
| <i>Building 14</i>  | <ul style="list-style-type: none"> <li>• Measures approximately 5 metres in length by 15 metres in width.</li> <li>• Medium sized shed of concrete pebbledash construction.</li> <li>• Wooden cladding in poor condition is present on all elevations.</li> <li>• Bitumen felt roof lining was visible in poor condition.</li> <li>• Windows and doors were of wooden construction.</li> <li>• Roof and ridge tiles were constructed of interlocking concrete tiles.</li> <li>• No internal access was possible. The second floor is a potentially isolated void space.</li> <li>• Lots of light was entering the lower floor internally.</li> <li>• <b>Evidence of bats. None. This building has moderate potential to support roosting bats.</b></li> </ul> |
| <i>Building 15</i>  | <ul style="list-style-type: none"> <li>• Measures approximately 5 metres in length by 15 metres in width.</li> <li>• This building is joint to building 14 via a breezeblock walkway with a flat bitumen roof.</li> <li>• Most of this walkway is damaged and open to the elements.</li> <li>• Building 15 is of concrete construction with a corrugated single sheet metal roof.</li> <li>• Internal: No access due to safety concerns.</li> <li>• <b>Evidence of bats: None. Negligible potential.</b></li> </ul>   |
| <i>Building 16a</i> | <ul style="list-style-type: none"> <li>• Measures approximately 5 metres in length by 30 metres in width.</li> <li>• External: Corrugated metal shed with a dome shaped roof.</li> <li>• Windows and doors are of wooden construction and in poor condition.</li> <li>• Open and broken windows are present throughout providing plenty of light to the internal.</li> <li>• Internal: No internal access.</li> <li>• <b>Evidence of bats: None. Negligible potential</b></li> </ul>  |
| <i>Building 16b</i> | <ul style="list-style-type: none"> <li>• Measures approximately 5 metres in length by 25 metres in width.</li> <li>• Concrete built shed with a corrugated metal roof.</li> </ul>   |

| Building reference                    | Description  |
|---------------------------------------|--|
|                                       | <ul style="list-style-type: none"> <li>• uPVC windows are present, with wooden boarding in replace of glass with gaps present.</li> <li>• A 3 metre by 4 metre flat bitumen roofed extension is present on the eastern elevation.</li> <li>• Internal: No access.</li> <li>• <b>Evidence of bats: None. Negligible potential.</b></li> </ul>   |
| <b>Building 17 (sections a and b)</b> | <ul style="list-style-type: none"> <li>• Measures approximately 5 metres in length by 10 metres in width with an additional three metre by three metre section.</li> <li>• Breezeblock building with a small toilet block present.</li> <li>• 17a has roof material of cement panel construction while the toilet block has a corrugated metal roof.</li> <li>• Windows and doors are in poor condition or missing.</li> <li>• A small potential asbestos-lined crawl space is visible.</li> <li>• Internal: Limited access.</li> <li>• <b>Evidence of bats: No evidence. Negligible potential. Evidence of nesting birds in the southern end of 17a.</b></li> </ul> |
| <b>Building 18b</b>                   | <ul style="list-style-type: none"> <li>• Measures approximately 3 metres in length by 3 metres in width</li> <li>• Brick storage building open to the elements.</li> <li>• The roof is constructed of corrugated metal.</li> <li>• Internal: Filled with wooden debris</li> <li>• <b>Evidence of bats: None. No roosting opportunities present. Negligible potential.</b></li> </ul>   |
| <b>Building 18a</b>                   | <ul style="list-style-type: none"> <li>• Measures approximately 5 metres in length by 25 metres in width</li> <li>• An old toilet and shower block of concrete construction with an cement panel roof.</li> <li>• Windows and doors are open or broken, exposed to the elements.</li> <li>• Windows are of uPVC construction.</li> <li>• Lots of light is visible throughout the building. A layer of potential asbestos is present between the internal and the roof.</li> <li>• <b>Evidence of bats: None. Negligible potential on this section on building 18.</b></li> </ul>   |
| <b>Building 20</b>                    | <ul style="list-style-type: none"> <li>• Measures approximately 8 metres in length by 6.5 metres in width.</li> <li>• Prefabricated concrete construction with a pitched corrugated cement panel roof.</li> <li>• Ceiling is boarded with no internal roof void behind it.</li> <li>• <b>Evidence of bats: None. No roosting opportunities present. Negligible potential.</b></li> </ul>   |
| <b>Building 28</b>                    | <ul style="list-style-type: none"> <li>• Measures approximately 8 metres in length by 6.5 metres in width.</li> <li>• External: Prefabricated concrete construction with a pitched corrugated cement panel roof.</li> <li>• Internal: Barn owl perched/ roosting in building</li> <li>• <b>Evidence of bats: None</b></li> </ul>   |
| <b>Building 21a and 27a</b>           | <ul style="list-style-type: none"> <li>• Measures approximately 43 metres in length by 7 metres in width.</li> <li>• A long Nissen hut with a brick base with corrugated metal cladding.</li> </ul>  |

| Building reference                                  | Description  |
|---|--|
| <b>Building 27a</b><br>(same as 21a)                | <ul style="list-style-type: none"> <li>• Ceiling boarded with panels and insulated above. Most of the ceiling panels have fallen away.</li> <li>• <b>Evidence of bats: None. Poor thermal retention within thin materials and limited access points.</b></li> </ul>  |
| <b>Building 27b</b><br>– same as 21b<br>Adjoins 21a | <ul style="list-style-type: none"> <li>• Measures approximately 13 metres in length by 6.5 metres in width.</li> <li>• Window missing on eastern elevation – exposed</li> <li>• Internal: No internal void -ceiling boarded</li> <li>• <b>Evidence of bats: None. Low potential.</b></li> <li>• See description below for 21b.</li> </ul>  |
| <b>Building 21b</b>                                 | <ul style="list-style-type: none"> <li>• Measures approximately 13 metres in length by 6.5 metres in width.</li> <li>• A single storey pitched roof building.</li> <li>• Walls are constructed from concrete panels.</li> <li>• Wooden framed windows are partly boarded.</li> <li>• Door is open into building.</li> <li>• The roof is constructed from cement panels with formed cylindrical cement ridge beam.</li> <li>• Partial damage to the roof.</li> <li>• <b>Evidence of bats: None. Low potential</b></li> </ul>  |
| <b>Building 27c</b><br>– very similar to 21c        | <ul style="list-style-type: none"> <li>• Measures approximately 6.5 metres in length by 4 metres in width.</li> <li>• External: More tiles missing on eastern elevation of mono pitch roof</li> <li>• Internal: Open window on western elevation</li> <li>• <b>Evidence of bats: None. Negligible potential.</b></li> </ul>  |
| <b>Building 22</b>                                  | <ul style="list-style-type: none"> <li>• Measures approximately 13 metres in length by 6.5 metres in width.</li> <li>• External: Substation</li> <li>• <b>Evidence of bats: None. Negligible potential.</b></li> </ul>   |
| <b>Building 23</b>                                  | <ul style="list-style-type: none"> <li>• Demolished building.</li> </ul>   |
| <b>Building 24</b>                                  | <ul style="list-style-type: none"> <li>• Measures approximately 8 metres in length by 9 metres in width.</li> <li>• External: A single storey building with a corrugated metal roof.</li> <li>• There was wooden fascia that has lifted in a number of places.</li> <li>• The building was fitted with modern uPCV windows, some of which have been left open.</li> <li>• A Swallow nest visible on light fitting inside the building.</li> <li>• Internal: No internal access to the building was available at the time of survey.</li> <li>• <b>Evidence of bats: None. Negligible potential.</b></li> </ul> |
| <b>Building 25</b>                                  | <ul style="list-style-type: none"> <li>• Measures approximately 13 metres in length by 6.5 metres in width.</li> <li>• A Nissen hut of brick construction.</li> <li>• The roof was lined with a double skin of corrugated metal.</li> <li>• The wooden window frames were in a poor condition but had been sealed with expanding foam.</li> <li>• Internal: No internal void was present on this building.</li> <li>• <b>Evidence of bats: None. Negligible potential.</b></li> </ul>  |
| <b>Building 26</b>                                  | <ul style="list-style-type: none"> <li>• Demolished building.</li> </ul>   |
| <b>Building 27a</b>                                 | <ul style="list-style-type: none"> <li>• Measures approximately 43 metres in length by 7 metres in width.</li> </ul>   |

| Building reference                                | Description   |
|---|---|
| <i>(same as 21a)</i>                              | <ul style="list-style-type: none"> <li>• A long Nissen hut with a brick base with corrugated metal cladding.</li> <li>• Damage on south east elevation to the roof structure.</li> <li>• Internal: There was a ceiling within the building which has largely lost all of the ceiling panels. The insulation above the ceiling was largely intact.</li> <li>• <b>Evidence of bats: None. Negligible potential.</b></li> </ul>  |
| <b>Building 29</b>                                | <ul style="list-style-type: none"> <li>• Measures approximately 6 metres in length by 6 metres in width.</li> <li>• A single storey wooden framed building covered with corrugated metal cladding.</li> <li>• The roof is pitched with a large amount of damage on the south elevation of the building has removed the majority of the external cladding.</li> <li>• <b>Evidence of bats: None. Negligible potential.</b></li> </ul>  |
| <b>Building 31</b>                                | <ul style="list-style-type: none"> <li>• Measures approximately 18 metres in length by 6 metres in width.</li> <li>• Single storey concrete building with wooden fascia boards.</li> <li>• The roof is pitched and clad with corrugated cement panels.</li> <li>• Some of the panels were lifted.</li> <li>• The windows were a combination of metal and uPVC.</li> <li>• There is no internal void, but a number of the ceiling boards are damaged.</li> <li>• <b>Evidence of bats: None. Negligible potential.</b></li> </ul> |
| <b>Building 32</b><br><i>(largely same as 31)</i> | <ul style="list-style-type: none"> <li>• Measures approximately 18 metres in length by 6 metres in width.</li> <li>• Building is heavily surrounded by scrubland with heavy ivy growth on the north east and south eastern corners.</li> <li>• The door was open on the west elevation.</li> <li>• Windows on the north elevation were boarded with metal.</li> <li>• <b>Evidence of bats: None. Negligible potential.</b></li> </ul>   |

### Immediate surroundings

The site is located within an area of pasture which borders the site on all sides. The wider landscape includes several areas of residential housing, the closest of which is located to the north east of the survey area. There are limited linear habitat features that would provide a suitable commuting route for bats, with the most prominent being a double hedgerow to the north of the survey area. The south of the survey area includes a number of unvegetated fences which would not be suitable for commuting bats. The closest area of woodland is located approximately 300 metres to the North West of the site.

The survey area is largely dominated by a mixed height grassland sward which is unlikely to support a very high level of invertebrate assemblages due to the limited microhabitat diversity and is relatively exposed. Due to the relative isolation of the site and its limited habitat diversity, it is considered to hold a low potential to support foraging and roosting bats.

***Survey results***

Internal survey: evidence of bats

Despite a through internal survey of all of the buildings no evidence of bats was recorded. Some buildings could not be accessed internally due to health and safety grounds.

External survey: evidence of bats

Despite a through external survey of all of the buildings no evidence of bats was recorded.

***Potential for bats***

A total of four buildings were recorded as holding roosting potential. Buildings 4C, 21B and 27b were all recorded as holding a low potential to support roosting bats. Building 14 was recorded as holding a moderate potential to support roosting bats. The remaining buildings on site were considered to hold a negligible potential. This was as they either held no roosting access features or was due to the access features leading to crevices behind thin materials that would hold no thermostability during the day and discourage roosting due to rapid variations in temperature. A location plan showing the location of these buildings is presented in appendix III.

Several roosting opportunities and access points were available for bats within the buildings and these are described in table 7 below.

**Table 7: Potential for bats**

| Location            | Potential access points for bats   | Potential roosting opportunities for bats  | Overall suitability  |
|---------------------|--|--|--|
| <i>Building 4C</i>  | <ul style="list-style-type: none"> <li>• Damage in corrugated metal roof.</li> <li>• Damaged points allowing access into wooden panels and fascias.</li> </ul>   | <ul style="list-style-type: none"> <li>• Between roof and ceiling.</li> <li>• Between internal crevice voids in panels.</li> <li>• Under damaged wooden panels.</li> </ul>                 | Due to the low number of access points and roosting provisions available for bats the building has been assessed as holding <b>low potential</b> to support roosting bats. |
| <i>Building 14</i>  | <ul style="list-style-type: none"> <li>• Missing roof tiles</li> <li>• Ventilation gaps in the ridge tiles</li> <li>• Damaged and loose cladding.</li> </ul>   | <ul style="list-style-type: none"> <li>• Good opportunities for crevice roosting bats under the wood</li> <li>• Crevice roosting potential under loose tiles and in tile voids.</li> </ul> | Due to a number of access points and roosting provisions available for bats the building has been assessed as holding <b>moderate potential</b> to support roosting bats.  |
| <i>Building 21b</i> | <ul style="list-style-type: none"> <li>• Through damage in roofing panels.</li> <li>• Access points at eaves in corrugated panel ridges.</li> <li>• Gaps adjacent to ridges at the apex of the gable ends</li> <li>• Ventilation grids in gable ends.</li> </ul> | <ul style="list-style-type: none"> <li>• Crevice roosts between tile void and roof substructure</li> </ul>   | Due to the low number of access points and roosting provisions available for bats the building has been assessed as holding <b>low potential</b> to support roosting bats. |

| Location            | Potential access points for bats   | Potential roosting opportunities for bats   | Overall suitability  |
|---------------------|--|---|--|
| <i>Building 27b</i> | <ul style="list-style-type: none"> <li>• Through damage in roofing panels.</li> <li>• Access points at eaves in corrugated panel ridges.</li> <li>• Gaps adjacent to ridges at the apex of the gable ends</li> <li>• Ventilation grids in gable ends.</li> </ul> | <ul style="list-style-type: none"> <li>• Crevice roosts between tile void an roof substructure</li> </ul> | Due to the low number of access points and roosting provisions available for bats the building has been assessed as holding <b>low</b> potential to support roosting bats. |

*Due to the presence of bat roosts within three of the buildings, further surveys will be required to update the characterization of bat roosting behavior within the buildings.*

### ***Barn owl***

An active barn owl perch was observed in building 28. This species holds additional protection under schedule 1 of the Wildlife and Countryside Act 1981 (as amended). This protection extends to the active breeding nests of this species which are afforded additional protection from being disturbed. This species operates a wide territory range and includes non-breeding nests and foraging perches. There was considerable evidence of prolonged foraging use by this species on site, which would indicate that the utilisation of the building is part of a core territory range. Only one adult was observed in the location and not nesting was observed. This would indicate that this species is using the building as a foraging perch and not as a breeding location.

*Further recommendations have been made in section 5.4.*

### ***Breeding birds***

The open habitats on site represent a sheltered area of grassland which is surrounded by farmed pasture. As such it represents an attractive nesting area for ground nesting birds that would otherwise be discouraged by the presence of cattle in the surrounding fields, but otherwise encouraged into the area by the dung fauna that grazing causes.

The large areas of grassland on site also have the potential to support nesting skylarks (*Alauda arvensis*). The area of suitable habitat on site is not likely to support a population which is more than locally significant.

In addition to this species a number of bird territories are likely to be present on site and a number of old nests were recorded within the buildings on site.

*Further recommendations have been made in section 5.4.*

### ***Dormice***

The native hedgerows and scrub on site provide suitable habitat for dormouse, including a variety of food plants and flowering shrubs, such as bramble, blackthorn, elder and hawthorn. The site however, is not well connected to suitable habitat for dormouse in the immediate locality, with a lack of hedgerow networks. No evidence of dormice, such as opened hazel nuts or nests, was recorded on site during the initial walkover survey and the desk study returned no records of dormice within two kilometres of the site. It is therefore considered highly unlikely that dormice are present on site.

*No further recommendations have been made.*

***Great crested newt***

Aquatic habitat

There are two waterbodies and a manmade channel on site which could potentially provide suitable breeding habitat for great crested newt. A review of online mapping did not identify any suitable waterbodies within a 500 metre radius of the site.

Terrestrial habitat

The semi-improved grassland, scrub, hedgerow and rubble and debris piles on site all provide suitable terrestrial habitat for great crested newt, with foraging opportunities and potential refugia/hibernacula. The desk study did not return any records of great crested newt within 10 years however two records of great crested newt egg were recorded within 2 kilometres on 2008.

A rapid risk assessment was conducted for the site which established that an offence would be likely if great crested newts are present in the waterbodies. The results of the rapid risk assessment are presented in table 8 below.

**Table 8: Rapid risk assessment**

| Component                                | Likely effect                | Notional offence probability score |
|--|------------------------------|------------------------------------|
| Great crested newt breeding pond(s)      | No effect                    | 0                                  |
| Land within 100m of any breeding pond(s) | No effect                    | 0                                  |
| Land 100-250m from any breeding pond(s)  | No effect                    | 0                                  |
| Land >250m from any breeding pond(s)     | 5 - 10 ha lost or damaged    | 0.03                               |
| Individual great crested newts           | No effect                    | 0                                  |
|  | Maximum:                     | 0.03                               |
| <b>Rapid risk assessment result:</b>     | <b>AMBER: OFFENCE LIKELY</b> |                                    |

*Further recommendations relating to great crested newt are outlined in section 5.5.*

***Reptiles***

The semi-improved grassland, hedgerow, scrub and piles of discarded debris/materials on site all provide suitable habitat for reptiles with opportunities for foraging, refuge and hibernation. The site is also well connected with further suitable habitat within the local surrounding area, including large areas of mixed height sward pasture around the development that connect directly to the habitats on site. The site and the surrounding area are suitable to support a population of widespread reptiles which is likely to be functionally linked between the habitats.

*Further recommendations have been made in section 5.6.*

***Nesting birds***

The long sward grassland, scrub and hedgerow on site provide foraging and nesting opportunities for common and widespread bird species such as blue tit (*Cyanistes caeruleus*) and wren (*Troglodytes troglodytes*) as well as birds listed as amber on the BoCC (Birds of Conservation Concern) list such as dunnock (*Prunella modularis*), and Biodiversity Action Plan (BAP) species such as song thrush (*Turdus philomelos*). In addition, a number of old bird nests were recorded within many buildings.

*Further recommendations have been made in section 5.7.*

## 5.0 CONCLUSIONS AND RECOMMENDATIONS

The site comprises fields of semi-improved grassland with large areas of scrub around the boundary, as well as across the site. A species poor native hedgerow forms part of the western boundary and a small number of immature scattered trees are present across the site. Other habitats and features present on site include large areas of hardstanding and discarded rubble, debris and spoil heaps. The site is considered to be of moderate ecological value, the most valuable habitats are the semi-improved grassland and scrub with bat roosting potential on four of the buildings. The following impacts to habitats and species could potentially occur in the absence of mitigation:

- Development of the site could result in the loss of sections of existing native hedgerow.
- Demolition of the buildings could result in the destruction of bat roosts.
- Development of the site could result in the loss of semi-improved grassland.
- There is potential for loss/ degradation of foraging habitat for badgers and that badgers could be harmed during the construction phase of the development.
- There is potential for adverse impacts to foraging/commuting bats as a result of habitat loss on site and lighting systems associated with the development.
- There is the potential for loss/degradation of breeding bird habitat and damage/destruction of individual birds' nests.
- There is potential for loss/ degradation of a barn owl nesting location and foraging and commuting habitat for barn owls.
- There is potential for disturbance, injury and/or killing of great crested newt and loss/degradation of suitable terrestrial habitat for great crested newt.
- There is potential for injury and/or killing of reptiles and loss/degradation of suitable habitat for reptiles.

### 5.1 *Designated sites*

#### 5.1.1 Summary of findings

The Chesil and the Fleet SAC/SSSI is located 0.5 kilometres to the west of the development site, the Chesil Beach and The Fleet SPA/RAMSAR is located 0.5 kilometres to the west of the development, Crookhill Brick Pit SAC, SSSI and LNR is located 2.1 kilometres to the north west and the Isle of Portland to Studland Cliffs SAC is located 4.7 kilometres to the south-east. These internationally designated sites are considered to be vulnerable to increases in recreational pressure.

### 5.1.2 Further recommendations

Impacts to the statutory designated sites around the survey area are likely to ultimately be tied to the extent and impact of any future development proposals. The current assessment process to determine impacts to statutory designated sites follows local policy ENV2 (now ENV3) (West Dorset District Council and Weymouth and Portland Borough Council (2018)) which is currently in the process of being reviewed ~~by the local authority (West Dorset, Weymouth and Portland Local Plan Review, 2019). The initial findings of this review has outlined that a number of changes are expected to be made to this policy which are likely to be applied to any development application on the land.~~

In order to determine the extent of any developments impact on the statutory sites within the impact radius of the survey area, it is recommended that a shadow appropriate assessment (HRA assessment) is undertaken. This report will need to be drafted to reflect any final design proposals considered for any proposed development.

All SPAs and SACs receive statutory protection under the Conservation of Habitats and Species Regulations 2017 (as amended), the ‘Habitats Regulations’), which transpose the requirements of the European Council Directives on the Conservation of Natural Habitats and of Wild Fauna and Flora (42/43/EEC) and the Conservation of Wild Birds (2009/147/EC) into domestic legislation. The Habitats Regulations afford a high level of protection to sites classified as SPAs as areas that hold significant populations of certain bird species (SPAs). They also afford the same level of high protection to tracts of land supporting habitats or rare species (other than birds) considered scarce or vulnerable at a European community level (SACs).

Ramsar sites are designated as wetlands of international importance and are afforded similar legislative protection to Natura 2000 sites. Government has issued policy statements relating to the special status of Ramsar sites. This extends the same protection afforded to SPA’s and SAC’s that have been designated under the EC Birds and Habitats Directives as part of the EU Natura 2000 network.

Under the Habitats Regulations, the local authority is a competent authority, responsible for ensuring that development control decisions do not adversely affect the integrity of Natura 2000 sites.

The shadow appropriate assessment report provides information for the Habitats Regulations Assessment that the local authority will need to undertake in determining the any planning application, and will be prepared to support the authorities own appropriate assessment of likely significant effects of the proposals on the SPA, the SAC and Ramsar sites both alone, and in combination with other plans and projects within the local development plan.

## **5.2 Badgers**

### **5.2.1 Summary of findings**

Multiple badger setts and other field signs including a well-used latrine and numerous mammal paths and snuffle holes have been recorded on site.

### **5.2.2 Further surveys**

A full detailed badger survey walkover will be required to map all badger field signs to inform on suitable mitigation.

Natural England's guidelines on disturbance levels from developments and licensing requirements are stated below.

- Foraging areas should be maintained or new foraging areas should be created.
- Access between setts and foraging / watering areas should be maintained or new ones provided.
- Development that isolates a badger territory by surrounding it with roads results in problems such as increased road traffic collisions. The design of the development should seek to avoid this.
- Natural setts are usually favoured over artificial setts, so unnecessary closure of natural setts should be avoided.
- Badger tunnels can extend to 20 metres from the entrance holes and are located between 0.2 and several metres deep, depending on the soil and topography. Excavation work and heavy machinery should be kept well away from where it could result in damage to the sett or disturbance to any badger occupying the sett.
- Fires and chemicals should not be used within 20 metres of a sett.
- Trees should be felled so that they fall away from active setts and badger paths should be cleared of felled timber and scrub wherever possible.
- Disturbances, such as loud noise or vibrations, that might agitate badgers occupying a sett should be avoided or limited to areas well away from the sett.

## **5.3 Bats**

### **5.3.1 Summary of findings**

#### Buildings

A total of four buildings were recorded as holding roosting potential. Buildings 4C, 21B and 27b were all recorded as holding a low potential to support roosting bats. Building 14 was recorded as holding a moderate potential to support roosting bats. The remaining buildings on site were considered to hold a negligible potential.

### Foraging and commuting

The scrub, scattered trees and semi-improved grassland provide insect prey for bats. Due to the exposed nature of the site with a limited diversity in microhabitats to increase prey abundance, it is considered to offer low foraging potential for bats.

## **5.3.2 Further surveys**

### Buildings

#### **Phase 2 bat surveys**

In accordance with the Bat Conservation Trust (BCT) guidelines (Collins, 2016), phase 2 bat surveys are required to determine the potential bat species using the buildings, the numbers of bats and the type of bat roost(s). Three buildings were assessed as holding low potential and will require a single dusk emergence or pre-dawn re-entry survey and one was given moderate potential and will therefore require two phase 2 bat surveys, encompassing both a dusk emergence and pre-dawn re-entry survey.

These surveys must be conducted between May and August during the optimum survey period. The phase 2 bat surveys involve a number of surveyors positioned around the buildings covering all potential access and egress points. Dusk emergence surveys will commence 15 minutes before sunset and continue for up to 2 hours after sunset. The pre-dawn re-entry survey will commence 1.5 hours before sunrise and continue until 15 minutes after sunrise if activity continues. Surveyors will use bat detectors and recording devices to record any bats that are seen emerging or re-entering the buildings along with general bat activity within the vicinity of the site. If bats are recorded emerging or re-entering the buildings then further phase 2 surveys will be required to ensure three have been conducted encompassing at least one pre-dawn re-entry survey.

In the event that bats are recorded roosting on site a mitigation strategy will be implemented and a Protected Species licence from Natural England will be required to facilitate works.

### Foraging and commuting

According to the BCT *Bat Surveys for Professional Ecologists Good Practice Guidelines* (Collins *et al.*, 2016), the site is of low quality habitat for foraging and commuting bats. Therefore, a suite of bat activity surveys comprising seasonal survey visits between April and October is recommended to identify the species, numbers of bats and habitat usage within the site. In addition, static monitoring equipment will be placed on site for a minimum of five nights each season, with one static device used per transect.

The results of the survey may highlight important foraging areas and commuting corridors to be retained within the development and inform a lighting plan.

## **5.4 Breeding birds**

### **5.4.1 Summary of findings**

Suitable habitat for a wide range of nesting birds is present on site. To inform a mitigation scheme for any development on the site it is recommended that breeding bird surveys are conducted to evaluate the importance of the site to local bird populations.

In addition to this, a foraging perch used by barn owl was recorded within building 28 with a large volume of foraging evidence for this species. As this indicates that the building is a feature within a core territory range for this species the loss of the building must be compensated for to prevent a loss in nature range for this species and to prevent harm to breeding success from altering foraging behaviours.

### **5.5.2 Further surveys**

#### *Breeding bird survey*

Breeding bird surveys should be carried out between April and June, with a total of three visits conducted. The surveys involve a suitably qualified surveyor walking transects across the site and mapping all bird activity. This information is then used to determine the species assemblage on site and the number of breeding territories present across the site.

#### *Barn owl survey*

The loss of the feeding perch will require a compensatory replacement to ensure that there is no loss in natural range of this species in the event of the buildings demolition. No additional foraging areas will be required on site as the development area is surrounded by large areas of suitable foraging habitat. The most suitable replacement for the perch would be the installation of a barn owl box on any new development and the inclusion of a two metre high post within the habitats facing offsite towards the suitable offsite foraging habitats. This feeding perch should be included within secluded areas of public green space and not within a property boundary.

### **5.5.3 Nesting bird habitat**

The scrub, hedgerow and scattered trees site provide foraging and nesting habitat both for common and widespread species of bird such as blue tit (*Cyanistes caeruleus*) and wren (*Troglodytes troglodytes*) as well as birds listed as amber on the BoCC (Birds of Conservation Concern) list such as mistle thrush (*Turdus viscivorus*), and Biodiversity Action Plan (BAP) species such as bullfinch (*Pyrrhula pyrrhula*).

The following precautions should negate risk of harming, injuring or contributing to the demise of these species:

- All vegetation clearance should be conducted outside of the bird nesting season which is considered to run from March to September. Where this is not possible a suitably qualified ecologist should check potential nesting habitat immediately prior to clearance. Where nesting birds are encountered clearance must be postponed until the nestlings have fledged.
- Ecological enhancement measures described in Section 5.9 will provide foraging and nesting opportunities for many species.

## **5.5 Great crested newt**

### **5.5.1 Summary of findings**

During the initial walkover survey, two waterbodies including a manmade channel were recorded on site, these were fenced off and inaccessible therefore an initial assessment could not be undertaken. Further survey work will need to be conducted to assess their suitability to support great crested newts.

### **5.5.2 Further surveys**

#### *Habitat Suitability Index (HSI) Survey*

An HSI is required to determine the suitability of the ponds to support great crested newts (GCN). The assessment uses criteria and values which are categorized following a given scale. If the score obtained is less than 0.5, GCN are considered unlikely to be using the pond. If the score obtained is over 0.5, it is considered likely that the pond could support GCN and therefore further survey will be required using eDNA techniques.

#### *Presence/Absence*

The GCN surveys will include eDNA sampling, which involves laboratory analysis of pond water and can only be undertaken between 15th April and 30th June. Should the results confirm GCN, a total of six aquatic surveys will be required to establish the population size, detailed further below. Given the narrow survey window for the aquatic surveys, it is recommended that two aquatic surveys are completed while waiting for the eDNA results to arrive, so as not to miss the survey season. The aquatic surveys will involve the installation of bottle traps at equally spaced intervals around each of the ponds, the traps would be installed at dusk and checked and removed first thing the

following morning. The ponds will also be searched at night with the aid of a high-power torch and an egg search or sweep netting will be carried out.

#### *Population class assessment*

If GCN are confirmed, on any of the waterbodies through eDNA sampling, an additional four appropriately spaced aquatic surveys will be required between mid-March and mid-June, half of which need completing between mid-April and mid-May.

## **5.6 Reptiles**

### **5.6.1 Summary of findings**

Suitable habitat for widespread reptiles is present across the survey area. The rough, tussocky grassland, scrub and hedgerow along with rubble and debris piles provide excellent foraging and hibernation habitat for these species.

To inform a mitigation scheme for reptiles it is recommended that further reptile surveys are conducted so ascertain what species are present on site and in what number.

### **5.6.2 Further surveys**

A targeted reptile survey is required to confirm the presence or absence of reptile species on the site. This involves the use of artificial refugia which will be distributed around the site, left to settle for at least one week, and then checked for the presence of reptiles a total of seven visits. These surveys will need to be conducted at a suitable time of year, between March and October, excluding July and August and in suitable weather conditions.

#### *Mitigation*

Where reptiles are confirmed to be present on the site a suitable mitigation strategy will need to be designed and implemented. The details of this will be determined by the species and numbers of reptile present. The mitigation may involve a translocation exercise using drift fencing. Retained and enhanced habitat will also be required, and this will be provided around the margins of the site.

## **5.7 Ecological enhancements**

A few recommendations for ecological enhancements across the site are outlined below.

- It is recommended that a two metre buffer margin of wildflower grassland should be created adjacent to all new and existing hedgerows on site. The buffer margin should be sown with a suitable wildflower seed mix, and then subsequently managed via an annual cut in late summer (late August/early September) with removal/raking off of all arisings. These wildflower grassland margins will provide a valuable ecological resource for a range of fauna, including invertebrates, reptiles, amphibians, birds and foraging/commuting bats, as well as an aesthetically pleasing natural feature on site. This buffer should be in addition to areas specifically managed as wildflower grassland throughout greenspace areas.
- Provision of log and brushwood piles in suitable locations along the site boundaries and adjacent to hedgerows in order to provide refugia and hibernacula for reptiles, amphibians and other fauna such as hedgehog.
- In accordance with the Dorset Biodiversity Appraisal Protocol, 50% of the new residential housing would need to include built-in roosting features for bats, such as tiles, tubes, bricks and/or mounted boxes. Any housing on the edge of the development backing onto open countryside would need to incorporate such features.
- In accordance with the Dorset Biodiversity Appraisal Protocol, 50% of the new residential housing would need to incorporate built-in nesting features for bird species which are reliant on buildings, such as swift (*Apus apus*), swallow (*Hirundo rustica*), house martin (*Delichon urbicum*) and house sparrow (*Passer domesticus*).
- In accordance with the Dorset Biodiversity Appraisal Protocol, all new housing would need to incorporate a minimum of two bee bricks and hedgehog friendly gravel boards with holes of 10 x 10 centimetres used in all garden fencing between houses.
- Flowering grassland seed mixes comprising native species should be used to seed new lawns and other areas of amenity grass within the design of the development.

## 6.0 REFERENCES

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## APPENDIX I: Site location plan



## APPENDIX II: Phase 1 habitat



**Target notes to accompany Phase 1 habitat map**

| Target Note | Description  |
|-------------|--|
| 1           | A combination of tarmac and gravel hard standing which has be partly colonised by locally dominant cock's-foot ( <i>Dactylis glomerata</i> ) frequent red fescue ( <i>Festuca rubra</i> ), Yorkshire fog ( <i>Holcus lanatus</i> ), bittercress sp. ( <i>Cardamine sp.</i> ) yarrow ( <i>Achillea millefolium</i> ), ribwort plantain ( <i>Plantago lanceolata</i> ), locally frequent creeping cinquefoil ( <i>Potentilla reptans</i> ), willowherb sp. ( <i>Epilobium sp.</i> ), occasional bramble ( <i>Rubus fruticosus agg.</i> ), nipplewort ( <i>Lapsana communis</i> ), smooth sow-thistle ( <i>Sonchus oleraceus</i> ) and rare distribution of broad-leaved dock ( <i>Rumex obtusifolius</i> ).  |
| 2           | The majority of the site is occupied by semi-improved grassland. This habitat is dominated by perennial rye-grass ( <i>Lolium perenne</i> ) with locally dominant Cock's-foot ( <i>Dactylis glomerata</i> ). Locally abundant species include, false oat-grass ( <i>Arrhenatherum elatius</i> ), bitter cress, common-birds-foot-trefoil ( <i>Lotus corniculatus</i> ), wild madder ( <i>Rubia peregrina</i> ), cleaver and abundant red fescue. Frequent species include; cow parsley ( <i>Anthriscus Sylvestris</i> ), cut-leaved crane's-bill ( <i>Geranium dissectum</i> ), ribwort plantain ( <i>Plantago lanceolata</i> ), red dead-nettle ( <i>Lamium purpureum</i> ), ivy-leaved speedwell ( <i>Veronica hederifolia</i> ), common chickweed ( <i>Stellaria media</i> ), Yorkshire fog, bristly oxtongue ( <i>Picris echioides</i> ), hogweed ( <i>Heracleum sphondylium</i> ), scarlet pimpernel ( <i>Anagallis arvensis</i> ), red valerian ( <i>Centranthus ruber</i> ), cat's ear ( <i>Hypochaeris radicata</i> ) and dandelion ( <i>Taraxacum agg.</i> ). Occasionally distributed species include; creeping thistle ( <i>Cirsium vulgare</i> ), herb-robert ( <i>Geranium robertianum</i> ), field forget-me-not ( <i>Myosotis arvensis</i> ), daisy ( <i>Bellis perennis</i> ), common mallow ( <i>Malva sylvestris</i> ), selfheal ( <i>Prunella vulgaris</i> ), nipplewort, doves-foot cranesbill ( <i>Geranium mole</i> ), spotted medic ( <i>Medicago arabica</i> ), creeping cinquefoil, common sorrel ( <i>Rumex acetosa</i> ), common ragwort ( <i>Senecio jacobaea</i> ), Groundsel ( <i>Senecio vulgaris</i> ), smooth sow-thistle, white clover ( <i>Trifolium repens</i> ), common field-speedwell ( <i>Veronica persica</i> ), white dead-nettle ( <i>Lamium album</i> ), thale cress ( <i>Arabidopsis thaliana</i> ) and willowherb sp. ( <i>Epilobium sp.</i> ). The grassland contained a rare distribution of lords-and-ladies ( <i>Arum maculatum</i> ). |
| 3           | Stands of scattered and dense/continuous scrub. Species recorded include bramble ( <i>Rubus fruticosus agg.</i> ), common nettle, cleavers and ivy ( <i>Hedera helix</i> ) and rare occurrences of honeysuckle ( <i>Lonicera periclymenum</i> ).   |
| 4           | A small number of immature scattered trees present on site including elder ( <i>Sambucus nigra</i> ), Cabbage-palm ( <i>Cordyline australis</i> ), eucalyptus sp. and downy birch ( <i>Betula pubescens</i> ).   |
| 5           | There are three round ponds on site, two of this contained water at the time of survey. A manmade trench also containing water is present next to one of the waterbodies. Large amounts of scrub are present around all of the ponds, completely encroaching one where water was absent.   |
| 6           | Rubble and debris piles located on site formed from sections of brickwork, concrete and other hard-core. Some of these piles have been colonised by grass species and dicots, but the majority of the features are above ground.   |
| 7           | A native species poor hedgerow. This hedgerow is dominantly formed from cherry plum ( <i>Prunus cerasifera</i> ) with abundant hawthorn ( <i>Crataegus monogyna</i> ) and occasional elder and ivy.  |
| 8           | A barn owl foraging perch was recorded on site above a security light in building  |

Persimmon Homes South Coast  
Ecological appraisal and phase 1 bat survey at Camp Rd, Wyke Regis, Weymouth

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| Target Note | Description  |
|-------------|--|
|             | 28.  |
| 9           | Multiple badger setts are located across the site with a number of latrines being recorded in the survey area. Multiple mammal tracks leading out of and around the site indicates that the survey area is likely to be part of a wider territory range. |

### APPENDIX III: Building location map

