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11th March 2021

Mr Michael Harris
188 High Road, Loughton, Essex,
IG10 1DN.

Dear Mr Harris,

After reviewing the Preliminary Ecological Appraisal, Preliminary Roost Assessment and Preliminary Ground Level Roost Assessment of 76 Algers Road Report (Document reference no: AR-181018) produced by Kingfisher Ecology Ltd on the 18th October 2018, and undertaking a walk over survey to assess the current ecological conditions on site on the 8th March 2021, I can confirm that the site conditions have not changed.

During the original survey completed in 2018, the site had been left unmanaged and therefore the vegetation had become overgrown, providing suitable habitat for reptiles. The site has remained largely unmanaged, which has allowed further encroachment of vegetation across the site, particularly in the eastern section. The trees on the western boundary have been felled, and the introduced shrub on the west and south boundaries have been removed. The species composition of the amenity grassland across the site has shifted from grass species to pioneer herb species such as colt's-foot (*Tussilago farfara*) and other ruderal species. The habitat provided by the vegetated areas for protected species remains the same. Please refer to the Phase 1 habitat map in Figure 1 below.

The main house (B1) and the outhouse (B2) remain in the same poor condition as the initial survey. B1 continues to provide low potential for roosting bats while B2 provides negligible potential. Evidence of the differences in the sites' ecology since the original PEA, PRA and PGLRA are illustrated in Table 1. Recommendations for further ecological surveys have been provided at the end of this letter to robustly assess the site for protected species and the impact that the proposed development may have.

Figure 1: Phase 1 Habitat Map of the site completed in 2018

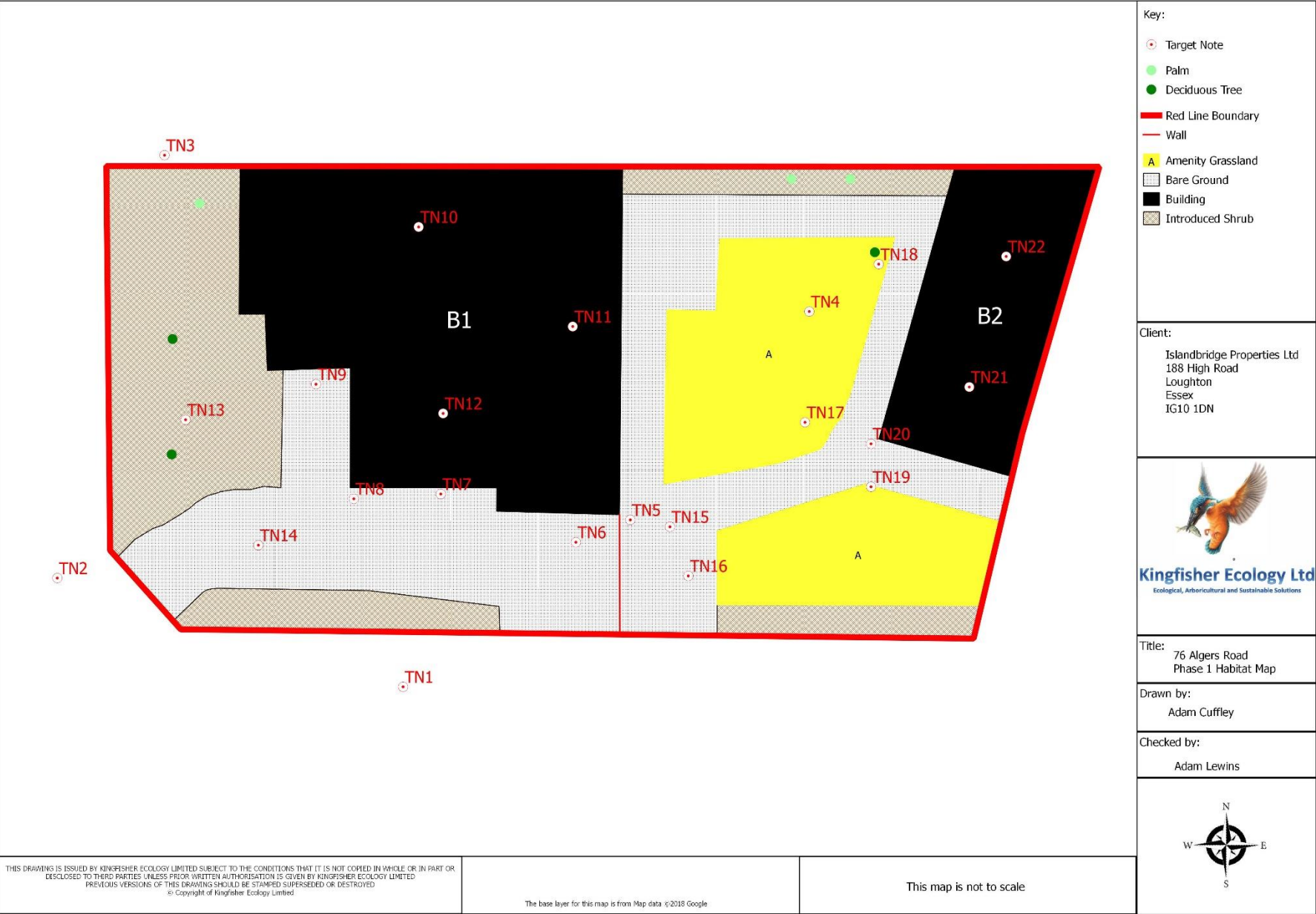





Table 1: Ecological conditions on the site with supporting images from 2018 and 2021 respectively

Target Note	Description	Supporting images from 2018 (Image 1)	Supporting images from 2021 (Image 2)
TN1	Images shows the east elevation of B1.		
TN2	Images show the south elevation of B1. The trees seen in Image 1 have been removed since the first survey.		

TN3	<p>The images show the eaves of the roof on the north elevation of B1. There are no visible changes to the eaves since the initial survey.</p>		
TN4	<p>Images show the north elevation of B1.</p>		
TN5	<p>The images show the loosely fitting roof felt on the north east corner of B1. The gaps provide potential access for roosting bats. The gap has not changed since the first survey.</p>		






TN6	<p>Images showing the clay roof tiles on the north elevation of B1.</p> <p>The roof tiles provide multiple gaps for roosting bats. The gaps have not changed since the initial survey.</p>		
TN7	<p>Images show the east elevation eaves of B1.</p> <p>During both surveys doves were nesting under the eaves as shown in the supporting images.</p>		
TN8	<p>Image 1 shows the east elevation of B1. The clay edge tiles do provide some gaps that may be used by bats to access the roof.</p> <p>The clay edge tiles continue to provide access gaps in B1 when checked during the second survey.</p>		N/A

TN9	<p>The images show the eaves on the south east elevation of B1 that could provide potential access points for bats.</p>		
TN10	<p>Both images show the internal roof void of B1. The roof has a wood frame with wood battens and machined clay tiles.</p> <p>No roofing membrane is present throughout the roof void.</p> <p>No evidence of roosting bats was observed at the time of survey.</p>		
TN11	<p>Image 1 shows the internal roof void of B1. The roof has a wood frame with wood battens and machined clay tiles.</p> <p>No roofing membrane is present throughout the roof void.</p> <p>No evidence of roosting bats was observed at the time of survey.</p> <p>There were no changes to the roof structure during the second survey.</p>		<p>N/A</p>

<p>T12</p>	<p>Images show the internal roof void of B1. The roof has a wood frame with wood battens and machined clay tiles.</p> <p>No roofing membrane is present throughout the roof void.</p> <p>No evidence of roosting bats was observed at the time of survey.</p> <p>There were no changes to the roof structure during the second survey.</p>		
<p>T13</p>	<p>The adjacent images show the marginal vegetation and trees located on the south boundary of the site.</p> <p>Image 1 shows the cabbage tree (<i>Cordyline australis</i>) and the two deciduous trees that were present in the front garden area that have since been removed.</p> <p>Image 2 illustrates the marginal vegetation that has been cut back, leaving a mosaic of ruderal species including colt's-foot, dock (<i>Rumex obtusifolius</i>) and common nettle (<i>Urtica dioica</i>).</p>		
<p>T14</p>	<p>The images show the bare ground driveway and border vegetation located on the south boundary of the site.</p> <p>The introduced shrub that was present on the southern boundary seen in Image 1 has been removed and additional ruderal vegetation has grown (Image 2).</p>		

T15	<p>Image 1 shows the amenity grassland and shrubs contained within the rear garden of the property between B1 and B2. The area was not maintained at the time of the initial survey.</p> <p>Image 2 shows the same area and the extent in which the amenity grassland and shrubs have grown. The hardstanding is largely covered by ruderal vegetation which provides habitat for reptile species.</p>		
T16	<p>Both images show the amenity grassland and shrubs contained within the rear garden of the property between B1 and B2.</p> <p>During the initial survey (Image 1) the area had not been maintained and has been left to grow out further as seen in Image 2. The introduced shrub is still present on the east elevation while the amenity grassland is now largely made up of colt's-foot and other ruderal species.</p>		
T17	<p>Image 1 shows the amenity grassland and shrubs contained within the rear garden of the property between B1 and B2. The area was not maintained at the time of the initial survey.</p> <p>Image 2 shows the same area in 2021 and illustrates the replacement of grass species with alternative ruderal species including colt's-foot.</p>		

T18	<p>The images show the pear tree located in the rear garden. The tree has significant rot damage to its trunk; however, the rot damage has not provided suitable bat roost conditions as it is too open to the weather to allow cover for roosting bats.</p> <p>The potential for roosting bats has not changed since the initial survey and remains as having low potential for roosting bats.</p>		
T19	<p>Images show the south east elevation of B2.</p> <p>B2 remains as providing negligible potential for roosting bats.</p>		
T20	<p>Images showing the tightly fitting roofing felt on the flat roof of B2 that prevents the ingress of roosting bats.</p>		

T21	<p>Image 1 shows the internal ceiling of B2. The building has a flat roof with no access to the void. The internal ceiling is in poor condition; however, no gaps were present at the time of survey and no evidence of roosting bats was observed.</p> <p>Image 2 shows the same internal elevation of B2, however the internal ceiling has become further damaged and the insulation is now visible.</p>		
T22	<p>Image 1 shows the internal ceiling of B2. The building has a flat roof with no access to the void. The internal ceiling is in poor condition, however, no gaps were present at the time of survey and no evidence of roosting bats was observed.</p> <p>Image 2 shows the same internal elevation of B2, however the internal ceiling has become further damaged and the insulation is now visible.</p>		
N/A	<p>The adjacent image shows deadwood present on the southern boundary of the site which provides habitat for stag beetles.</p>	<p>N/A</p>	

Recommendations:

I can confirm that the recommendations of the Preliminary Ecological Appraisal, Preliminary Roost Assessment and Preliminary Ground Level Roost Assessment (Document Reference no. AR-181018) produced by Kingfisher Ecology Ltd on 18th October 2018 regarding bats, breeding birds, and invertebrates is still valid. These include the following recommendations:

- A single Phase 2 dusk emergence or dawn re-entry survey is undertaken between May and August in order to robustly determine whether any bats are using B1 as a roost.
- A phased habitat manipulation for all vegetation removal onsite to check for the presence of protected species including reptiles and stag beetles should be undertaken.
- Habitat removal should be undertaken outside of the breeding bird season (March-August). If it is not possible to undertake habitat removal outside of the breeding bird season, then a suitably experienced ecologist must inspect each habitat for breeding birds prior to its removal. If breeding birds are found on site, then a 5m buffer zone must be created around the nest and works must be suspended within the buffer zone until all breeding activity has finished.
- An ecological watching brief must be present for the disturbance of the deadwood on site due to potential for stag beetles to be present.
- Enhancements to the vegetation of the site after development could be made that will benefit local wildlife. A considered planting strategy to benefit specific nocturnal or diurnal species should be incorporated into the landscape design.
- Should lighting be required for the works, it is strongly recommended to be directional with a narrow white beam which illuminates only the required areas on the ground. Light sources such as Light Emitting Diodes (LEDs) could be used as the light emitted is more directional with a white, narrow, instant beam. Security lighting should be timed and activated by motion sensors in order to reduce light pollution.

Please let me know if you have any questions and I will be happy to discuss.

Your sincerely,



Amy Redpath, MSc Environmental Management

Reviewed by:



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