

Preliminary Ecological Appraisal

**Including:
Extended Phase 1 Habitat Assessment
Bat Scoping Assessment**

Havant Lorry Park
Southmoor Lane
Havant
Hampshire
P09 1JW

July 2020

200637-ED-01a

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Author	Hattie Taylor, Consultant Ecologist
Reviewed by	Simon Thomas MCIEEM, Principal Ecologist
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NON-TECHNICAL SUMMARY

This report assesses the ecological value of the proposed development site at Langstone, Hampshire. The proposed development involves the construction of a small scale electricity generating facility, with associated ancillary infrastructure, access and boundary treatment.

The site survey included an assessment of the habitats found within the site and its immediate surroundings and the likely impact of the proposed development on habitats of ecological value and protected and notable species.

This report is broadly considered valid for a duration of two years, although some ecological factors may change within shorter timescales.

Key results:

The proposed development is not due to result in the loss of significant habitats of ecological value, although the recommendations below should be followed to minimise the risk of impact on habitats of ecological value and protected and notable species.

Recommendations (see report for details):

- Tree protection areas and methods for the trees along the eastern boundary have been advised by a suitably qualified arboricultural consultant (see section 7.6).
- Care should be taken when storage containers are removed from the site to avoid harm to wildlife species that may be sheltering under them.
- To avoid harm to reptiles (if present), and other wildlife populations, the hedges surrounding the site will be retained within the proposed development. Additionally, during the construction process storage of rubble, soil and other materials close to the periphery of the site should be avoided.
- Some of the trees within the site could not be fully assessed and may include features suitable for roosting bats. Individual recommendations for each tree are given in Appendix 3.
- To avoid an impact on commuting and foraging bats, it is recommended that lighting is designed to minimise illumination of suitable habitats.

- Care should be taken when removing brash to avoid harm to hedgehogs which may be present.
- Vegetation suitable for nesting birds may only be removed during the nesting season if they have been checked by an ecologist and no nests are present.
- Recommendations are included at the end of this report for measures to enhance the site for local biodiversity.

1 INTRODUCTION

Background

- 1.1 This report has been instructed by Conrad Energy.
- 1.2 The proposed development is the construction of a small scale electricity generating facility, with associated ancillary infrastructure, access and boundary treatment.
- 1.3 The site falls to the west of Southmoor Lane within the existing Broadmarsh Business and Employment area and north of the Budds Farm Sewage Works. It lies within the built-up area and forms part of the Havant Lorry Park.
- 1.4 The site will be accessed from the existing access off Southmoor Lane, through the site. Internal access tracks will be used to enable both construction and maintenance vehicles to manoeuvre throughout the site.

Purpose of the report

- 1.5 This report assesses the ecological interest of the site and the potential impacts of the proposed development on biodiversity.
- 1.6 Ecological surveys are sequential in nature and any follow up, species-specific reports will supersede the information present in this report, even if both are submitted together.
- 1.7 TMA have been instructed to undertake a Preliminary Ecological Appraisal - a method of ecological assessment outlined in the CIEEM Guidelines for Preliminary Ecological Appraisal (2017). These guidelines state that the aims of the Preliminary Ecological Appraisal are to identify key ecological constraints associated with a project; identify any mitigation measures likely to be required; identify any additional surveys that may be required; and identify opportunities to deliver ecological enhancement.
- 1.8 This report aims to satisfy the requirements of the National Planning Policy Framework (MHCLG, 2019), identifying ecological features or protected species within or near the site that could potentially be impacted by the proposed development and opportunities for incorporating biodiversity enhancements into the development proposals.
- 1.9 This report has been produced with reference to current guidelines for preliminary ecological appraisal (CIEEM, 2017) and with Biodiversity - Code of Practice for Planning and Development (BSI, 2013).

- 1.10 To provide information to support the ecological assessment, a bat scoping survey assessment has also been undertaken.

Limitations

- 1.11 The site was accessed during July 2020, a time when the majority of plant species would be expected to be evident, particularly extensive stands of invasive species such as Japanese knotweed (*Fallopia japonica*) or giant hogweed (*Heracleum mantegazzianum*). Where further botanical or invasive species surveys are considered necessary, these have been recommended within this report.
- 1.12 A number of trees within the site could not be fully inspected from all angles as access was restricted due to the proximity of the storage containers to the trees, see section 6 and Appendix 3 for more information.
- 1.13 As the attributes of the site and its potential for protected, notable and invasive species may change over time, this report is broadly considered valid for a duration of **two years**, after which time it is recommended that an update site assessment is undertaken. In some cases, protected or invasive species' use of a site may change over a shorter timescale, for instance the use of a badger sett by badgers, or the extent of invasive plant species, which may change month to month. In such cases, appropriate precautionary advice or recommendations for update surveys are given within this report. Although invasive plant species have been recorded if observed within the site, we cannot guarantee that all occurrences have been found.

Information supplied

- 1.14 This report has been prepared with reference to the following supplied plans, showing the extent of the site boundary and the proposed development (at this stage):
- Site Layout & Elevations, Langstone, Conrad Energy, 2019 (LGN-PSP-02)
- 1.15 Please note the above-named plans may be superseded or updated without warranting an update of this report, if the changes are insignificant to the impact of the development on biodiversity.

Site location

- 1.16 The site is located within a lorry park within a built up industrial area.
- 1.17 The central grid reference for the site is SU 70939 05733. The surveyed site covers approximately 0.1 hectares.

2 RELEVANT LOCAL PLANNING POLICY

Havant Borough Local Plan Core Strategy (2011) and Site Allocations Plan (2014)

Policy CS11 - Protecting and Enhancing the Special Environment and Heritage of Havant Borough

- 2.1 Planning permission will be granted for development that:
- 2.2 Ensures the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced by partnership working with developers, groups and the wider community.
- 2.3 Protects and where possible enhances the borough's statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland.
- 2.4 Has particular regard to the following hierarchy of nature conservation designations within the borough (as identified on the Proposals Map):
 - (i) Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar [International].
 - (ii) Sites of Special Scientific Interest (SSSI) and National Nature Reserves [National].
 - (iii) Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii) above [Local].
- 2.5 Protects and where appropriate enhances the borough's statutory and nonstatutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.
- 2.6 Supports an ongoing programme of survey of habitats and species and designation of Sites of Importance for Nature Conservation.

- 2.7 Incorporates partnership working with conservation organisations to improve public understanding of biodiversity and to manage public access to designated sites, particularly on the coast, to reduce harm to nature conservation interests.
- 2.8 Incorporates partnership working with landowners and developers to ensure land management practices restore, enhance and where appropriate create new valued landscapes, habitats and their soil structure, particularly the ancient woodland remnants of the Forest of Bere and coastal salt marsh.
- 2.9 Protects wildlife habitats and wildlife corridors to prevent the fragmentation of existing habitats and to allow species, for example Brent Geese, to respond to the impacts of climate change by making provision for habitat adaptation e.g. coastal managed realignment and species migration.
- 2.10 Maintains undeveloped gaps between the settlements of Emsworth/Havant; Havant/Waterlooville; Havant/Portsmouth; Emsworth/Westbourne and Leigh Park/Rowlands Castle as shown on the Proposals Map.
- 2.11 Protects the best and most versatile agricultural land that has the greatest potential for local food security.
- 2.12 Responds to the emerging evidence from the Solent Disturbance and Mitigation Project, the published recommendations, and future related research.

Policy CS13 - Green Infrastructure

Development will be permitted that:

- 2.13 Maintains and manages the network of green infrastructure identified at the sub regional and local levels.
- 2.14 Incorporates, where appropriate, improvements to existing green infrastructure through the restoration, enhancement or creation of additional resources.
- 2.15 Does not undermine the functional integrity of the green infrastructure.
- 2.16 Creates, where appropriate, new green infrastructure (including access management measures) either through on site provision or financial contributions.
- 2.17 Development proposals that adversely affect green infrastructure will not be permitted unless superior alternative provision can be provided or where it is part of a service provider's plans to provide improved local services in equally accessible locations.
- 2.18 Green infrastructure sites will be allocated in the Development Delivery (Allocations) Plan.

Policy DM23 - Sites for Brent Geese and Waders

- 2.19 Planning permission will be granted for developments that avoid important sites for Brent Geese and/or waders outside of the statutory designated areas, identified on the Policies Map.
- 2.20 Where this cannot be avoided, development proposals on or adjacent to an important Brent Goose and/or wader site outside of the statutory designated areas will need to demonstrate levels of impact, alone and in combination with other proposals subject to the tests of the Habitats Regulations.
- 2.21 Where a negative impact upon a site cannot be avoided or satisfactorily mitigated, and the tests of the Habitats Regulations are met as necessary, replacement feeding/roosting habitat, on a no net loss basis, will be sought.
- 2.22 Where a negative impact upon an important site cannot be avoided or mitigated and replacement feeding/roosting habitat is not or cannot be provided on a no net loss basis, the proposal will be refused.
- 2.23 Planning permission will be granted for development on or adjacent to uncertain sites for Brent Geese and/or waders outside of the statutory designated areas, where appropriate surveys are undertaken and it is determined that the site has no importance.

3 SURVEY METHODOLOGY

Data Searches

- 3.1 The government's MAGIC search tool was searched for statutory sites designated for nature conservation interest within 7 km of the site, and for records of European Protected Species licences within 2 km of the site.
- 3.2 Hampshire Biodiversity Information Centre was consulted for records of non-statutory sites designated for nature conservation interest and for historic records of protected or notable species within 2 km of the site.

Site Survey

- 3.3 The survey was undertaken on 10th July by Hattie Taylor of Tim Moya Associates, an experienced Consultant Ecologist and Qualifying Member of the Chartered Institute for Ecology and Environmental Management (CIEEM). During the survey the weather conditions were not considered to pose any limitations to the survey.
- 3.4 The vegetation and habitat types within the site were noted during the survey in accordance with the categories specified for a Phase 1 Vegetation and Habitat Survey (JNCC, 2010). Dominant plant species were recorded for each habitat present.
- 3.5 The site was inspected for evidence of and its potential to support protected or notable species, especially those listed under *The Conservation of Habitats and Species Regulations 2017*, the *Wildlife & Countryside Act 1981* (as amended), including those given extra protection under the *Natural Environment and Rural Communities (NERC) Act 2006* and *Countryside & Rights of Way (CROW) Act 2000*, and listed on the UK and local Biodiversity Action Plans. Such species include amphibians, reptiles, bats, badgers, birds, dormice and water voles. Evidence of badgers was searched for throughout the site, including setts, footprints, feeding signs, hairs and droppings.
- 3.6 The site was searched for evidence of invasive plant species, such as Japanese knotweed (*Fallopia japonica*), Himalayan balsam (*Impatiens glandulifera*), giant hogweed (*Heracleum mantegazzianum*), horizontal/wall cotoneaster (*Cotoneaster horizontalis*) and floating pennywort (*Hydrocotyle ranunculoides*).

Bat Scoping Survey

- 3.7 The bat scoping survey was undertaken in accordance with the Bat Conservation Trust's *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (Collins, 2016). Trees were inspected from ground level, using binoculars where needed and a high-powered torch to inspect potential bat roost features. Where possible, a ladder was used to inspect features within 3 m of ground level. An endoscope was used to investigate cavities where possible. All aspects of each tree were viewed, and wherever visibility was restricted (e.g. due to ivy or foliage), this is stated in the report.
- 3.8 A number of trees could not be fully inspected as the proximity of shipping containers on the site to the trees restricted access.
- 3.9 Evidence searched for included bat droppings, feeding remains, staining from urine or grease marks and potential access points into roosting cavities. Features indicating potential for bat roosts included holes in tree trunks, cracks in tree limbs, loose bark and dense ivy growth.

4 DESK STUDY RESULTS

Designated Sites

- 4.1 The site itself is not covered by any statutory or non-statutory nature conservation designations.
- 4.2 There are twenty four statutory designated sites within 7 km of the proposed development and forty-six non-statutory designated sites within 2 km of the site, as follows:

Table 1. Statutory designated sites of nature conservation interest

Closest statutory site:			
Site name	Designation	Distance and direction from proposed works (km)	Description
Langstone Harbour and Solent Maritime	Ramsar Site, SSSI, SAC, SPA	0.55 SW	The harbour is home to an extensive range of marine and bird life. Fifty species of fish have been found in the harbour. The harbour's bird life is even richer, the harbour hosting a wide range of species some of which are represented by over 10,000 individuals. This is in a large part due to the Royal Society for the Protection of Birds acquiring harbour's islands and a number of tidal areas in 1978 and turning them into bird sanctuaries.
Other statutory sites: Ten LNRs, one further Ramsar Site, seven further SSSIs, one further SAC and one further SPA are located between 1.2 km and 7 km from the proposed development site.			
Key (Refer to Appendix 4 for details): SAC – Special Area of Conservation SPA – Special Protection Area SSSI – Site of Special Scientific Interest LNR – Local Nature Reserve Ramsar – Ramsar Site			

Table 2. Non-statutory designated sites of nature conservation interest

Closest non-statutory site:			
Site name	Designation	Distance and direction from proposed works (km)	Description
Southmoor Reserve	SINC	0.5 S	This coastal grazing marsh sits on the edge of Langstone Harbour and is extremely valuable for birds. Skylarks use the marsh as a breeding site, and a great many waders and wildfowl roost here at high tide. The scrub areas are home to many species of small birds, including linnets, greenfinches and goldfinches. The wet grassland is home to a diverse range of wildlife, and southern marsh orchids grow here in abundance.
Other non-statutory sites: Eleven further SINCs are located between 0.8 km and 2 km from the proposed development site. Thirty-four sites for the Solent Waders & Brent Goose Strategy 2019 were identified within 2km of the proposed development site.			
Key (Refer to Appendix 4 for details): SINC – Site of Importance for Nature Conservation			

Historic Species Records

- 4.3 Local Ecological Records Centre data searches return hundreds of species records. The table below summarises records of key protected species considered to be most sensitive to impact from proposed developments. Numerous additional notable species records were returned for the 2 km radius, which are considered unlikely to be impacted by the proposed development and are therefore not summarised below. For instance, species for which no suitable habitat is present close to the site (see end of table).

Table 3. Existing protected species records

	Local Ecological Records Centre			EPS Licences granted
Species	Number of records within 2 km	Closest record to site (km) and orientation	Most recent record	No. within 2 km

Slow-worm (<i>Anguis fragilis</i>)	57	0.28 NNW	2014	N/A
Grass snake (<i>Natrix helvetica</i>)	1	1.27 ESE	2016	N/A
Bat species (<i>Chiroptera</i> sp.)	798 records; 10 species	Common Pipistrelle 0.05 SW	Brown Long-eared Bat, Soprano Pipistrelle, Common Pipistrelle, Nathusius's Pipistrelle, Noctule Bat, Natterer's Bat, Serotine 2019	Destruction of a resting place, Common Pipistrelle, 2014, 0.58 N
Badger (<i>Meles meles</i>)	1	1.92 orientation confidential	2016	N/A
Hedgehog (<i>Erinaceus europaeus</i>)	22	0.73 NW	2019	N/A
No records were returned of the following key protected/notable species: Great crested newt (<i>Triturus cristatus</i>), Common lizard (<i>Zootoca vivipara</i>), Adder (<i>Vipera berus</i>), Dormouse (<i>Muscardinus avellanarius</i>), Otter (<i>Lutra lutra</i>) and White-clawed crayfish (<i>Austropotamobius pallipes</i>)				
Records were returned of the following species (amongst others) but no suitable habitat is present close to the site: Water vole (<i>Arvicola amphibius</i>)				

5 RESULTS OF HABITAT SURVEY

Habitats and Vegetation

5.1 A Phase 1 Habitat Plan can be found in Appendix 1 illustrating the habitats present. Photographs of the site are contained in Appendix 2.

Table 4. Habitats present within the site

Habitat type	Description	Dominant species plant	Overall biodiversity value*	Habitats of Principal Importance*	Additional Notes
Hard standing and shipping containers	The site is dominated by hard standing, the majority of which is covered by shipping containers.	None	Negligible	No	Species such as newts and reptiles may shelter under the shipping containers.
Bare ground	An area of bare ground is present along the eastern edge of the proposed development site.	Common mallow (<i>Malva sylvestris</i>), ivy (<i>Hedera helix</i>), common nettle (<i>Urtica dioica</i>)	Low	No	Provides potential feeding resource for invertebrates.

Habitat type	Description	Dominant plant species	Overall biodiversity value*	Habitats of Principal Importance*	Additional Notes
Trees	Trees are present between shipping containers throughout the site.	Ash (<i>Fraxinus excelsior</i>), small leaved lime (<i>Tilia cordata</i>), sycamore (<i>Acer pseudoplatanus</i>), English oak (<i>Quercus robur</i>)	Moderate	No	Potential bird nesting habitat. Each tree has been assessed individually for its potential for roosting bats (see Appendix 3).
Hedge and tree line	A hedge with trees is present along the southern boundary of the site and a line of trees borders the east of the site.	Hawthorn (<i>Crataegus monogyna</i>), sycamore (<i>Acer pseudoplatanus</i>), ash (<i>Fraxinus excelsior</i>), bramble (<i>Rubus fruticosus</i>), ivy (<i>Hedera helix</i>)	Moderate	Yes - Hedgerows	This habitat connects to areas of hedgerow within the wider landscape and provides a wildlife corridor. Potential bird nesting habitat.

*Overall biodiversity value of a habitat is guided by the criteria listed in section 4.6 of the Guidelines for Ecological Impact Assessment (CIEEM, 2018), which include habitats required by rare or uncommon animal or plant species, habitat connectivity and species-rich assemblages of plants.

** Habitats of principal importance included in Section 41 of the NERC Act – for details see Appendix 4.

Protected/Notable Species Potential

- 5.2 Table 5, below, details the suitability of habitats within the site for key protected/notable species.
- 5.3 Species not detailed below are considered unlikely to be significantly impacted by the proposed works.

Table 5. Protected species potential

Species group	Strict Protection*	Species of Principal importance**	General habitat requirements	Suitable habitat within site
Great crested newt	Yes	Yes	Breed in ponds and other waterbodies. Terrestrial habitat includes woodland and grassland.	Great crested newts may shelter within the dense vegetation within the hedgerow and tree line bordering the site. It is also possible that they may shelter under the shipping containers within the site. The landscape surrounding the site includes two ponds between 300 m and 500 m from the proposed development site, separated from the site by a busy road.
Reptiles	Yes	Yes – all reptiles	Long grass, scattered scrub, hedgerows, rubble and log piles.	Hedgerow to the south of the site and the tree line to the east of the site. Areas of dead wood offer good refuge and hibernation habitat. The site is well connected to areas of suitable habitat within the wider area.
Bats	Yes	Yes – Several species	Roost in buildings, tree cavities, bridges and caves.	Some trees within the site could not be fully assessed at the time of the survey and could potentially have roosting bat features. Refer to Section 6 of this report.

Species group	Strict Protection*	Species of Principal importance**	General habitat requirements	Suitable habitat within site
Dormouse	Yes	Yes	Hedgerows, dense scrub, deciduous woodland with connected canopy and good ground flora.	The hedgerows to the south and east of the site may provide suitable habitat for dormice. The site is well connected to areas of suitable habitat within the wider area including woodland to the west of the site.
Water vole	Yes	Yes	Rivers, streams, wet ditches.	No suitable habitats
Otter	Yes	Yes	Rivers and lakes	No suitable habitats
White-clawed crayfish	Yes	Yes	Canals, streams, rivers, lakes, reservoirs and water-filled quarries	No suitable habitats
Badger	Yes	No	Woodland, dense scrub, meadows, field edges.	Badgers may be found in the wider landscape but the site is considered to offer low value habitat for badgers due to its built-up nature and frequent human presence. No evidence of badgers was found during the survey, such as setts, footprints, latrines, feeding evidence or hairs.
Hedgehog	No	Yes	Woodland, hedgerow, gardens, parks	The habitats within the site offer some foraging and sheltering habitats for hedgehogs.

Species group	Strict Protection*	Species of Principal importance**	General habitat requirements	Suitable habitat within site
Invertebrates	No	Various	Species-dependent. High invertebrate diversity is favoured in sites with a mosaic of habitats and diverse plant assemblage.	Hedgerow vegetation to the southern and eastern boundaries of the site offer suitable habitat for a range of invertebrate species.
Nesting birds	While nesting	Various	Trees, shrubs, scrub, hedgerows, cavities within buildings, waterbodies, arable fields, bare/stony ground.	Hedgerow and trees, particularly where vegetation is dense and undisturbed.
Invasive Plant Species	No	No	Species-dependent: Waste land, railway verges, riverbanks, waterbodies	No invasive non-native species were recorded during the survey.

*Strict Protection – species for which individuals and/or their habitats are protected against harm/destruction/disturbance by European or UK Law – for details see Appendix 4.

** Species of principal importance included in Section 41 of the NERC Act – for details see Appendix 4.

6 RESULTS OF BAT SCOPING ASSESSMENT

Trees

- 6.1 There are a number of trees within the site boundary, although a number of these could not be fully inspected at the time of the survey due to access being restricted by shipping containers. These trees may contain features suitable for roosting bats.
- 6.2 Tree dimensions, inspection notes and recommendations for each tree are listed in Appendix 3 of this report.

Foraging and commuting habitat

- 6.3 The location of the site and the surrounding area is considered to be of moderate value for commuting and foraging bats. A high number of bats have been recorded within the area (see section 4.3) The wider landscape is dominated by industrial development, however the tree line bordering the east of the site connects to good habitats to the west of the site including woodland. It is expected that a variety of bat species may be found in the local area. It is likely that foraging or commuting bats use the site itself to a certain extent.

7 CONCLUSIONS AND RECOMMENDATIONS

- 7.1 For any constraints identified, mitigation options should follow the Mitigation Hierarchy as set out in British Standard BS42020 (BSI, 2013). This seeks as a preference to avoid impacts then to mitigate unavoidable impacts, and, as a last resort, to compensate for unavoidable residual impacts that remain after avoidance and mitigation measures.

Overall Ecological Value

- 7.2 Trees within the site itself are due to be removed during the proposed development. However the tree line to the east of the site and hedgerow to the south are not due to be impacted by the proposed development. As these habitat corridors are due to be retained, the removal of habitats within the site will not sever the connectivity of off-site habitats.
- 7.3 The proposed development is not due to result in the loss of significant habitats of ecological value, although the recommendations below should be followed to minimise the risk of impact on habitats of ecological value and protected and notable species.

Designated sites

- 7.4 Given the small footprint and very localised scale of the development, there is unlikely to be a detrimental impact on designated sites or non-designated sites (including those identified within the Solent Waders & Brent Goose Strategy 2019).

Habitats of Principal Importance

- 7.5 The following habitats within or adjacent to the proposed development site are listed as Habitats of Principal Importance under Section 41 of the NERC Act (Refer to Appendix 4). These habitats are considered to be of importance in the UK and should be retained within the development and enhanced wherever possible.

Hedgerow and tree line

- 7.6 The hedgerow which borders the south of the site and tree line which borders the site to the east are not due to be impacted by the proposed development.

- 7.7 Recommendation: Tree protection areas and methods have been advised by a suitably qualified arboricultural consultant (Arboricultural Impact Assessment – Langstone, Hampshire, TMA, July 2020 (200637-PD-11)).

Other Notable Habitats

- 7.8 The following habitats are not classed as Habitats of Principal Importance, but nevertheless are considered to be of notable biodiversity value in the context of the site and its surroundings:

Trees

- 7.9 Trees are present throughout the site. The trees within the site itself are due to be removed during the proposed development.

Protected Species

- 7.10 The following species are protected against harm/destruction/disturbance by European or UK Law – for details see Appendix 4.

Great crested newts

- 7.11 Great crested newts are legally protected from killing, injury, capture and deliberate disturbance. Habitats used by great crested newts are also protected (see Appendix 4 for details).
- 7.12 Great crested newts have not previously been recorded within 2 km of the site. The landscape surrounding the site includes two ponds between 300 m and 500 m from the proposed development site, although these are separated from the site by a busy road.
- 7.13 The habitats within the site itself are sub-optimal for great crested newts, however newts may find refuge under shipping containers within the site. Hedgerow and tree line habitats bordering the site may offer some terrestrial habitat for great crested newts however these are not due to be impacted by the proposed development.

- 7.14 Recommendation: Care should be taken when storage containers are removed from site to avoid harm to individual newts or other wildlife species which may be sheltering under them. The risk of presence of great crested newts is considered to be low enough that supervision by an ecologist is not considered necessary.

Reptiles

- 7.15 All species of native reptiles are legally protected against killing or injury (see Appendix 4 for details).
- 7.16 Slow-worm and grass snake been previously recorded within 2 km of the site. The hedgerow surrounding the site may offer some limited habitat for reptiles, particularly slow-worms.

- 7.17 Recommendation: To avoid an impact on reptiles and other wildlife populations, the hedges surrounding the site will be retained within the proposed development. Additionally, during the construction process, it is recommended that storage of rubble, soil and other materials close to the periphery of the site should be avoided.

Roosting bats - trees

- 7.18 The trees within the site have all been assessed for their potential for roosting bats. The majority of trees were assessed as having **Negligible** potential to support bats, due to the absence of features such as cracks, crevices or dense ivy growth. These trees can be removed if needed without risk to roosting bats.

- 7.19 Recommendation: Where trees were assessed as having features suitable for roosting bats or could not be fully assessed, Appendix 3 gives a recommendation specific to each tree. According to current plans three trees (T5, T9 and T11) will need to be assessed from all angles by a suitably qualified ecologist as they are due to be removed. A further two trees (T23 and T24) may need to be assessed if major pruning is required. Soft-fell/pruning methods are recommended for some trees, if their removal was subsequently required, however they are not currently due to be impacted.

Soft-fell/prune method

- 7.20 For some trees (see Appendix 3), it is recommended that a precautionary 'soft-fell/prune' method is used to minimise the risk of harm to bats, as follows:
- 1) During felling/pruning, trees or limbs must be lowered carefully to the ground using ropes.

- 2) If any cracks or fissures are observed, cross-cutting these features must be avoided.
- 3) Trees and limbs must left on the ground for 24 hours, to allow any bats to escape if present, although this is considered unlikely.

Foraging and commuting bats

- 7.21 Due to the habitats present within the site and the local landscape, it is considered likely that foraging or commuting bats use the site to a certain extent.
- 7.22 The foraging and commuting behaviour of bats is known to be altered by artificial lighting and bats may avoid illuminated areas (ILP, 2018).

7.23 Recommendation: To avoid a detrimental impact on bats using the site, there should be no increased light spillage on to suitable habitats, particularly on the tree line and hedgerow to the south and east of the site, where bats are most likely to forage and commute. Lighting should be restricted to the interior of the site and should be kept to a low level. The following measures should be implemented within the lighting scheme:

- Minimise light spill through careful aiming, positioning and selection of luminaires and column heights.
- LED luminaires should be used where possible due to their sharp cut off, lower intensity and dimming capacity.
- Lighting must have no upward spill.
- Warm white luminaires with peak >550nm. UV lighting should be avoided.
- Reduce the light intensity to the minimum required for safety and security;
- Where security lamps are used these should use a trigger to illuminate them (e.g. infra-red detector), and switch off after a short period, rather than remaining on all night.
- Further guidance is available in Bats and artificial lighting in the UK (ILP, 2018).
- In some cases a Lighting Impact Assessment may be required to demonstrate that lighting will not have a detrimental impact on bats.

Dormice

- 7.24 Dormice are legally protected from disturbance or harm and their breeding sites and resting places are protected from damage or destruction (see Appendix 4 for details).
- 7.25 The hedgerow and tree line to the east and south of the site offer potential habitat for dormice. However these areas are not due to be impacted by the proposed development. No records of dormice within 2 km of the site have been returned by record centres. The proposed development is considered unlikely to impact dormice and no further surveys or mitigation are recommended.

Water Vole and Otter

- 7.26 Otters and water voles are legally protected from harm, capture and disturbance and their breeding sites and resting places are fully protected (see Appendix 4 for details).
- 7.27 No habitat suitable for water voles or otters is present within or adjacent to the site. The proposed development is considered unlikely to impact these species and no further surveys or mitigation are recommended.

White-clawed crayfish

- 7.28 White-clawed crayfish are legally protected from harm, capture and disturbance (see Appendix 4 for details).
- 7.29 No habitat suitable for white-clawed crayfish is present within or adjacent to the site. The proposed development is considered unlikely to impact this species and no further surveys or mitigation are recommended.

Badger

- 7.30 Badgers are legally protected against killing, injury or disturbance and their setts are protected against interference (see Appendix 4 for details).
- 7.31 Due to the lack of evidence of badgers within the site, the proposed development is considered unlikely to impact badgers and no further surveys or mitigation are recommended.

Invertebrates

- 7.32 Approximately 400 invertebrate species are listed as 'Species of Principle Importance' under Section 41 of the NERC Act (see Appendix 4) and decision makers must have regard to the conservation of these species.
- 7.33 Due to the common habitats present within the site, it is considered unlikely that the proposed works will significantly impact important populations of invertebrates.

Section 8 of this report includes measures to enhance the development for invertebrates.

Nesting birds

- 7.34 All birds are protected against killing, injury or capture, and eggs and active nests are protected. Some bird species are also protected against disturbance (see Appendix 4 for details).
- 7.35 The site includes trees and hedgerows which are suitable for nesting birds during the nesting season (typically March to August inclusive).

7.36 Recommendation: To avoid destruction of active bird nests, it is recommended that vegetation removal is only undertaken outside the bird nesting season. Vegetation removal may only be undertaken during the nesting season if a careful check by a suitably experienced ecologist can confirm that no active bird nests are present. If bird nests are present within vegetation to be removed, they must be left in place and not disturbed until all the young have fledged and cease to return to the nest.

Other Species

Hedgehog

- 7.37 The site includes habitats suitable for hedgehogs to be present. Whilst not a strictly protected species, the hedgehog is listed as a Species of Principal Importance (see Appendix 4) and decision makers must have regard to the conservation of their populations.

7.38 Recommendation: Care should be taken when removing scrub/shrub vegetation to avoid harm to hedgehogs which may be present. Once vegetation has been removed to a height of 150-300 mm, it should be checked by a member of site staff to ensure that no hedgehogs are present. If any hedgehogs are present, they may be moved to suitable habitat nearby. Section 8 of this report includes measures to enhance the development for hedgehogs.

8 OPPORTUNITIES FOR BIODIVERSITY ENHANCEMENT

- 8.1 In accordance with the National Planning Policy Framework, recommended opportunities for biodiversity enhancement (above and beyond those required to mitigate for the identified impacts) are set out below. The below recommendations may not all be feasible within the final development and alternative enhancements should also be considered. A detailed Ecological Mitigation and Enhancement scheme may be appropriate to confirm the details and locations of enhancements which are due to be included within the development.

Wildlife Boxes

Bird boxes (general)

- 8.2 Installation of bird boxes increases nesting opportunities for bird species. A variety of bird box designs are available, for installation on existing mature trees, on external building walls, or to be in-built into the structure of new buildings. Bird boxes should be installed at least 2 m in height facing north and east, thus avoiding strong sunlight and wet winds.

Bat boxes

- 8.3 The inclusion of bat boxes provides new roost sites for bats within the local area. A variety of bat box designs are available, for installation on existing mature trees, on external building walls, or to be in-built into the structure of new buildings. Bat boxes should be located in sheltered spots away from artificial lighting and placed at a height of at least 3 metres from the ground, ideally facing south.

Hedgehog boxes/corridors

- 8.4 To enhance the site for hedgehogs, it is recommended that hedgehog nest boxes/domes are installed in undisturbed locations within the site.
- 8.5 To allow hedgehogs to pass through the site, it is recommended that all garden fences include a gap of at least 13 cm x 13 cm at ground level.

Invertebrate boxes

- 8.6 A wide variety of invertebrate boxes/bug houses are available for installation on trees or poles, to provide nesting and sheltering opportunities for solitary bees, lacewings and various other insects. Boxes should ideally be placed in sunny locations that are protected from wind and rain. Examples of good locations include walls, pergolas,

gardens and balconies up to the third or fourth floor. Installing invertebrate boxes close to fruit trees can improve pollination of the trees.

Vegetation and Planting

Tree and shrub planting

- 8.7 Additional tree and shrub planting is due to be included within the site which will increase feeding resources and connectivity for wildlife including bats, birds and invertebrates.
- 8.8 It is recommended that native species such as common hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*), guelder rose (*Viburnum opulus*) and hazel (*Corylus avellana*) are planted within the eastern boundary of the site.
- 8.9 Trees within the site boundary are due to be removed within the current plans and the existing off-site mature tree line will not be impacted by the development and this recommended planting will enhance the tree line by creating an adjacent understorey which will supplement the existing trees.

Additional habitat features

Log or Stone Piles

- 8.10 To enhance the site for invertebrates such as the stag beetle (*Lucanus cervus*), reptiles and amphibians, it is recommended that log piles, 2 m width/length and 1 m in height, are created in shaded and undisturbed locations, within the site.
- 8.11 Alternatively, piles of rocks in both sunny and shaded areas of the site can provide enhancement for a variety of species.

9 REFERENCES

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10 APPENDICES

Appendix 1- Habitat Plan

Appendix 2- Photographs

Appendix 3– Bat Scoping Assessment (Trees)

Appendix 4- Wildlife Law and Planning Policy

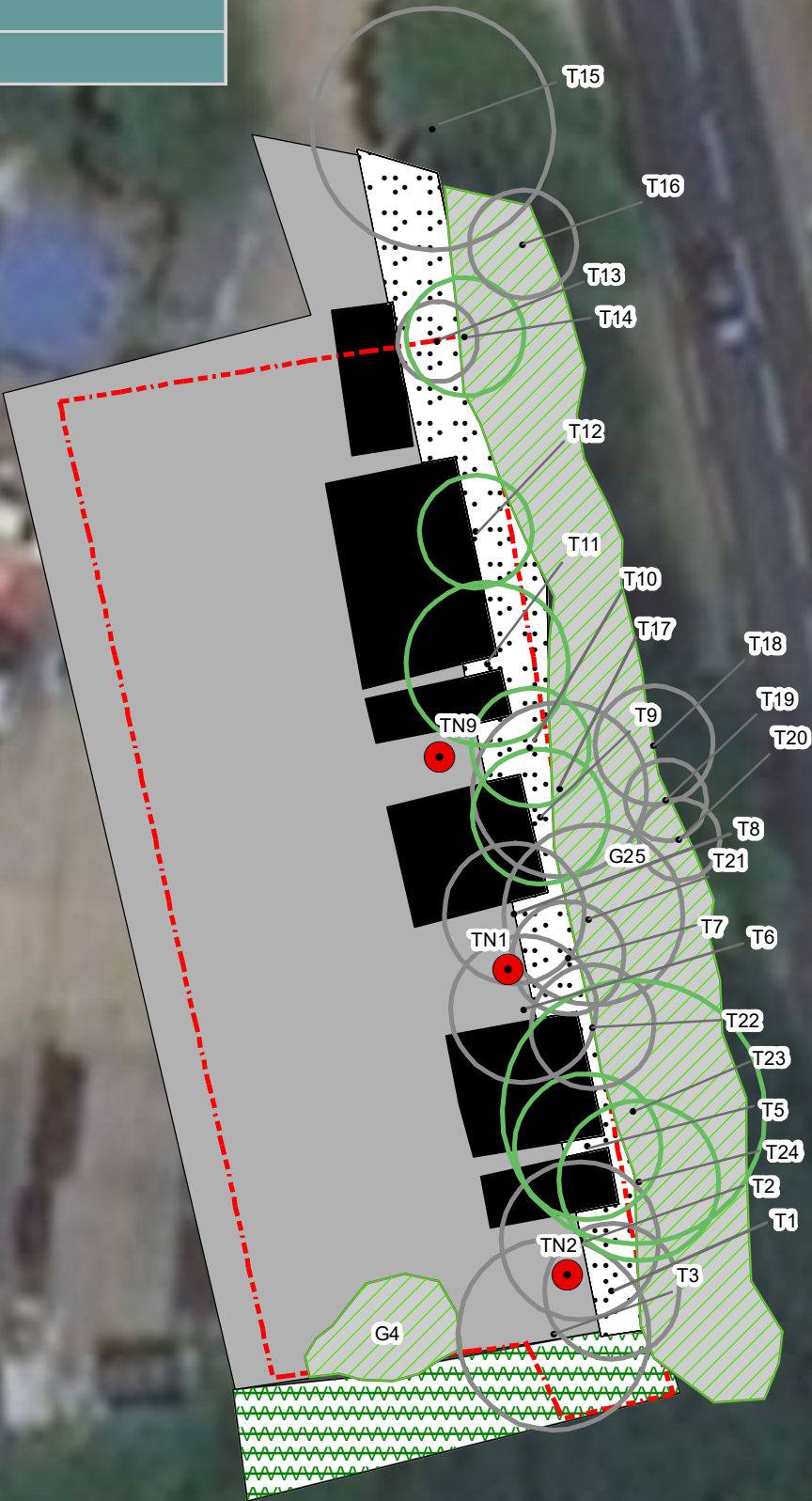
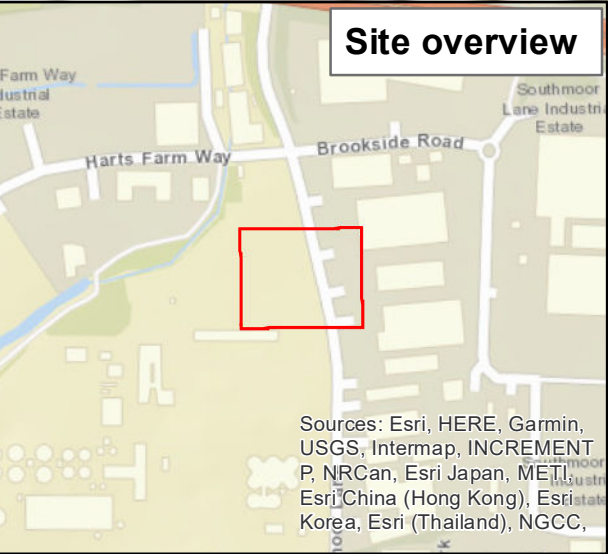
Appendix 1 - Habitat Plan

TargetNote	Description
1	Wood and brash pile and building supplies.
2	Wood and rubble pile.
9	Forklift.



Legend

- Boundary
 - TargetNote
 - Intact hedge - native species-rich
 - Hard standing
 - Buildings
 - Bare ground
 - TreeGroup bat potential: Negligible
- Tree Bat Potential
- H (High)
 - M (Moderate)
 - L (Low)
 - N (Negligible)
 - Not Assessed



Drawing title: Phase 1 Plan		
Project Name: Langstone, Hampshire		
Date 31/07/2020	Drawn by BP	Check by -
Drawing No 200637-EC-01	Rev -	Scale 1:500

The original of this drawing was produced in colour - a monochrome copy should not be relied upon.



The Oaks, Feltham Park, Chalk Lane, Harlow, Essex CM17 0PF

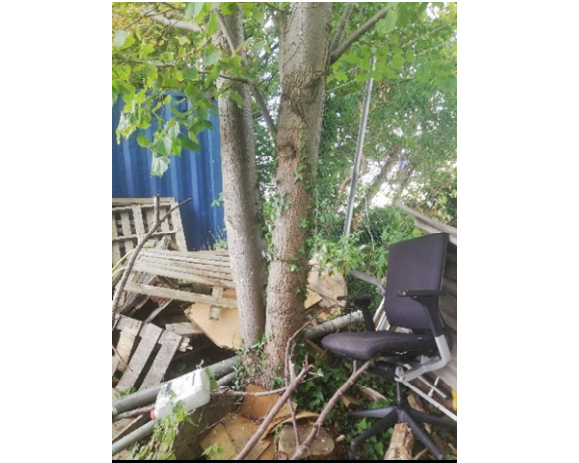
0845 094 3268 | info@tma-consultants.co.uk

www.timoyaassociates.co.uk

arboriculture ecology landscape innovation

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Appendix 2 - Photographs

Photo 1 – South east of the proposed site.	Photo 2 – North east of the proposed site.
	
Photo 3 – Rubbish pile surrounding tree (Target Note 1)	Photo 4 – Tree between shipping containers.
	
Photo 5 – Hedgerow to the south of site.	Photo 6 – Rubbish pile within hedge (Target note 2)
	

Appendix 3 – Bat Scoping Assessment (Trees)

Tree bat potential

200637 - Langstone, Hampshire

200637-ED-12

Tree No.	Species	Tree group	BCT Category (explanation at end of schedule)	Notes	Ecological Recommendations
1	<i>Fraxinus excelsior</i> Ash	Tree	Negligible	No notable potential bat roost features	No further surveys required.
2	<i>Acer pseudoplatanus</i> Sycamore	Tree	Negligible	No notable potential bat roost features	No further surveys required.
3	<i>Acer pseudoplatanus</i> Sycamore	Tree	Negligible	No notable potential bat roost features	No further surveys required.
4	<i>Acer pseudoplatanus</i> Sycamore	TreeGroup	Negligible	No notable potential bat roost features	No further surveys required.
5	<i>Quercus robur</i> English Oak	Tree	Low	Could not be fully accessed to assess bat potential as access blocked by shipping containers.	If felling or major pruning required, tree should be fully inspected from all angles by a suitably qualified ecologist for potential bat roost features.
6	<i>Tilia x moltkei</i> Lime sp.	Tree	Negligible	No notable potential bat roost features	No further surveys required.
7	<i>Tilia cordata</i> Small Leaved Lime	Tree	Negligible	No notable potential bat roost features	No further surveys required.
8	<i>Tilia cordata</i> Small Leaved Lime	Tree	Negligible	No notable potential bat roost features	No further surveys required.
9	<i>Tilia cordata</i> Small Leaved Lime	Tree	Low	Could not be fully accessed to assess bat potential as access blocked by shipping containers.	If felling or major pruning required, tree should be fully inspected from all angles by a suitably qualified ecologist for potential bat roost features.
10	<i>Acer platanoides</i> Red Norway Maple	Tree	Low	Thick ivy cover.	Precautionary soft-fell if felling required.
11	<i>Acer platanoides</i> Red Norway Maple	Tree	Low	Could not be fully accessed to assess bat potential as access blocked by shipping containers.	If felling or major pruning required, tree should be fully inspected from all angles by a suitably qualified ecologist for potential bat roost features.

200637 - Langstone, Hampshire

200637-ED-12

Tree No.	Species	Tree Tree group	BCT Category (explanation at end of schedule)	Notes	Ecological Recommendations
12	<i>Acer platanoides</i> Red Norway Maple	Tree	Low	Thick ivy cover	Precautionary soft-fell if felling required.
13	<i>Betula pubescens</i> Downy Birch	Tree	Negligible	No notable potential bat roost features	No further surveys required.
14	<i>Betula pubescens</i> Downy Birch	Tree	Low	Thick ivy cover.	Precautionary soft-fell if felling required.
15	<i>Tilia cordata</i> Small Leaved Lime	Tree	Negligible	No notable potential bat roost features	No further surveys required.
16	<i>Chamaecyparis</i> Lawson Cypress	Tree	Negligible	No notable potential bat roost features	No further surveys required.
17	<i>Tilia cordata</i> Small Leaved Lime	Tree	Negligible	No notable potential bat roost features	No further surveys required.
18	<i>Quercus robur</i> English Oak	Tree	Negligible	No notable potential bat roost features	No further surveys required.
19	<i>Cupressocyparis</i> Leyland Cypress	Tree	Negligible	No notable potential bat roost features	No further surveys required.
20	<i>Cupressocyparis</i> Leyland Cypress	Tree	Negligible	No notable potential bat roost features	No further surveys required.
21	<i>Tilia cordata</i> Small Leaved Lime	Tree	Negligible	No notable potential bat roost features	No further surveys required.
22	<i>Quercus robur</i> English Oak	Tree	Negligible	No notable potential bat roost features	No further surveys required.
23	<i>Quercus robur</i> English Oak	Tree	Low	Could not be fully accessed to assess bat potential as access blocked by shipping containers.	If felling or major pruning required, tree should be fully inspected from all angles by a suitably qualified ecologist for potential bat roost features.

200637 - Langstone, Hampshire

200637-ED-12

Tree No.	Species	Tree Tree group	BCT Category (explanation at end of schedule)	Notes	Ecological Recommendations
24	<i>Fraxinus excelsior</i> Ash	Tree	Low	Could not be fully accessed to assess bat potential as access blocked by shipping containers.	If felling or major pruning required, tree should be fully inspected from all angles by a suitably qualified ecologist for potential bat roost features.
25	<i>Sambucus nigra</i> Elder <i>Hedera helix</i> Common Ivy <i>Crataegus monogyna</i> Common <i>Acer pseudoplatanus</i> Sycamore	TreeGroup	Negligible	No notable potential roost features	No further surveys required.

Bat Potential

Negligible - Negligible habitat features on site likely to be used by roosting bats.

Low - A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.

Moderate - A 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.

High - A 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.

Roost - A known or confirmed bat roost.

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

Soft-fell method

For some trees (see above), it is recommended that a precautionary 'soft-fell/prune' method is used in order to minimise the risk of harm to bats, as follows:

1. During felling/ pruning, trees or limbs must be lowered carefully to the ground using ropes.
2. If any cracks or fissures are observed, cross-cutting these features must be avoided.
3. Trees and limbs must left on the ground for 24 hours, to allow any bats to escape if present, although this is considered unlikely.

Appendix 4 - Wildlife Law and Planning Policy

Statutes and English Law

Reptiles

All species of native reptiles are protected against killing or injury under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). The sand lizard (*Lacerta agilis*) and smooth snake (*Coronella austriaca*) are further protected under The Conservation of Habitats and Species Regulations 2017 and The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 against capture or disturbance and the places they use for breeding, resting, shelter and protection are protected from being damaged or destroyed.

Great Crested Newts

The great crested newt and its habitat are protected under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 and The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This legislation makes it an offence to deliberately kill, injure or capture a great crested newt; deliberately disturb a great crested newt; damage, destroy or obstruct access to a structure used for shelter or protection by a great crested newt; or possess or transport a great crested newt.

Bats

All species of bat and their breeding sites or resting places (roosts) are protected under Regulation 41 of The Conservation of Habitats and Species Regulations 2017 and The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and Section 9 of the Wildlife and Countryside Act 1981. It is an offence for anyone intentionally to kill, injure or handle a bat, to possess a bat (whether live or dead), disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not.

Badgers

Badgers and their setts are protected under the Protection of Badgers Act 1992 which makes it an offence to kill, injure or possess a badger; interfere with, damage or destroy a badger sett including obstructing access to a badger sett; cruelly treat or harm a badger; or disturb a badger in a sett.

Otters

Otters and their resting places are protected under the Wildlife and Countryside Act 1981 (as amended) and the The Conservation of Habitats and Species Regulations 2017 and The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This legislation makes it an offence to deliberately kill, injure or capture an otter; deliberately disturb an otter in their breeding or resting places; damage, destroy or obstruct access to their resting or breeding places.

Water Voles

Water voles are protected under the Wildlife and Countryside Act 1981 (as amended) from killing or taking by certain prohibited methods. Their breeding and resting places are fully protected from damage, destruction or obstruction; it is also an offence to disturb them in these places.

Dormice

Hazel dormice are protected under both The Conservation of Habitats and Species Regulations 2017 and The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and the Wildlife and Countryside Act 1981 (as amended). Dormice and their breeding sites and resting places are fully protected. Without a licence it is an offence for anyone to deliberately disturb, capture, injure or kill them. It is also an offence to damage or destroy their breeding or resting places, to disturb or obstruct access to any place used by them for shelter. It is also an offence to possess or sell a wild dormouse.

Birds

All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended), which makes it an offence to kill, injure or take wild birds; take, damage or destroy the nest of wild birds while it is in use or being built; or take or destroy the eggs of wild birds.

Certain bird species are listed on Schedule 1 of The Wildlife and Countryside Act 1981 (as amended). Under this legislation they are afforded the same protection as all wild birds and are also protected against **disturbance** whilst building a nest, or on or near a nest containing eggs and or unfledged young.

White-clawed crayfish

White-clawed crayfish are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) protecting them from harm, disturbance and capture without

an appropriate licence. It is illegal to buy or sell white-clawed crayfish whether alive or dead.

Invertebrates

Three UK invertebrate species are protected under The Conservation of Habitats and Species Regulations 2017 and The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 – large blue butterfly, fisher's estuarine moth, little ramshorn whirlpool snail. It is an offence for anyone to deliberately disturb, capture, injure or kill them. It is also an offence to damage or destroy their breeding or resting places, to disturb or obstruct access to any place used by them for shelter. It is also an offence to possess, or sell these species.

Approximately 400 further invertebrate species are listed as 'Species of Principle Importance under Section 41 of the NERC Act (see below).

Invasive Plant Species

It is prohibited to plant or otherwise cause to grow in the wild any species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). The Environmental Protection Act 1990 also classifies certain invasive plants as controlled waste which must be disposed of safely at an appropriately licensed landfill site (e.g. Japanese knotweed).

Under section 57 of the Anti-social Behaviour, Crime and Policing Act 2014, if an individual or an organisation fails to control an invasive plant species which is having a detrimental effect on the quality of life of those in the locality. A notice can be issued after a mandatory written warning has been served. Breach of this notice, without reasonable excuse, would be a criminal offence, subject to fixed penalty notice (a penalty of £100) or prosecution. On summary conviction an individual could be liable to a level 4 fine and an organisation (e.g. a company) could be liable to a fine not exceeding £20,000.

Planning Policy

In addition to the statutes described above, various planning policy imposes duties upon planning applicants to take account of protected species and habitats at sites of proposed development and in particular, protected species. The objective of this policy is to prevent a net loss of species and habitats diversity identified as priorities for the U.K. as a consequence of development activity.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework is clear that pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature, and that a core principle for planning is that it should contribute to conserving and enhancing the natural environment and reducing pollution.

Planning policies should promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations. If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

Natural Environment and Rural Communities Act (NERC Act)

[Section 40 of the Natural Environment and Rural Communities Act 2006](#) places a duty on all public authorities in England and Wales to have regard, in the exercise of their functions, to the purpose of conserving biodiversity.

Priority Habitats and Species

Priority habitats and species are defined (NPPF, 2018) as 'Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under Section 41 (S41) of the Natural Environment and Rural Communities Act 2006 (NERC Act)'. The S41 list is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under the NERC Act, to have regard to the conservation of biodiversity in England, when carrying out their normal functions.

Fifty-six **habitats** of principal importance are included on the S41 list. These are all the habitats in England that were identified as requiring action in the UK Biodiversity Action Plan (UK BAP) and continue to be regarded as conservation priorities in the subsequent UK Post-2010 Biodiversity Framework. They include terrestrial habitats such as upland hay meadows to lowland mixed deciduous woodland, and freshwater and marine habitats such as ponds and subtidal sands and gravels.

There are 943 **species** of principal importance included on the S41 list. These are the species found in England which were identified as requiring action and which continue to be regarded as conservation priorities under the UK Post-2010 Biodiversity Framework. In addition, the Hen Harrier has also been included on the

list because without continued conservation action it is unlikely that the Hen Harrier population will increase from its current very low levels in England.

ODPM Circular 06/2005

This Government Circular entitled 'Biodiversity and Geological conservation – Statutory obligations and their impact within the planning system' (ODPM, 2005) provides administrative guidance on the application of the law relating to planning and nature conservation as it applies in England.

The potential effects of a development, on habitats or species listed as priorities under Section 41 of the NERC Act, and by Local Biodiversity Partnerships, together with policies in the England Biodiversity Strategy, are capable of being a material consideration in the preparation of regional spatial strategies and local development documents and the making of planning decisions.

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. It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted. However, bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by the development. Where this is the case, the survey should be completed and any necessary measures to protect the species should be in place, through conditions and/or planning obligations, before the permission is granted.

Statutory and Non-Statutory Sites

Name	Statutory/Non-statutory	Definition
SAC – Special Area of Conservation	Statutory	Strictly protected sites designated under the EC Habitats Directive, that will make a significant contribution to conserving habitats or species identified in Annexe I and II of the Directive (as amended).
SPA – Special Protection Area	Statutory	Strictly protected sites classified in accordance with Article 4 of the EC Birds Directive. They are classified for rare and vulnerable birds (as listed on Annex I of the Directive).
SSSI – Site of Special Scientific Interest	Statutory	SSSIs provide statutory protection for the best examples of the UK's flora, fauna, or geological or physiographical features.
NNR – National Nature Reserve	Statutory	NNRs contain examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats or to provide opportunities for scientific study.
LNR – Local Nature Reserve	Statutory	LNRs are declared and managed for nature conservation, and provide opportunities for research and education, or simply enjoying and having contact with nature.
Ramsar – Ramsar Site	Statutory	Ramsar sites are wetlands of international importance designated under the Ramsar Convention.
LWS – Local Wildlife Site	Non-statutory	Areas of land with significant wildlife value for the local area.
SINC – Site of Importance for Nature Conservation	Non-statutory	Areas of land with significant wildlife value for the local area.
CWS – County Wildlife Site	Non-statutory	Areas of land with significant wildlife value for the county.



TIM MOYA ASSOCIATES

arboriculture ecology landscape innovation

The Barn, FeltimoresPark, Chalk Lane, Harlow, Essex CM17 0PF

0845 094 3268 | info@tma-consultants.co.uk | www.timmoyaassociates.co.uk

Tim Moya Associates is a trading name of Tim Moya Tree Services Ltd. Company Reg No. 3028475