

**56A EAST STREET, HAVANT,
HAMPSHIRE**

ECOLOGICAL IMPACT ASSESSMENT

Final Document

October 2023

Preliminary Ecological Appraisals • Protected Species Surveys and Licensing • NVC • EcIA • HRA • Management Plans
Habitats • Badger • Bats • Hazel Dormouse • Birds • Reptiles • Amphibians • Invertebrates • Riparian and Aquatic Species

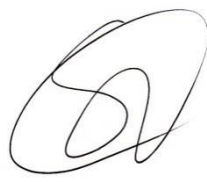
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HAMPSHIRE**

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EXECUTIVE SUMMARY

Ecological Survey and Assessment Ltd (ECOSA) have been appointed by MH Architects to undertake an Ecological Impact Assessment to support a planning application for the redevelopment of 56A East Street, Havant. The site is located within Havant, Hampshire and comprises an existing commercial building with associated outdoor areas, and parking amenities to the south. The proposals entail a change of use application with external alterations to the building and its curtilage, including provision of a multi-use games area (MUGA) and new fencing. Vegetation removal works will be undertaken to facilitate the MUGA construction.

The main findings of the Ecological Impact Assessment are:

- The site is dominated by urban habitat types, with modified grassland, scattered trees, and hedgerows surrounding the main building (Building B1), with further grassland, ruderal/ephemeral and a line of trees within the surrounds.
- The site has been assessed as being of low suitability for roosting bats within Building B1, low suitability for foraging and commuting bats, and suitable for badger, breeding birds, reptiles, great crested newt in their terrestrial phase, and European hedgehog.
- Appropriate mitigation and compensation measures have been proposed, including protective barriers to shield vegetation, a sensitive lighting strategy, sensitively timed and supervised works, continued permeability for European hedgehog, and compensatory planting.
- The site will be enhanced for bats and birds through the installation of additional bat roosting and bird nesting features, in addition to native species planting throughout
- Given the impacts identified, and the mitigation, compensation and enhancement measures proposed it is considered that the proposals accord with all relevant local and national planning policy.
- If the planning application boundary changes or the proposals for the site alter, a re-assessment of the scheme in relation to ecology may be required. Given the mobility of animals and the potential for colonisation of the site over time, updating survey work may be required, particularly if development does not commence within 18 months of the date of the most recent relevant survey.

1.0 INTRODUCTION

1.1 Background

Ecological Survey & Assessment Limited (ECOSA) have been appointed by MH Architects to undertake an Ecological Impact Assessment to support a planning application for the redevelopment works at 56A East Street, Havant, Hampshire PO9 1BS (hereafter referred to as the site).

1.2 The Site

The site is located in Havant, Hampshire, centred on National Grid Reference (NGR) SU 7204 0613 (**Map 1**).

The site comprises a commercial building with access from East Street to the north, and associated landscaping and parking facilities. The wider landscape is dominated by a mosaic of residential and commercial areas, with pockets of green space interspersed. The A27 road is located approximately 310 metres to the south.

1.3 Aims and Scope of Report

The information within this report is based on a field survey and desktop study carried out during September 2023. The report describes the habitats and species (hereafter referred to as ecological features) within the site's Zone of Influence (Paragraph 3.2), and provides a detailed assessment of potential ecological effects of the proposed development of the site. It identifies the need for any measures to avoid, mitigate or compensate for significant adverse effects¹ on ecological features and outlines enhancements to the site's ecology to be implemented as part of the development. The objectives of the assessment are:

- To provide baseline information on ecological features within the site's Zone of Influence;
- To assess, characterise and quantify the effects on ecological features, including cumulative effects, and identify effects in the absence of any mitigation;
- To set out measures to avoid, mitigate and compensate for significant ecological effects in accordance with the 'mitigation hierarchy'²; and
- To outline opportunities for enhancement in order to achieve a net gain for biodiversity.

¹ For the purposes of this assessment a 'significant' adverse effect is one which will have an adverse effect on the ecological feature at the site level or higher.

² In accordance with CIEEM Ecological Impact Assessment guidance (CIEEM, 2018) a sequential process is adopted to address impacts on features of ecological interest, with 'Avoidance' prioritised at the top of the hierarchy and Compensation/Enhancement' at the bottom. This is often referred to as the 'mitigation hierarchy'.

1.4 Site Proposals

The proposals entail the change of use from office use (Class E) to education use (Class F1) and associated external alterations to the building and its curtilage, including provision of a multi-use games area (MUGA) and new fencing. Vegetation removal works will be undertaken to facilitate the MUGA construction.

The Ecological Impact Assessment is based on the 'Proposed Site Plan', produced by MH Architects, Drawing No. 23-086-0020, Revision E, dated September 2023 (**Appendix 1**).

Planning permission is being sought during late 2023 with construction proposed to commence soon after permission has been granted.

2.0 PLANNING POLICY CONTEXT

2.1 Introduction

This section summarises the planning policy in relation to ecology and biodiversity within the Havant Borough Council administrative area. This information is then used to assess the compliance of the scheme in relation to relevant planning policy and where necessary used to inform the necessary mitigation, compensation and enhancement measures (see Section 5.0).

2.2 Planning Policy

2.2.1 National Policy

The National Planning Policy Framework (NPPF) sets out the government's requirements for the planning system in England. The original document was published in 2012 with the most recent revised NPPF published in September 2023. A number of sections of the NPPF are relevant when taking into account development proposals and the environment. As set out within Paragraph 11 of the NPPF *"Plans and decisions should apply a presumption in favour of sustainable development"*. However, Paragraph 182 goes on to state that *"The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site."*

The NPPF sets out that development proposals should not only minimise the impacts on biodiversity but also to provide enhancement. Paragraph 174 states that the planning system should contribute to and enhance the natural environment by *"...minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures..."*.

A number of principles are set out in Paragraph 180, including that where harm cannot be adequately avoided then it should be mitigated for, or as a last resort, compensated for. Where impacts occur on nationally designated sites, the benefits must clearly outweigh any adverse impact and incorporating biodiversity in and around developments should be encouraged. Specific reference is also made to the protection of irreplaceable habitats³, including ancient woodland⁴. Where loss to irreplaceable

³ The NPPF defines irreplaceable habitats as *"Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen."*

⁴ Natural England defines ancient woodland as *"An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS)."*

habitats occurs planning permission would normally be refused unless there are wholly exceptional reasons and an adequate compensation strategy is in place. Paragraph 180 also states *“development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”*. Paragraph 181 also sets out that potential SPAs, SACs and listed or proposed Ramsar sites or sites acting as compensation for SPAs, SACs and Ramsar sites, should receive the same protection as habitat sites.

In addition to the NPPF, Circular 06/05 provides guidance on the application of the law relating to planning and nature conservation as it applies in England. Paragraph 98 states *“the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat”*. Paragraph 99 states *“it is essential that the presence or otherwise of a protected species, and the extent that they may be affected by the Proposed Project Development, is established before planning permission is granted”*.

2.2.2 Local Policy

Local planning policy within Havant Borough is provided by the Havant Borough Local Plan (Allocations), adopted July 2014. A single policy within the local plan refers to ecology including:

- **Policy DM23: Sites for Brent Geese and Waders**

This policy states that planning permission will be granted for developments that avoid important sites for Brent Geese and/or waders outside of the statutory designated areas.

Under Policy HB3, reference H72, the site has been allocated for mixed use development, with site specific development requirements including:

- Utilise existing access onto East Street
- Design and layout to preserve or enhance the character or appearance of the conservation area
- Design and layout to respect the context and setting of the adjacent Hayling Billy Line.

3.0 METHODS

3.1 Introduction

This section details the methods used during the field survey and desktop study carried out as part of the Ecological Impact Assessment. Any significant limitations to the assessment are also considered.

3.2 Zone of Influence

To define the total extent of the study area for this assessment (Zone of Influence⁵), the proposed scheme was reviewed to establish the spatial scale at which ecological features could be affected. The appropriate survey radii for the various elements of the assessment (i.e. desktop study and field survey) have been defined in the relevant sections below. These distances are determined based on the professional judgement of the ecologist leading the appraisal, taking into account the characteristics of the site subject to appraisal, its surroundings and the nature and scope of the proposals.

3.3 Scoping

Protected species considered within this appraisal are those species/species groups considered likely to be encountered given the geographical location and context of the site. These are discussed within the results section (Section 4.0) of the current report. Where such a species is unlikely to be present on site a justification for likely absence is provided. Species considered likely absent from the site are not then considered in the assessment of ecological effects and mitigation measures section (Section 5.0) of this report.

3.4 Desk Study

A full biological record centre desktop study was not undertaken as part of this assessment. This was not considered necessary given the limited scale of impacts and the nature of on-site and surrounding habitats.

3.4.1 Multi-Agency Geographic Information for the Countryside

The Multi-Agency Geographic Information for the Countryside (MAGIC) (DEFRA, 2023) database was reviewed on 27th September 2023 to establish the location of statutory designated sites located within the vicinity of the site. This included a search for all internationally and nationally designated sites such as Special Protection Areas (SPAs), Special Areas of Conservation (SACs), Wetlands of International Importance (Ramsar sites), Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs) and Local Nature Reserves (LNRs) within one kilometre of the site. Where appropriate, the desk study search area has been extended to take account of any

⁵ The Zone of Influence (Zoi), as defined by CIEEM, is the area over which ecological features may be subject to significant effects as a result of the proposed project and associated activities.

appropriate statutory designated sites which need consideration in terms of potential in-direct effects and which support particularly mobile species⁶. The Impact Risk Zones (IRZ) were also obtained from MAGIC, which are used to help guide and assess planning applications for likely effects on SSSIs.

Sites within two kilometres of the site boundary where European Protected Species Mitigation (EPSM) licences have been granted were reviewed. This information allows a greater understanding of the potential for European Protected Species to be present in the local area.

3.4.2 Other Sources of Information

Online mapping resources, at an appropriate scale, were used to identify the presence of habitats such as woodland blocks, ponds, watercourses and hedgerows, in the vicinity of the site. These habitats may offer resources and connectivity between the site and suitable habitat in the local area, which may be exploited by local species populations.

The presence of ponds or other waterbodies within a 500 metre radius of the site in particular are noted in relation to great crested newt. The 500 metre radius is a standardised search radius to assist in the assessment of the suitability of a site and its surrounding habitat to support this species, based on current Natural England guidance (English Nature, 2001).

3.5 Field Survey

The field survey followed UK Habitat Classification (UKHab) methodology (The UK Habitat Classification Working Group, 2023) and included a search for evidence of, and an assessment of the site's suitability to support, protected and notable species as recommended by CIEEM (CIEEM, 2017). The field survey covered all accessible areas of the site, including boundary features. Habitats described in Section 4.0, have been mapped (**Map 2**), photographs and target notes provided, where relevant.

The UKHab Survey Application, developed using the digital survey platform Coreo was used to map habitats in the field, collect the field survey data and photograph the site.

3.5.1 UKHab Survey

An assessment was made of all habitats within the site, which were classified based on the standardised UKHab Version 2.0 survey methodology (The UK Habitat Classification Working Group, 2023). The UKHab classification system comprises two

⁶ Search areas for bat records are based upon information contained within Collins, J. (Ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (Third Edition). The Bat Conservation Trust, London. Relevant distances for consideration of impacts on SPAs, SACs, Ramsar sites have been based on current published guidance available through web-based sources.

major parts, a hierarchical Primary Habitat system and a list of Secondary Codes. The classification of Primary Habitats is hierarchical with five levels:

Level 1: Major ecosystem, currently covering terrestrial, freshwater and coastal ecosystems.

Level 2: Nine ecosystem types, based upon the Mapping and Assessment of Ecosystems and their Services (MAES) typology and corresponding with major habitat types within the European Nature Information System (EUNIS) habitat classification.

Level 3: 20 broad habitat types, corresponding directly with UK Biodiversity Action Plan Broad Habitats and closely to EUNIS.

Level 4: 80 habitats, including 47 UK Biodiversity Action Plan Priority Habitats, and further splits of Level 3 habitats.

Level 5: 104 habitats, including 69 Habitats Directive Annex 1 habitats and further splits of Level 4 habitats.

It should be noted that not all habitats will be classified to Level 5, for example modified grassland is classified at Level 3 and no Level 4 or Level 5 habitat is applicable. In addition, where Level 4 or 5 habitats are considered to be present on site there may be a requirement for further surveys by a specialist botanist to confirm or classify these habitat types.

During the field survey notes and photographs were taken in order to evidence the surveyor's classification of each habitat type.

Any invasive species⁷ encountered as an incidental result of the survey were recorded.

3.5.2 Protected and Notable Species Appraisal

A preliminary appraisal of the site's suitability to support legally protected and notable species was carried out. The following species/species groups were considered during the appraisal.

Bats

The survey conformed to current Bat Conservation Trust guidelines (Collins, 2023). An assessment was made of the suitability of buildings and trees on the site and immediately on the site boundary to support roosting bats based on the presence of Potential Roosting Features such as loose or missing roof tiles or lifted lead flashing for buildings and holes, cracks, splits, loose bark and ivy cladding for trees. A detailed

⁷ Plant species included on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). The survey was not specifically aimed at assessing the presence of these species and further specialist advice may need to be sought.

external and internal inspection of accessible structures was undertaken to compile information on potential and actual bat entry/exit points; potential and actual bat roosting locations; any evidence of bats found.

An assessment was made of the suitability of the site and the surrounding landscape to support foraging and/or commuting bat species. The assessment of the suitability of the site to support roosting, foraging and commuting bats is based on a four-point scale as detailed in **Appendix 4**.

Otter

The otter appraisal was based on an assessment of the suitability of the habitat present within the site to support otter by reference to habitat type (such as rivers, streams, ditches, wetlands, reed beds, lakes, ponds and reservoirs), proximity of the site to freshwater and potential important feeding resources (such as fisheries), presence of habitat features which could provide opportunities for resting places and/or holts (such as tunnels, hollows at the base of trees and presence of dense, undisturbed habitat). During the survey attention was paid to the presence of evidence such as spraints, feeding remains, footprints and slides.

Badger

The survey involved an assessment of the suitability of the site to support badger. Evidence of the species was recorded as an incidental result of the Phase 1 habitat survey and included locating badger setts, paths, and signs of territorial activity such as latrine sites.

Hazel Dormouse

The appraisal for the suitability of the site to support hazel dormouse was based on an assessment of habitat features that may indicate that the species is present. This includes the presence of key food sources such as hazel and bramble, or plants used as nesting material such as honeysuckle and clematis. Additionally, the species requires a continuum of food supply so that habitat structure, diversity and connectivity to adjacent areas of woodland/scrub are important features in determining the suitability of the site for hazel dormouse.

Water Vole

The water vole appraisal was based on an assessment of the suitability of the habitat present within the site to support water vole by reference to habitat type (such as rivers, streams, ditches, wetlands, reed beds, lakes, ponds and reservoirs), bank structure and the bank side vegetation. Water voles generally require sloping banks in which to burrow and well-developed bank side vegetation to provide shelter and food. During the survey attention was paid to the presence of burrows, latrines, feeding remains, trails and footprints.

Birds

The appraisal of breeding birds on the site was based on the suitability of habitat present to support nesting bird communities, the presence of bird species that may potentially nest within the available habitat and evidence of nesting such as old or currently active nests.

The assessment of wintering birds was based on an assessment of the suitability of the habitat on site to support important wintering bird species and populations. Particular attention was paid to the suitability for the site to support wintering farmland bird species, waders and wildfowl.

Reptiles

The reptile appraisal was based on an assessment of the suitability of the habitat present within the site to support a population of reptiles. Reptiles particularly favour scrub and rough grassland interfaces and the presence of these is a good indication that reptiles may be present on-site. In addition, reptiles may utilise features such as bare ground for basking, tussocky grassland for shelter and compost heaps and rubble piles for breeding and/or hibernating.

Great Crested Newt

The appraisal of the site to support great crested newt included establishing the presence of suitable aquatic habitats such as ponds, lakes or other waterbodies within or adjacent to the site and the presence of suitable terrestrial habitat. Waterbodies that are densely shaded, highly eutrophic or that contain fish are likely to be less suitable for this species. The suitability of on-site ponds and terrestrial habitat is considered in relation to the presence of ponds within the wider area, as identified within the desktop study (Paragraph 3.4.2), and their suitability to be used as a network.

Invertebrates

An assessment was made of the suitability of the site to support diverse communities of invertebrates. The assessment was based on the presence of habitat features which may support important invertebrate communities. These features include, for example, an abundance of dead wood, the presence of diverse plant communities, varied woodland structure, sunny woodland edges with a diverse flora, waterbodies and water courses and areas of free draining soil exposures. During the field survey there was no attempt made to identify species present as this is a more specialist area of ecological assessment reserved for targeted surveys.

Other Relevant Species

An assessment was made of site suitability for other notable species such as more rarely encountered protected species, Species of Principal Importance for the Conservation of diversity in England notified under Section 41 of the NERC Act 2006

and as listed in the England Biodiversity List, and Local Biodiversity Action Plan (LBAP) species⁸, specific to the study region.

Invasive Species

During the field survey any incidental records of invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were recorded. However, it should be considered that the survey was not specifically aimed at assessing the presence of these species and further specialist advice may need to be sought.

3.6 Field Survey Details

The field survey was carried out by Olivia Walton, Ecologist of ECOSA (Natural England Level 1 Bat Licence Reference 2023-11198-CL17-BAT) on 11th September 2023. The weather conditions were dry and sunny with approximately 25% cloud cover, an ambient temperature of 19°C and no wind.

During the survey, the surveyor was equipped with a ladder, 10x40 binoculars, a high powered torch and a digital camera.

3.7 Field Survey Limitations

Ecological surveys are limited by factors which affect the presence of plants and animals such as the time of year, migration patterns and behaviour. The field survey has therefore not produced a complete list of plants and animals and in the absence of evidence of any particular species should not be taken as conclusive proof that the species is absent or that it will not occur in the future.

Online mapping resources provide an indication of habitat features present in the wider area, but do not provide a detailed assessment of habitat types.

Not all potential bat roosting features are accessible to the surveyor, e.g. gaps beneath roof materials or holes or cracks in trees, and therefore assessments are based upon the potential for these features to provide suitable roosting opportunities.

⁸ LBAPs identify local priorities for biodiversity conservation by translating national targets for species into effective action at the local level and identifying targets for species important to the local area.

4.0 BASELINE ECOLOGICAL CONDITIONS

4.1 Introduction

This section details the results of the field survey and desktop study undertaken as part of the Ecological Impact Assessment for the site. It assesses the baseline ecological conditions of the site at the time the desktop study was completed and based on the ecological features recorded during the field survey carried out on 11th September 2023.

4.2 Statutory Designated Sites

There are four statutory designated sites of nature conservation interest situated within one kilometre of the site boundary. These are:

- Chichester and Langstone Harbours (Ramsar site) – located approximately 810 metres south of the site and designated for extensive intertidal mudflat, saltmarsh and reedbed habitats supporting internationally and nationally important numbers of wintering water birds;
- Chichester and Langstone Harbours (SPA) – located approximately 810 metres south of the site and designated for supporting internationally important bird species; and
- Solent Maritime (SAC) – located approximately 810 metres south and designated for supporting Annex I habitats including important estuaries and Atlantic salt meadows.
- Chichester Harbour (SSSI) – located approximately 810 metres south and designated for supporting extensive mudflats of importance to large numbers of bird species.

Further details of the statutory designations listed above are provided in **Appendix 5**.

4.3 Habitats

4.3.1 Desktop Study Results

Consultation with the MAGIC database did not return the presence of any Habitats of Principal Importance on, or adjacent to the site. The closest Priority Habitat is Deciduous Woodland, located on the opposite side of East Street approximately 10 metres north.

4.3.2 Field Survey Results

Habitats within the site are shown on the Baseline Habitat Map (**Map 2**) and details of how each habitat has been classified based on the UKHab five-level hierarchical system, with relevant secondary codes, are provided in **Appendix 6**. Habitats are described in general terms using standard UKHab terminology. The main habitats recorded on site during the field survey were as follows:

Modified Grassland (g4)

Modified grassland comprises the south of the site currently in use as an office garden (**Figure 1**). It is subject to active management through mowing given the short sward present. The grassland located to the east of the building, and an area between Hedgerow H1 and the stairway between the car park and southern courtyard, have been subject to previous mowing however at the time of the survey evidence of herbaceous and ruderal species growing up were recorded, and a tussocky sward structure present (**Figure 2** and **Figure 3**). Grassland species present within the site include perennial ryegrass *Lolium perenne*, cock's foot *Dactylis glomerata* and meadow foxtail *Alopecurus pratensis*, whilst herbaceous species recorded include common dandelion *Taraxacum officinale*, creeping buttercup *Ranunculus repens*, ribwort plantain *Plantago lanceolata*, yarrow *Achillea millefolium*, and oxeye daisy *Leucanthemum vulgare*.

Scattered trees aging from semi-mature to mature were recorded within the southern corner of the site (**Figure 4**). Species present include sycamore *Acer pseudoplanatus*, Monterey pine *Pinus radiata*, lime *Tilia* species, horse chestnut *Aesculus hippocastanum* and mulberry *Morus* species.



Figure 1: Modified grassland within the main office garden



Figure 2: Area of less managed grassland by Hedgerow H1



Figure 3: Less frequently managed grassland along the eastern edge of the building



Figure 4: Scattered trees within southern grassland area

Sparsely Vegetated Urban Land (u1f)

Areas of dense ruderal vegetation were recorded associated with the public areas in the site boundaries, notably the long distance trail path (**Figure 5** and **Figure 6**). The vegetation has been left unmanaged and dominated by stinging nettle *Urtica dioica* with occasional records of cleavers *Galium aparine*, common sorrel *Rumex acetosa* and dandelion.



Figure 5: Nettle dominated habitat in the north-eastern corner



Figure 6: Ruderal vegetation alongside the public area

Other Hedgerows (h2b)

A total of three native hedgerows were recorded within the site and associated with demarking the eastern edge of the office grounds. Hedgerow H1 (**Figure 7**) is dominated by spindle *Euonymus europaeus* with ivy *Hedera helix* in the ground flora. It is subject to active management through formative pruning, sitting at 1.5 metres in height, and 1.5 metres wide. Hedgerow H2 is dominated by wild privet *Ligustrum vulgare*, and actively managed as per H1 (**Figure 8**). It is one metre wide by 1.5 metres high, but no ground flora is associated with this hedgerow. Hedgerow H3 is also dominated by wild privet however subject to reduced levels of management given that it is approximately two metres high. No ground flora is present (**Figure 9**).



Figure 7: Hedgerow H1



Figure 8: Hedgerow H2



Figure 9: Hedgerow H3

Line of Trees (w1q6)

A line of trees is present within the south-eastern corner of the site, dominated by semi-mature ash *Fraxinus excelsior* and sycamore trees (**Figure 10**). Sycamore saplings are present in the shrub layer, and the line of trees is sparsely vegetated at the ground level, with records of common nettle, cleavers, common sorrel, and daisy *Bellis perennis*. Areas of denser ruderal vegetation are present at the south of the linear feature (**Figure 11**).



Figure 10: Line of trees along eastern boundary



Figure 11: Area of dense ruderal

Suburban / Mosaic of Developed/Natural Surface (u1d)

Areas of introduced shrub are associated with Building B1 that have been subject to various levels of management via formative pruning (**Figure 12** and **Figure 13**). Native and non-native species were recorded including lavender *Lavandula* species, blackcurrant *Ribes nigrum* and box *Buxus* species.



Figure 12: Unmanaged introduced shrub south of Building B1



Figure 13: Actively managed shrub to the north

Developed Land; Sealed Surface (u1b)

The site is dominated by Building B1 (**Figure 14**) and surrounding hardstanding associated with the paving around the building, and the road providing access to the site (**Figure 15**).



Figure 14: South-eastern elevation of Building B1



Figure 15: Sealed surface parking area to the north of B1

Artificial Unvegetated / Unsealed Surface (u1c)

Areas of gravelled unsealed surface are associated with the existing car parking spaces within the southeast of the site (**Figure 16**). Patches of ephemeral vegetation have been recorded growing between gaps in the surface, with species including perennial ryegrass, dandelion and ribwort plantain.



Figure 16: Ephemeral vegetation within the unsealed surface

Other Habitats

Along the southern and western boundaries, closed board fencing and brick walls demark the site (**Figure 17**). Along the eastern boundary, the hedgerows are associated with upturned railway sleepers utilised as boundary features (**Figure 18**).



Figure 17: Closed board fencing in southern corner of site



Figure 18: Eastern site boundary sleepers

Summary

The site is dominated by urban habitats, mainly sealed surface, with modified grassland present surrounding the building and the main vegetated habitat. Areas of introduced shrub are associated with the building. Three hedgerows are present within the site, in addition to a line of trees bounding the site to the east.

4.4 Notable and Legally Protected Species

4.4.1 Bats

Desktop Study Results

Consultation with the MAGIC database revealed the presence of a single recently granted EPSM licence with respect to bats within the two kilometre desktop radius. This is 2014-1826-EPS-MIT located approximately 1.2 kilometres west and granted in 2014 for the destruction of a resting place for common pipistrelle *Pipistrellus pipistrellus*.

Building Assessment

There is a single, multi-elevation building present within the site – Building B1 – of brick and concrete construction (**Figure 14** and **Figure 19**). There is an intersecting roof of varied construction including clay tiles, metal framing and solar panels (**Figure 20**). Lead flashing is present throughout. There is a single-storey timber framed extension with a bitumen felt flat roof within the south-western corner of the site (**Figure 21**).



Figure 19: South-western elevation of B1



Figure 20: Various constructions on the roof facing west

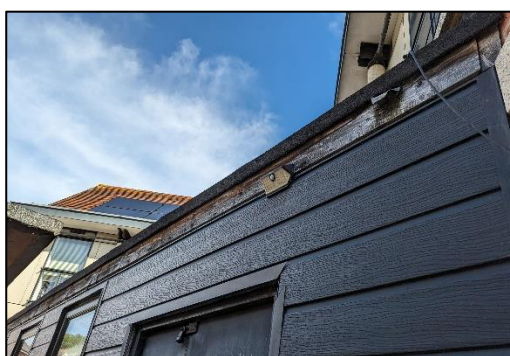


Figure 21: Single-storey timber shed in south-western corner of B1

A single roof void is present internally as the remainder of the building has had the ceilings extended upwards to roof level. The void is present directly in the centre of B1 and is of timber and metal infrastructure (**Figure 22**). It was recorded as being well-sealed with breezeblocks throughout, and in frequent use given the presence of cleaning equipment and other items (**Figure 23**). A door within the south of the void allows access between the interior of the building and the roof (the view as seen in **Figure 20**). No evidence of roosting, such as individuals or droppings, were recorded during the inspection.



Figure 22: Internal infrastructure



Figure 23: Void being used for storage

Potential Roosting Features (PRFs) identified within Building B1 include the presence of a couple of small gaps within the soffits around the north-western corner of B1 (**Figure 24**), in addition to missing tiles recorded around where the solar panels have been retrofitted onto the roof of the building (**Figure 25**). Additionally, gaps were recorded as being present within the mortar of the southern boundary brick wall (**Figure 26**). These features (**Map 2**) have the potential to support individual bats roosting opportunistically, and therefore B1 is assessed as being of low suitability for roosting bats.



Figure 24: Crack within northwest corner of B1



Figure 25: Missing tiles above solar panel on eastern elevation



Figure 26: Gaps between bricks and mortar along southern site boundary

Tree Assessment

Scattered trees and the line of trees present within the site range between semi-mature to mature in age. Potential Roosting Features identified include a callous roll on a semi-mature sycamore tree (**Figure 27**) however the feature is facing upwards and therefore likely to become very wet when raining. One of the mulberry trees along the southern site boundary was recorded as containing splits in the limbs and trunk (**Figure 28**), however such features were not associated with any cavities within the tree. Overall, the site is assessed as being of negligible suitability for tree roosting bats.



Figure 27: PRF on sycamore



Figure 28: PRF on mulberry tree

Foraging and Commuting Habitat

The site is situated within an urban dominated landscape, with pockets of green space interspersed, and the modified grassland present within the site is likely to provide bats with suitable foraging opportunities. The long distance trail path that runs through the areas between the site boundaries follows the line of trees and provides commuting bats with a wildlife corridor through the urban landscape. Overall, the site is considered to be of low suitability for foraging and commuting bats.

4.4.2 Otter

Desktop Study Results

Consultation with the MAGIC database did not return any recently granted EPSM licences with respect to otter *Lutra lutra* within the desktop search radius. The lack of records however, does not confirm the absence of the species in the local area.

Field Survey Results

There are no rivers on, or adjacent to, the site. There is an outflow from a pond which at its closest point is approximately 50 metres south of the site, however this watercourse is isolated from other watercourses within the surrounding landscape, and therefore lacks aquatic connectivity. Given that the site does not contain suitable riparian habitat for otter, and therefore does not provide foraging or commuting opportunities for the species, otter is not considered further within this report.

4.4.3 Badger

Field Survey Results

No signs of resident badger *Meles meles* was recorded during the field survey. The site is dominated by urban habitats on relatively flat ground and therefore lacks suitable sett building opportunities. The habitats surrounding Building B1 are unlikely to support foraging badger due to these areas being shut during the night-time via gates when the species would be foraging, and this combined with the existing closed board fencing and brick walls surrounding B1 would not permit passage through the site. Commuting badger may however pass through along the long distance trail path between the eastern sections of the site and foraging within the ruderal vegetation present along here.

4.4.4 Hazel Dormouse

Desktop Study Results

Consultation with the MAGIC database did not return any recently granted EPSM licences with respect to hazel dormouse *Muscardinus avellanarius* within the desktop search radius. The lack of records however, does not confirm the absence of the species in the local area.

Field Survey Results

The hedgerows present within the site are dominated by a single species, and the lack of species diversity does not provide hazel dormouse with suitable range of foraging opportunities. They are subject to frequent management which would not provide hazel dormouse with suitable nest building opportunities. The hedgerows are isolated from further suitable habitat in the landscape, such as woodland or a network of hedgerows,

and therefore not suitable for commuting. Overall, the habitat on site is unsuitable for hazel dormouse and therefore the species is not considered further in this report.

4.4.5 Water Vole

Field Survey Results

There are no rivers on, or adjacent to, the site. There is an outflow from a pond which at its closest point is approximately 50 metres south of the site, however this watercourse is isolated from other watercourses within the surrounding landscape, and therefore lacks aquatic connectivity. Given that the site does not contain suitable riparian habitat for water vole *Arvicola amphibius*, and therefore does not provide foraging or burrowing opportunities for the species, water vole is not considered further within this report.

4.4.6 Birds

Field Survey Results

During the field survey, woodpigeon *Columba palumbus* and great spotted woodpecker *Dendrocopos major* were recorded within the site – with woodpigeon on the British Trust for Ornithology (BTO) Birds of Conservation Concern 'Amber List'⁹. A bird box was recorded as being present on one of the mature scattered trees located within the south of the site (**Figure 29**). The scattered trees, hedgerows and line of trees along the eastern site boundary all provide suitable nesting opportunities for breeding birds. Birds may also utilise Building B1 for nest creation, such as house sparrow *Passer domesticus*. The site is unlikely to be utilised by ground nesting birds given that it lacks extensive areas of tussocky vegetation sheltered from disturbance. Overwintering and wader birds are unlikely to use the site given that it lacks open, agricultural land that is preferentially used by such species. As a result, ground nesting and overwintering birds are not considered further within this report.

⁹ The UK's birds are split in to three categories of conservation importance - red, amber and green. Red is the highest conservation priority, with species needing urgent action. Amber is the next most critical group, followed by green. Amber list criteria include species which are: in unfavourable conservation status in Europe; subject to historical population decline during 1800–1995, but recovering; subject to moderate (25-49%) decline in UK breeding population or contraction of UK breeding range over last 25 years, or the longer-term period; subject to moderate (25-49%) decline in UK non-breeding population over last 25 years, or the longer-term period; rare breeders (1–300 breeding pairs in UK); rare non-breeders (less than 900 individuals), or; internationally important species with at least 20% of European breeding or non-breeding population in UK.



Figure 29: Bird box present upon scattered tree

4.4.7 Reptiles

Field Survey Results

The areas of tussocky grassland as per **Figure 2** and **Figure 3**, and the unmanaged ruderal / ephemeral vegetation within the east of the site provide suitable sheltering and foraging opportunities for the species group, if present. The areas of modified grassland that are subject to active management are unsuitable as the sward height will not provide sufficient coverage, or support prey assemblages for foraging reptiles.

4.4.8 Great Crested Newt

Desktop Study Results

Consultation with the MAGIC database did not return any recently granted EPSM licences with respect to great crested newt *Triturus cristatus* within the desktop search radius. The lack of records however, does not confirm the absence of the species in the local area.

An assessment of aerial photography and 1:25,000 OS mapping revealed the presence of two waterbodies, an outlet of Langstone Mill Pond, and tributaries off the Brockhampton Stream to the west, within 500 metres of the site boundary.

Field Survey Results

No waterbodies are present on, or adjacent to the site, and therefore great crested newt do not breed within the site. The closest waterbody to the site is the outlet off Langstone Mill Pond located approximately 50 metres south of the site, however the next waterbody within the 500 metre radius is 310 metres west and isolated from the surrounding waterbodies, and therefore lacks a suitable metapopulation network. If the species is present, they may use the unmanaged ruderal / ephemeral vegetation for sheltering or foraging during their terrestrial phase.

4.4.9 Invertebrates

Field Survey Results

The site is dominated by urban habitat types, and the vegetation present comprises common floral species likely to support common and widespread invertebrate assemblages. As a result, rare and notable invertebrates are not considered further within this report.

4.4.10 Other Relevant Species

Field Survey Results

The modified grassland may provide limited foraging opportunities for European hedgehog *Erinaceus europaeus*, however it is likely that individuals may utilise the ruderal habitat associated with the line of trees along the eastern site boundary for foraging and commuting. Individuals are likely to pass through along the eastern boundary to reach further suitable green spaces within the surrounding landscape.

4.5 Summary of Key Ecological Features

The following features are those with greatest ecological value that lie within the site's Zone of Influence:

- Within one kilometre of the Solent designated sites;
- Low suitability for roosting bats within Building B1;
- Low suitability for foraging and commuting bats;
- Suitability for foraging and commuting badger;
- Suitability for breeding birds;
- Suitability for reptiles;
- Suitability for great crested newt in their terrestrial phase; and
- Suitability for European hedgehog.

5.0 ASSESSMENT OF ECOLOGICAL EFFECTS AND MITIGATION/COMPENSATION/ENHANCEMENT MEASURES

5.1 Introduction

This section assesses the ecological effects of the proposed development scheme on the identified ecological features as identified in Section 4.0. Methods for addressing potential impacts and effects on ecological features have been approached in accordance with the mitigation hierarchy¹⁰ with avoidance of impacts prioritised where possible. Where significant adverse effects cannot be avoided other forms of mitigation are prioritised over compensation. Enhancement measures have been detailed, where relevant, in order to not only minimise the impacts on biodiversity but also to provide enhancement in accordance with Paragraph 174 of the NPPF (Paragraph 2.2.1). It is anticipated that mitigation, compensation and enhancement measures will be secured through the planning process.

5.2 Scheme Design

The proposals entail the change of use from office use (Class E) to education use (Class F1) and associated external alterations to the building and its curtilage, including provision of a multi-use games area (MUGA) and new fencing. Vegetation removal works will be undertaken to facilitate the MUGA construction.

The potential ecological impacts and effects of these proposals, in the absence of mitigation, are described for each ecological feature below. For each ecological feature, measures to mitigate and/or compensate for significant effects are described.

5.3 Designated Sites

5.3.1 Potential Impacts and Effects

Four statutory designated sites are present within one kilometre of the site however no impact pathways have been identified. Given that the proposals will not entail overnight stays within the school, nor an increase in new wastewater discharged from the site, no potential impacts on the Solent designated sites are anticipated.

5.3.2 Mitigation and Compensation Measures

Given that no significant impacts are anticipated in relation to designated sites, no mitigation or compensation measures are required.

5.3.3 Enhancement

No enhancement measures in relation to designated sites are recommended.

¹⁰ In accordance with CIEEM Ecological Impact Assessment guidance (CIEEM, 2018) a sequential process is adopted to address impacts on features of ecological interest, with 'Avoidance' prioritised at the top of the hierarchy and Compensation/Enhancement' at the bottom. This is often referred to as the 'mitigation hierarchy'.

5.4 Habitats

5.4.1 Potential Impacts and Effects

The change of use proposals are mainly restricted to the development footprint, however there will be a net loss of approximately 200 metres squared of actively managed modified grassland to facilitate the construction of the MUGA pitch. Trees T5, T6, T7 and T8, and Hedgerow H1 which is associated with this area, will be lost as a result. A single storey flat roofed timber shed is to be demolished within the south-western corner of B1.

No further vegetation removal is anticipated, however there is the potential for accidental incursions onto retained scattered trees and hedgerows during construction and installation of the new boundary fencing.

5.4.2 Mitigation and Compensation Measures

To ensure no accidental incursions onto retained trees and hedgerows, the contractors will follow protective measures in line with BS 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations* (BSI, 2012). This document outlines the use of tree protection barriers to be used for the duration of the construction phase. These barriers are proposed to shield the retained vegetation from damage.

To compensate for the loss of the modified grassland to facilitate the construction of the MUGA pitch, grassland planting/reseeding is recommended within areas of the site that are currently not subject to as intensive management through mowing. These areas can be fenced off from the school recreation areas to protect the grass from trampling. A suitable seed mix such as Emorsgate EM2 'Standard General Purpose Meadow Mixture' will be implemented, which has a 1:4 wildflower to grass species ratio.

At least four new trees will need to be planted to compensate for the loss of trees T5-T8. Species will be in line with the existing species present and recommended species include ash, pedunculate oak *Quercus robur*, field maple *Acer campestre*, hawthorn *Crataegus monogyna*, dog rose *Rosa canina* and cherry *Prunus spinosa*.

5.4.3 Enhancement

As a form of enhancement, new additional native woody planting is recommended to promote species diversity within hedgerows and increase biodiversity within the site, with recommended species as per Paragraph 5.4.2. The introduced shrub borders surrounding B1 can be enhanced through the planting of shrubs listed on the Royal Horticultural Society (RHS) 'Plants for Pollinators' list, including lavender, *Verbena* species and *Lonicera* species.

5.5 Bats

5.5.1 *Potential Impacts and Effects*

Building B1 was assessed as being of low suitability for potential roosting bats, however the current proposals entail works which will not impact upon these Potential Roosting Features (PRFs) (**Map 2**). To ensure that no impacts on potential roosting bats occur, any external alterations, such as window replacements, will be avoided within the immediate vicinity of the PRFs. Works on the southern boundary brick wall will also be avoided to ensure any bats that are using the gaps within the mortar to roost opportunistically are not impacted. The single-storey timber shed structure in the south-western corner of B1 is to be demolished however no PRFs were identified and therefore no impacts anticipated.

Trees T5, T6, T7 and T8 are to be felled to facilitate the construction of the MUGA pitch. Given that no trees were identified as containing PRFs suitable for tree roosting bats, no impacts are anticipated.

The introduction of additional lighting within the site has the potential to impact upon foraging and commuting bats through disruption of flight lines.

In England, bats and their habitat are fully protected under the Wildlife and Countryside Act 1981 through inclusion in Schedule 5. In addition, all bat species are protected under the Conservation of Habitats and Species Regulations 2017. Refer to **Appendix 3** for details.

5.5.2 *Mitigation and Compensation Measures*

Where new lighting is to be introduced, this will comprise directional lighting in order to minimise any spill onto the retained hedgerows, line of trees and scattered trees within the site. Ideally the bulbs will be LED and at the warmer end of the spectrum (e.g. avoiding blue or white light). LED lights emit much lower levels of UV and therefore have a lower impact on wildlife¹¹. New lighting will be task related, and associated with entry/exit points of the new school. The lux level will be as low as possible to allow the task to be carried out safely and effectively. Guidance on task related lighting levels and mitigation options as described within the Bats and Artificial Lighting in the UK report will be followed (Institution of Lighting Professionals, Bat Conservation Trust, 2023).

5.5.3 *Enhancement*

To enhance the site for roosting bats, two Vivara Pro WoodStone bat boxes will be installed on suitably mature retained scattered trees within the south of the site. The

¹¹ *Wildlife and Artificial Lighting Seminar*, 21st – 22nd March 2014, Arup London, Bat Conservation Trust.

boxes will be positioned on a southern or south-westerly elevation to benefit from direct sunlight. These will provide the species group with additional roosting opportunities within the site.

5.6 Badger

5.6.1 Potential Impacts and Effects

The construction of the MUGA pitch will result in the loss of approximately 200 metres squared of modified grassland, however given the existing boundaries around B1, badger will not be impacted by the loss of this grassland. No further works to vegetation, nor impacts to habitats within the east of the site where badger are most likely to be foraging and commuting are anticipated, and therefore no potential impacts on badger are anticipated.

Badger are protected from killing and injury, and their setts protected from damage and interference, under the Protection of Badgers Act 1992. Refer to **Appendix 3** for details.

5.6.2 Mitigation and Compensation Measures

Given that there are no potential impacts on foraging and commuting badger as a result of the current proposals, no mitigation or compensation measures are required.

5.6.3 Enhancement

No enhancement measures in relation to badger are recommended.

5.7 Birds

5.7.1 Potential Impacts and Effects

Trees T5-T8, and Hedgerow H1 will be lost to facilitate the proposals, and further tree management works may be required and therefore there is the potential to injure and/or kill breeding birds, their nests and chicks, if present during the works.

All birds, their nests, eggs and young are legally protected, with certain exceptions, under the Wildlife and Countryside Act 1981 (as amended). Refer to **Appendix 3** for details.

5.7.2 Mitigation and Compensation Measures

Tree and hedgerow removal/management will be undertaken outside of the breeding bird season, which extends from March to August (inclusive). If this is not possible, a suitably qualified ecologist will inspect the vegetation immediately prior to works commencing. Any active nests encountered will be left with an undisturbed buffer area set by the supervising ecologist until chicks have fledged and/or the nest is no longer in use

5.7.3 Enhancement

To enhance the site for breeding birds, an additional Vivara Pro WoodStone Bird Box (or similar) will be installed on a suitable retained tree within the south of the site, to accompany the existing one already present (**Figure 29**). Additionally, a pair of Vivara Pro WoodStone Swift Nest Boxes (or similar design) will be installed onto Building B1, with the two swift boxes positioned side by side. The swift boxes will be located below the eaves or gable ends, and wherever possible not above windows or doors to prevent droppings fouling these features. The boxes will not be installed on southern elevations as there is the potential for chicks in the nest to overheat in warmer temperatures.

5.8 Reptiles

5.8.1 Potential Impacts and Effects

The areas of less frequently managed modified grassland and ruderal/ephemeral vegetation suitable for reptiles will not be impacted as part of the current proposals. The area where the MUGA pitch is to be installed is currently within actively managed modified grassland where the sward height is short and unsuitable to support reptile individuals. Provided that the grassland management is undertaken to maintain the short sward, reptiles will not be impacted by the current proposals.

Widespread reptile species (slow-worm *Anguis fragilis*, common lizard *Zootoca vivipara*, grass snake *Natrix helvetica* and adder *Vipera berus*) are protected under the Wildlife and Countryside Act 1981 against harm. Refer to **Appendix 3** for details.

5.8.2 Mitigation and Compensation Measures

Given that reptiles are not to be impacted by the current proposals, no mitigation or compensation measures are required.

5.8.3 Enhancement

No enhancement measures in relation to reptiles are recommended.

5.9 Great Crested Newt

5.9.1 Potential Impacts and Effects

The areas of less frequently managed modified grassland and ruderal/ephemeral vegetation suitable for great crested newt will not be impacted as part of the current proposals. The area where the MUGA pitch is to be installed is currently within actively managed modified grassland where the sward height is short and unsuitable to support great crested newt in their terrestrial phase. Provided that the grassland management is undertaken to maintain the short sward, great crested newt will not be impacted by the current proposals.

In England, great crested newt and their habitat are fully protected under the Wildlife and Countryside Act 1981 through inclusion in Schedule 5. In addition, this species is protected under the Conservation of Habitats and Species Regulations 2017. Refer to **Appendix 3** for details.

5.9.2 Mitigation and Compensation Measures

Given that great crested newt are not to be impacted by the current proposals, no mitigation or compensation measures are required.

5.9.3 Enhancement

No enhancement measures in relation to great crested newt are recommended.

5.10 Other Relevant Species

5.10.1 Potential Impacts and Effects

The construction of the MUGA pitch will result in the loss of approximately 200 metres squared of modified grassland, however, given the limited suitability of this habitat for European hedgehog, there will be no impacts on foraging individuals. The removal of Hedgerow H1 has the potential to injure and/or kill hibernating or nesting European hedgehog, if present.

The installation of new boundary fencing has the potential to impact upon commuting European hedgehog by obstructing permeability for individuals passing through the site.

European hedgehog is protected under Schedule 6 of the Wildlife and Countryside Act 1981 against killing or capturing them using certain methods (see **Appendix 3**).

5.10.2 Mitigation and Compensation Measures

Any vegetation clearance works will include consideration for European hedgehog and any individuals or nests encountered will be relocated to an area of the site where vegetation is to be retained.

To ensure the continued permeability of the site for European hedgehog, gaps will be created within closed board fencing wooden boards, or brick walls, measuring a minimum of 13 by 13 centimetres to allow safe passage of individuals across the site, termed 'Hedgehog Highways' (Peoples Trust for Endangered Wildlife, 2018)

5.10.3 Enhancement

No enhancement measures in relation to European hedgehog are recommended.

5.11 Residual and Cumulative Effects

Given the mitigation and compensation measures outlined above, no significant residual effects are anticipated on any of the species considered. Therefore, there will be no cumulative effects on local populations as a result of the development.

6.0 CONCLUSIONS

6.1 Conclusion

There are four statutory designated sites located within one kilometre of the site however no impact pathways have been identified between. The site is dominated by urban habitat types, with modified grassland, scattered trees, and hedgerows surrounding the main building (Building B1), with further grassland, ruderal/ephemeral and a line of trees within the surrounds. The site has been assessed as being of low suitability for roosting bats within Building B1, low suitability for foraging and commuting bats, and suitable for badger, breeding birds, reptiles, great crested newt in their terrestrial phase, and European hedgehog. Adverse impacts on these ecological features have been identified and appropriate mitigation and compensation measures proposed, including protective barriers to shield vegetation, a sensitive lighting strategy, sensitively timed and supervised works, continued permeability for European hedgehog, and compensatory planting. Post-development, no residual or cumulative impacts are anticipated. The site will be enhanced for bats and birds through the installation of additional bat roosting and bird nesting features, in addition to native species planting throughout - resulting in an overall net gain for biodiversity. As such it is considered that the proposals will accord with all relevant national and local planning policy in relation to ecology (see Section 2.0).

6.2 Updating Site Survey

If the planning application boundary changes or the proposals for the site alter, a re-assessment of the scheme in relation to ecology may be required. Given the mobility of animals and the potential for colonisation of the site over time, updating survey work may be required, particularly if development does not commence within 18 months of the date of the most recent relevant survey.

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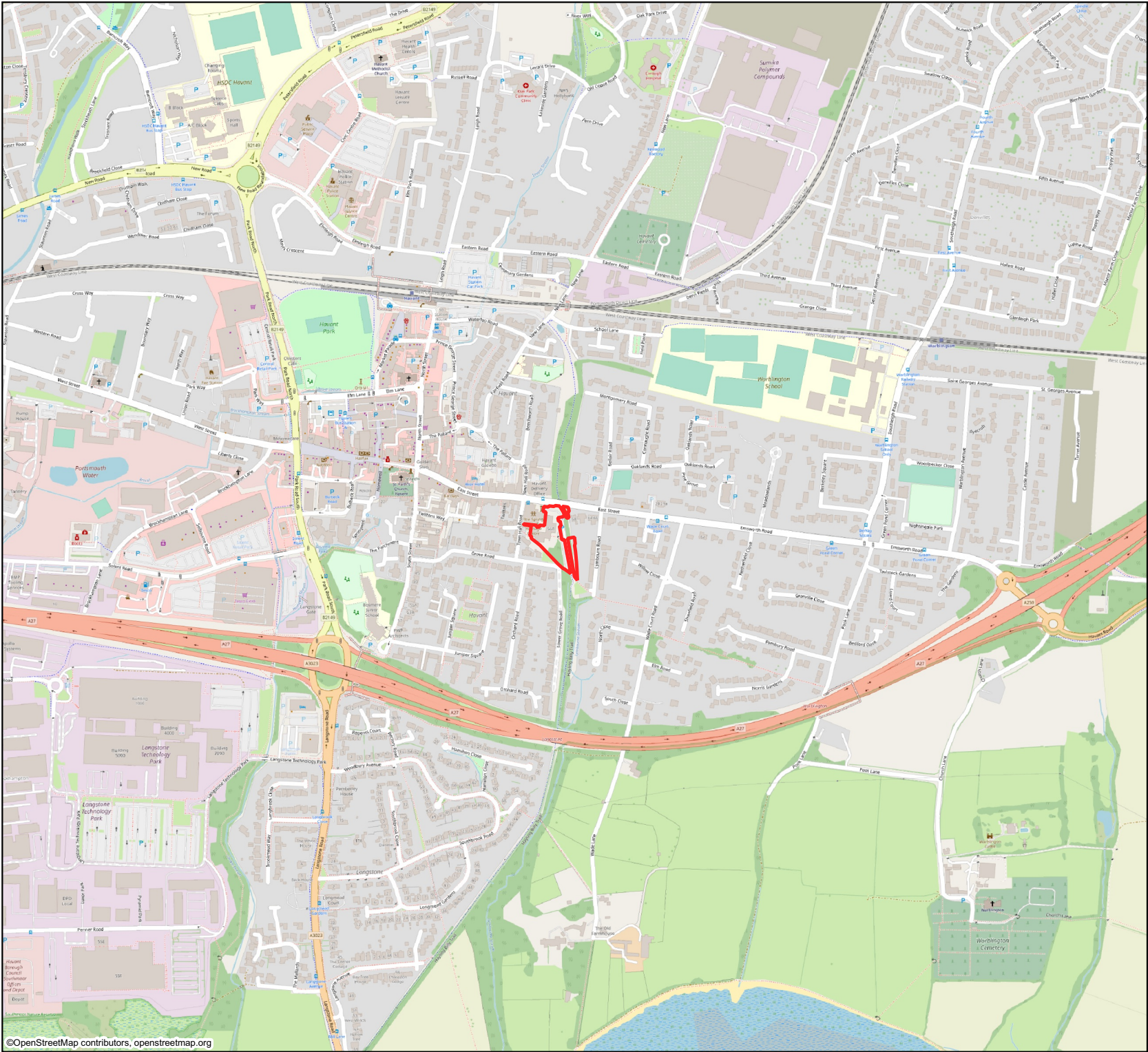
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Map 1 Site Location Plan



**56A EAST STREET, HAVANT,
HAMPSHIRE**

ECOLOGICAL IMPACT ASSESSMENT

Map 1 - Site Location Plan

Client:	MH Architects
Date:	October 2023
Status:	Final

KEY

 Site Boundary



Prepared by: OW	Date: 021023
Last amended by: N/A	Date: N/A

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Map 2 Baseline Habitat Map



56A EAST STREET, HAVANT, HAMPSHIRE

ECOLOGICAL IMPACT ASSESSMENT

Map 2 - Baseline Habitats

Client:	MH Architects
Date:	October 2023
Status:	Final

KEY

- Site Boundary
- Modified Grassland
- Sparsely Vegetated Land - Ruderal / Ephemeral
- Developed Land; Sealed Surface
- Artificial Unvegetated / Unsealed Surface
- Sururban / Mosaic of Developed/ Natural Surface
- Other Hedgerows
- Bat PRFs

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Prepared by: OW	Date: 111023
Last amended by: N/A	Date: N/A

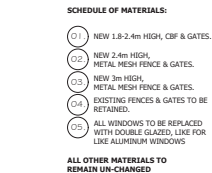
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Appendix 1 Site Proposals Plan

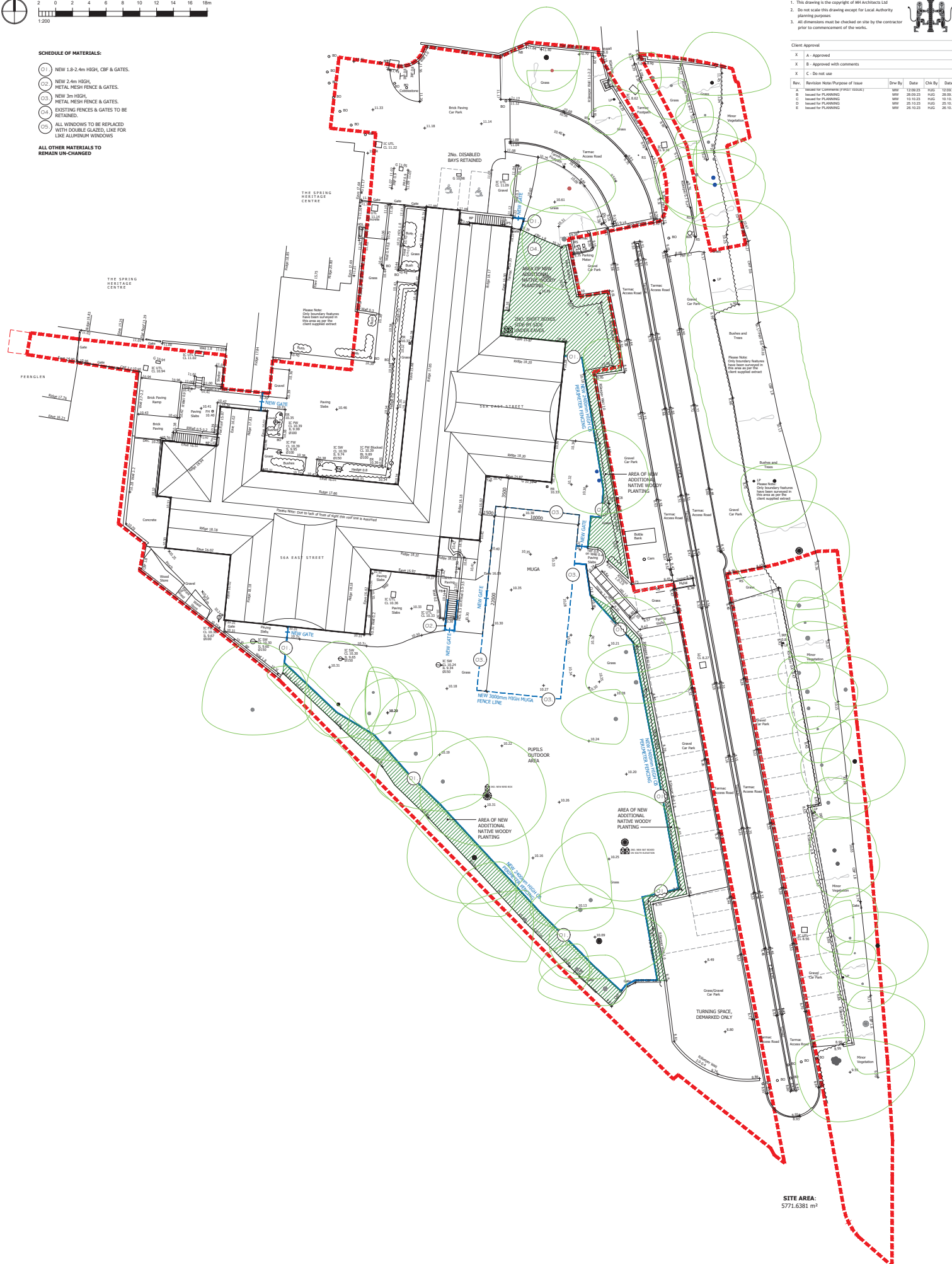


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3. All dimensions must be checked on site by the contractor prior to commencement of the works.



Client Approval					
X	A - Approved				
X	B - Approved with comments				
X	C - Do not use				
Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date
A	Issued for Comments (FIRST ISSUE)	MW	12.09.23	HUG	12.09.23
B	Issued for PLANNING	MW	26.09.23	HUG	26.09.23
C	Issued for PLANNING	MW	15.10.23	HUG	15.10.23
D	Issued for PLANNING	MW	26.10.23	HUG	26.10.23



SITE AREA:
5771.6381 m²

OUTCOMES FIRST GROUP
McCormac House
School
56a East Street, Havant

Drawing title

Site Plan
Proposed

Drawn		Date		Checked		Date		Scale at A1	
MWH		Sept. 23		HUG		Sept. 23		1:200	
Job No.	Pro.	Org.	Zone	Level	Type	Role	No.	Rev.	
23-086	MCH	MHA	ZZ	00	DR	A	0020	E	
Purpose of Issue									
PRELIMINARY									

Ground Floor | Bicentennial Building
Southern Gate | Chichester
West Sussex | PO19 8EZ

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Appendix 2 Sites Designated for Nature Conservation

Statutory Sites

Internationally Designated Sites - Ramsar Sites, Special Areas of Conservation and Special Protection Areas

Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) form a network of protected sites across the European Union and United Kingdom. In the United Kingdom the primary legislative protection is afforded to these sites under the Conservation of Habitats and Species Regulations 2017 (as amended).

Ramsar sites are designated as wetlands of international importance which are afforded similar legislative protection to SPAs and SACs.

SACs are sites which support internationally important habitats or internationally important assemblages or populations of species. SPAs are designated for supporting internationally important populations of birds. SACs, SPAs and Ramsar sites are generally also designated as Sites of Special Scientific Interest.

Under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) there is a legal requirement that competent authorities, such as local planning authorities, need to consider whether plans or projects are likely to have a significant adverse effect on SPAs, SACs or Ramsar sites, either alone, or in combination with other plans or projects. In the event that a likely significant effect cannot be ruled out, on the basis of objective information, then the competent authority must undertake an “Appropriate Assessment” to fully assess the plan or project against the site’s conservation objectives. Unless certain defined derogation tests can be met, the competent authority may not authorise nor undertake any plan or project which adversely affects the integrity of a SPA, SAC or Ramsar site.

Nationally Designated Sites – Sites of Special Scientific Interest and National Nature Reserves

Sites of Special Scientific Interest (SSSI) receive legal protection under the Wildlife and Countryside Act 1981 (as amended). Such sites are designated to protect specific areas of biological or geological interest of national importance. Such sites also generally receive strict protection through the planning system.

National Nature Reserves (NNR) are also usually designated as SSSIs and are specifically managed for their wildlife value. They receive legal protection through the National Parks and Access to the Countryside Act 1949 and the Wildlife and Countryside Act 1981 (as amended). As with SSSIs, these sites generally receive strict protection through the planning system.

Locally Designated Sites – Local Nature Reserves

Local Nature Reserves (LNR) are designated by local authorities under the National Park and Access to the Countryside Act 1949. These are generally designated not only for their local wildlife value but also for education, scientific and recreational purposes. These sites generally receive protection from development through the planning system.

Appendix 3 Relevant Legislation

Bats

All UK bat species are listed in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of the Conservation of Habitats and Species Regulations 2017. They are afforded full protection under Section 9(4) of the Act and Regulation 43 of the Regulations. These make it an offence to:

- Deliberately capture, injure or kill any such animal;
- Deliberately disturb any such animal, including in particular any disturbance which is likely:
 - To impair its ability to survive, breed, or rear or nurture their young;
 - To impair its ability to hibernate or migrate;
 - To affect significantly the local distribution or abundance of that species;
- Damage or destroy a breeding site or resting place of any such animal;
- Intentionally or recklessly disturb any of these animals while it is occupying a structure or place that it uses for shelter or protection; or
- Intentionally or recklessly obstruct access to any place that any of these animals uses for shelter or protection.

In addition, five British bat species are listed on Annex II of the Habitats Directive. These are:

- Greater horseshoe bat *Rhinolophus ferrumequinum*;
- Lesser horseshoe bat *Rhinolophus hipposideros*;
- Bechstein's bat *Myotis bechsteinii*;
- Barbastelle *Barbastella barbastellus*; and
- Greater mouse-eared bat *Myotis myotis*.

In certain circumstances where these species are found the Directive requires the designation of Special Areas of Conservation (SACs) by EC member states to ensure that their populations are maintained at a favourable conservation status. Outside SACs, the level of legal protection that these species receive is the same as for other bat species.

Great Crested Newt

This species is listed in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of the Conservation of Habitats and Species Regulations 2017. They are afforded full protection under Section 9(4) of the Act and Regulation 43 of the Regulations. These make it an offence to:

- Deliberately capture, injure or kill any such animal;
- Deliberately disturb any such animal, including in particular any disturbance which is likely, to impair its ability to survive, breed, or rear or nurture their young, to impair its ability to hibernate or migrate;
- To affect significantly the local distribution or abundance of that species;
- Damage or destroy a breeding site or resting place of any such animal;
- Intentionally or recklessly disturb any of these animals while it is occupying a structure or place that it uses for shelter or protection; or
- Intentionally or recklessly obstruct access to any place that any one of these species uses for shelter or protection.

Breeding Birds

With certain exceptions, all wild birds, their nests and eggs are protected by Section 1 of the Wildlife and Countryside Act 1981 (as amended). Therefore, it is an offence, to:

- Intentionally kill, injure or take any wild bird;
- Intentionally take, damage or destroy the nest of any wild bird while it is in use or being built; or
- Intentionally take or destroy the egg of any wild bird.

These offences do not apply to hunting of birds listed in Schedule 2 subject to various controls. Bird species listed on Schedule 1 of the Act receive further protection, thus for these species it is also an offence to:

- Intentionally or recklessly disturb any bird while it is nest building, or is at a nest containing eggs or young; or
- Intentionally or recklessly disturb the dependent young of any such bird.

Reptiles

The four widespread species of reptile that are native to Britain, namely common or viviparous lizard *Zootoca vivipara*, slow-worm *Anguis fragilis*, adder *Vipera berus* and grass snake *Natrix*

helvetica, are listed in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and are afforded limited protection under Section 9 of this Act. This makes it an offence to:

- Intentionally kill or injure any of these species.

The remaining native species of British reptile (sand lizard *Lacerta agilis* and smooth snake *Coronella austriaca*) receive a higher level of protection via inclusion under Schedule 2 of the Conservation of Habitats and Species Regulations 2017. They are afforded full protection under Section 9(4) of the Act and Regulation 43 of the Regulations (in England and Wales only) and the Wildlife and Countryside Act 1981 (as amended). The distribution of these species are restricted to only a few sites in England.

Species and Habitats of Principal Importance in England

The Natural Environment and Rural Communities (NERC) Act came into force on 1st October 2006. Section 41 (S41) of the Act requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England. The England Biodiversity List is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under section 40 of the NERC Act 2006, to have regard to the conservation of biodiversity in England, when carrying out their normal functions. There are currently 943 species of principal importance and 41 habitats of principal importance included on the England Biodiversity List.

Appendix 4 Appraisal Criteria for Bats

The criteria used to assess the suitability of roosting and foraging/commuting habitat for bats is based on industry guidelines and outlined in **Table 1**¹².

Table 1: Criteria used to Assess Suitability of Roosting and Foraging/Commuting Habitat for Bats

Suitability	Description of roosting habitats	Commuting and foraging habitats
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status.	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically/structure that does not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain potential roost features but with none seen from the ground or features seen with only very limited roosting potential.	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerows or un-vegetated stream, but isolated (i.e. not very well connected to the surrounding landscape by other habitat). Suitable, but isolated, habitat that could be used by small numbers of foraging bats such as a lone tree or a patch of scrub.
Negligible	Negligible habitat features on site likely to be used by roosting bats.	Negligible habitat features on site likely to be used by commuting or foraging bats.

¹² Table adapted from (Collins, 2023)

Appendix 5 Statutory Designated Sites within the Desktop Study Area

Details of statutory designated sites within the desktop study area, as listed in Paragraph 4.2 are provided in **Table 2**.

Table 2: Statutory Designated Sites Located Within the Desktop Study Area

Site Name	Chichester and Langstone Harbour
Site Designation	Ramsar
Approximate Relative Location	810 metres south
Reasons for Designation:	
The site is designated under Ramsar Criterion 1, 5 and 6. Criterion 1 – Two large estuarine basins linked by the channel which divides Hayling Island from the main Hampshire coastline. The site includes intertidal mudflats, saltmarsh, sand and shingle spits and sand dunes. Criterion 5 – Assemblages of international importance: 76480 waterfowl, count in winter (5 year peak mean 1998/99 – 2002/2003) Criterion 6 – species/populations occurring at levels of international importance. Qualifying species/populations (as identified at designation) Species with peak counts in spring/autumn: - Ringed plover <i>Charadrius hiaticula</i>; - Black-tailed godwit <i>Limosa limosa islandica</i>; and - Common redshank <i>Tringa totanus totanus</i>. Species with peak counts in winter: - Dark-bellied brent goose <i>Branta bernicla bernicla</i>; - Common shelduck <i>Tadorna tadorna</i>; - Grey plover <i>Pluvialis squatarola</i>; - Dunlin <i>Calidris alpina alpina</i>. Species/populations identified subsequent to designation for possible future consideration under criterion 6: - Little tern <i>Sternula albifrons</i>.	

Site Name	Chichester and Langstone Harbours
Site Designation	SPA
Approximate Relative Location	810 metres south
Reasons for Designation:	
The site qualifies for supporting the following Annex I species: Breeding - Little tern <i>Sterna albifrons</i>, 100 pairs representing up to 4.2% of the breeding population in Great Britain; and - Sandwich tern <i>Sterna sandvicensis</i>, 158 pairs representing up to 1.1% of the breeding population in Great Britain. On passage - Little egret <i>Egretta garzetta</i>, 137 individuals representing up to 17.1% of the population in Great Britain.	

Over winter

- Bar-tailed godwit *Limosa lapponica*, 1,692 individuals representing up to 3.2% of the wintering population in Great Britain; and
- Little egret *Egretta garzetta*, 100 individuals representing up to 20.0% of the wintering population in Great Britain.

This site also qualifies by supporting populations of European importance of the following migratory species:

On passage

- Ringed plover *Charadrius hiaticula*, 2,471 individuals representing up to 4.9% of the Europe/Northern Africa - wintering population.

Over winter

- Black-tailed godwit *Limosa limosa islandica*, 1,003 individuals representing up to 1.4% of the wintering Iceland - breeding population;
- Dark-bellied brent goose *Branta bernicla bernicla*, 17,119 individuals representing up to 5.7% of the wintering Western Siberia/Western Europe population;
- Dunlin *Calidris alpina alpina*, 44,294 individuals representing up to 3.2% of the wintering Northern Siberia/Europe/Western Africa population;
- Grey plover *Pluvialis squatarola*, 3,825 individuals representing up to 2.5% of the wintering Eastern atlantic - wintering population;
- Redshank *Tringa totanus*, 1,788 individuals representing up to 1.2% of the wintering Eastern Atlantic - wintering population; and
- Ringed plover *Charadrius hiaticula*, 846 individuals representing up to 1.7% of the wintering Europe/Northern Africa - wintering population.

The site qualifies by regularly supporting in excess of 20,000 individual waterfowl over winter.

Site Name	Solent Maritime
Site Designation	SAC
Approximate Relative Location	810 metres south
Reasons for Designation:	
Annex I habitats that are a primary reason for selection of this site: ▪ Estuaries; ▪ Spartina swards (<i>Spartinion maritimae</i>); and ▪ Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>). Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site: ▪ Sandbanks which are slightly covered by sea water all the time; ▪ Mudflats and sandflats not covered by seawater at low tide; ▪ Coastal lagoons; ▪ Annual vegetation of drift lines; ▪ Perennial vegetation of stony banks; ▪ Salicornia and other annuals colonizing mud and sand; and ▪ Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes). Annex II species present as a qualifying feature, but not a primary reason for site selection: ▪ Desmoulin's whorl snail <i>Vertigo moulinsiana</i>.	

Site Name	Chichester Harbour
Site Designation	SSSI
Approximate Relative Location	810 metres south
Reasons for Designation:	
Chichester Harbour is a large estuarine basin in which at low water extensive mud and sandflats are exposed, drained by channels joining the sea. The site is of particular significance for wintering wildfowl and waders and also breeding birds. Amongst the wildfowl, shelduck <i>Tadorna tadorna</i>, teal <i>Anas crecca</i> and dark-bellied brent goose <i>Branta bernicla</i> numbers are of international importance with 5% of the world population of the latter. The unimproved permanent pasture behind the sea wall is floristically rich and provides alternative feeding sites for the geese and major high tide wader roosts. Saltmarsh fringes the mud flats with extensive sand dunes at East Head. At the head of Fishbourne Channel saltmarsh grades through fresh marsh influenced by a chalk spring. Thorney Deeps reclaimed saltmarsh has given way to extensive fresh-water marsh vegetation. Significant blocks of scrub, hedgerows, semi-natural broadleaved woodland associated with the Harbour are important for breeding and roosting birds.	

Appendix 6 Baseline Habitats

Table 3: Summary of Baseline Habitats

Level 1	Terrestrial
Level 2	Grassland (g)
Level 3	Modified Grassland (g4)
Level 4	N/A
Level 5	N/A
Secondary Codes	Tall herb (16) Scattered trees (11) Active management (75) Mown (64) Recent management (76) Open space around premises (700)
	
Species List	
Perennial ryegrass <i>Lolium perenne</i>, cock's foot <i>Dactylis glomerata</i> and meadow foxtail <i>Alopecurus pratensis</i>, common dandelion <i>Taraxacum officinale</i>, creeping buttercup <i>Ranunculus repens</i>, ribwort plantain <i>Plantago lanceolata</i>, yarrow <i>Achillea millefolium</i>, cow parsley <i>Anthriscus sylvestris</i>, sphagnum moss, creeping thistle <i>Cirsium arvense</i>. 11 = sycamore <i>Acer pseudoplatanus</i>, pine <i>Pinus sylvestris</i>, apple <i>Malus sylvestris</i>, lime <i>Tilia</i> species, cherry <i>Prunus avium</i>, sweet chestnut <i>Castanea sativa</i> and mulberry <i>Morus</i> species 16 = dandelion, oxeye daisy <i>Leucanthemum vulgare</i>, ragwort <i>Senecio jacobaea</i>, red dead nettle <i>Lamium purpureum</i>.	

Level 1	Terrestrial
Level 2	Urban (u)
Level 3	Built-up areas and gardens (u1)
Level 4	Sparsely vegetated urban land (u1f)
Level 5	N/A
Secondary Codes	Unmanaged (80)
	
Species List	
Perennial ryegrass, dandelion, ribwort plantain, common nettle <i>Urtica dioica</i> , cleavers <i>Galium aparine</i> , common sorrel <i>Rumex acetosa</i>	

Level 1	Terrestrial
Level 2	Heathland and shrub (h)
Level 3	Hedgerows (h2)
Level 4	Other hedgerows (h2b)
Level 5	N/A
Secondary Codes	Native (47) Active management (75) Recent management (76)
	
Species List	
Spindle <i>Euonymus europaeus</i> , ivy <i>Hedera helix</i> , wild privet <i>Ligustrum vulgare</i>	

Level 1	Terrestrial	
Level 2	Woodland and forest (w)	
Level 3	Broadleaved, mixed and yew woodland (w1)	
Level 4	Other woodland; broadleaved (w1g)	
Level 5	Line of trees (w1g6)	
Secondary Codes	Ruderal/ephemeral (17) Native (47)	
		
Species List		
Ash <i>Fraxinus excelsior</i> , sycamore, stinging nettle, cleavers, common sorrel, daisy <i>Bellis perennis</i> .		