Daniel Ahern ECOLOGY

Land off Victoria Road, Waterlooville

Preliminary Ecological Appraisal Survey Report

7th May 2024

Document Control

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It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to work

Executive Summary

Purpose of the report

To provide a Preliminary Ecological Appraisal (PEA) of the proposed development site, involving,

- Evaluation of its conservation status based on a desktop review that summarises information collated on protected species and nature conservation designations in the area.
- Assessment of habitat composition on site, derived from a UKHabitat survey.
- Assessment of the likelihood of protected, or otherwise notable, species occurring on site.

Context of the development

The proposed development:

- Demolition of current industrial unit
- Building new apartment block on the footprint of the Site.

Methods

The project requirement was to assess the existing ecological value of the site, identify potential ecological issues associated with the proposed development and make recommendations for general mitigation, compensation, enhancement and further surveys, as appropriate. A desk study and a UKHabitat survey were carried out.

Key issues

The Site had NEGLIGIBLE to LOW potential for all protected and notable species.

Further surveys required

None

Conclusions

The Site predominantly had NEGLIGIBLE to LOW potential for protected species (groups). On this basis, providing a Construction Environmental Management Plan (CEMP) is prepared no further survey work is considered necessary.

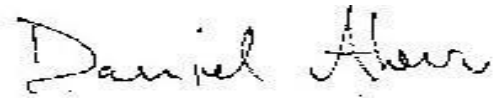
A Biodiversity Net Gain (BNG) is a statutory requirement. This development is "effectively exempted from the BNG scheme" as the habitats on Site entirely consist of artificial, sealed and unsealed surfaces.

Declaration

I confirm that the information provided in this document is truthful and accurate at the time of completion.

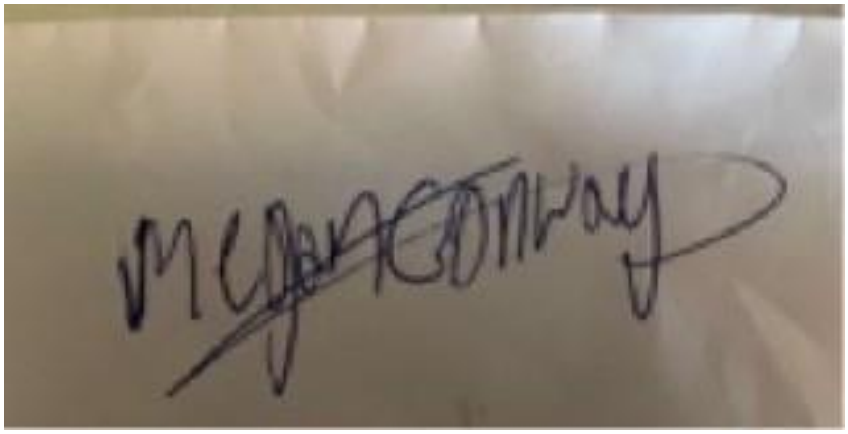
Project manager: Daniel Ahern CEnv MCIEEM FLS

Signature:



Lead ecologist & Report writer: Megan Conway BSc

Signature:



Date: 07/05/2024

1. Introduction

1.1. Background

1.1.1. In April 2024, Daniel Ahern Ecology Ltd was commissioned by Chris Flint to undertake an ecological appraisal of an industrial building unit and its grounds located in the centre of Waterlooville in Hampshire. The purpose of the survey was to provide an assessment of the current ecological conditions and to evaluate the ecological constraints in order to inform development proposals.

1.1.2. The purpose of this report is to identify key ecological constraints, in order to inform the project planning such that significant ecological impacts are avoided or minimised. It also aims to highlight any further ecological surveys that may be required to inform any future Ecological Impact Assessment (EcIA), so that they can be appropriately designed. Finally, the report aims to provide the information required in order to develop appropriate mitigation or compensation measures.

1.2. Site description

1.2.1. Land off Victoria Road and its surrounding land, hereafter referred to as 'the Site', measures approximately 0.1ha and is situated on Rockville Drive, which runs to the south of the Site (approximate OS grid reference: SU 68132 09172) see Fig. 1 below.

1.2.2. The Site was comprised primarily of artificial unvegetated, unsealed surface with a building in the centre of the Site, there was also a small amount of other developed land to the southern edge of the Site. The location of the proposed development consists of building, artificial, unvegetated unsealed surface and a small section of other developed land.

1.2.3. The proposed developments and alterations to the site are as followed:

- Demolition of current industrial unit
- Building new apartment block on the footprint of the Site.

Figure 1. Site location with the red line boundary.

2. Planning & Legislation

2.2. Legislation

The following legislation informed the survey approach and considerations.

- The Wildlife and Countryside Act 1981 (as amended)
- The Conservation of Habitat and Species Regulations 2010 (as amended).
- Environment Act 2021

2.3. Planning policies

2.3.3. This report is prepared with reference to the National Planning Policy Framework 2023.

3. Methods

3.2. Desk study

3.2.3. The following publicly accessible websites were searched for relevant ecological information:

- http://planningguidance.planningportal.gov.uk/

- http://jncc.defra.gov.uk/page-1376 (summary of nature conservation legislation)
- www.ukbap.org.uk (archived 2012)
- www.google.com for aerial photography
- https://magic.defra.gov.uk/magicmap.aspx

3.2.4. Data relating to statutory & non-statutory sites and all protected species records within 1km of the red line boundary was requested from the Hampshire Biological Information Centre (HBIC).

3.3. Field survey

3.3.3. A UKHab 2.0 habitat survey of the site was undertaken with reference to the Institute of Environmental Assessment's Guidelines for Baseline Ecological Assessment (IEA, 1997) and the Institute of Ecology and Environmental Management's Guidelines for Preliminary Ecological Appraisal (IEEM, 2012).

3.3.4. The survey was conducted on the 29th April 2024 by Megan Conway.

3.3.5. The weather conditions were good with an average temperature of 12°C.

3.3.6. During the survey, dominant plant species were recorded, and habitats were classified according to their vegetation types, as identified in the UKHab 2.0 users handbook. Target notes (TN) were taken to denote species and habitats of conservation interest and to describe the vegetation in areas that were too small to map. Evidence or habitat suitable for any legally protected species was recorded, where appropriate.

3.3.7. The presence of any Category 9 invasive non-native plant species was recorded.

3.3.8. The results are presented in the standard format with habitat descriptions and a UK Hab 2.0 map (see Figure 3).

3.3.9. The site was inspected for direct evidence and habitat suitability for protected and notable species. Particular attention was given to those species listed under The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitat and Species Regulations 2010 (as amended). This included searching for signs of badger activity and habitats suitable for amphibians, dormice, bats and reptiles.

3.3.10. In the event that habitats suitable for protected species are identified, it may be necessary to undertake further seasonal surveys to confirm presence/absence. In the event that no suitable habitats or features are identified, a UK Hab 2.0 survey is sufficient to determine the potential impacts associated with a proposed development.

3.4. Limitations

3.4.3. The data provided by the online resources were not exhaustive. It is possible that species and habitats not found in the data search occur within the vicinity of the proposed development site.

3.4.4. The details within this report will remain valid for a period of 12 months; beyond that date it is advised that a review of ecological conditions is undertaken.

4. Baseline Ecological conditions

4.2. Desk study

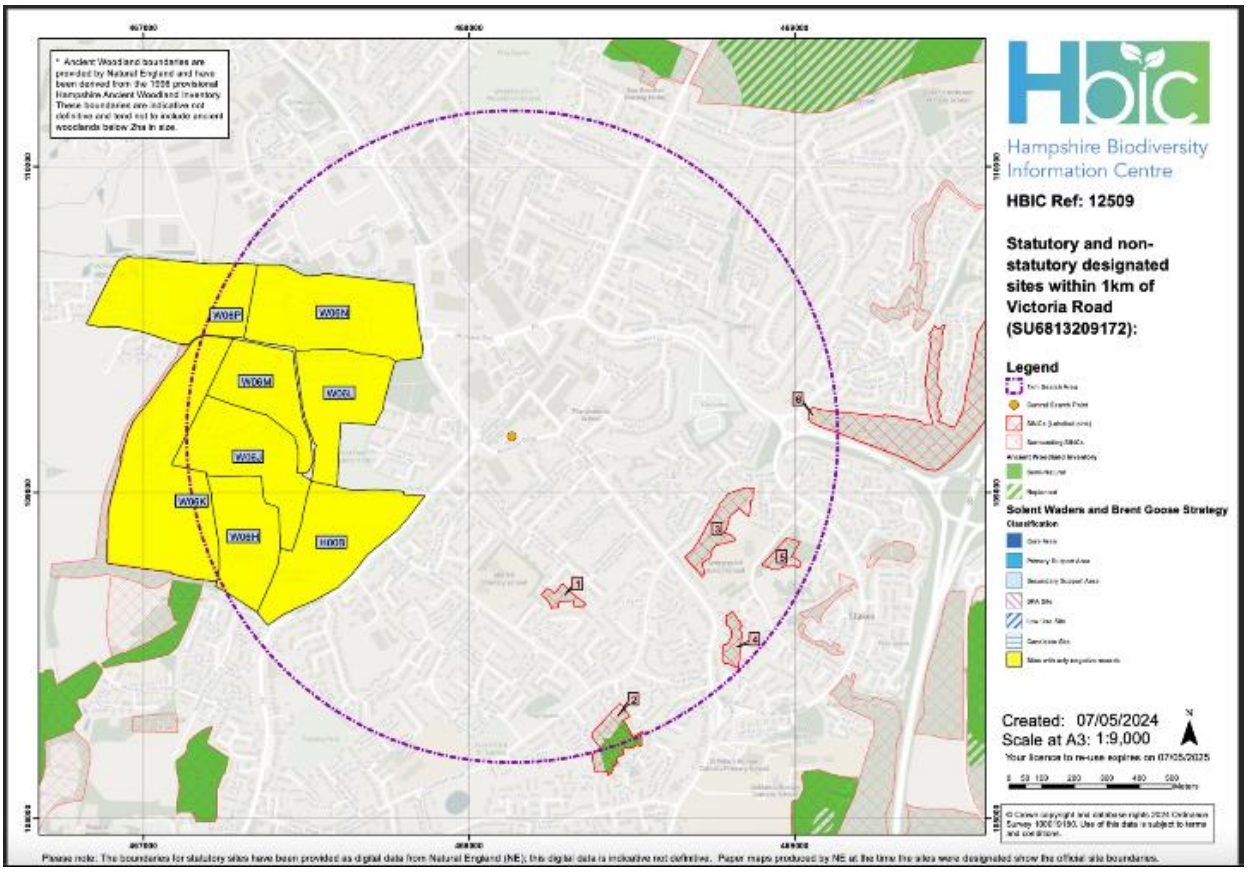
4.2.3. The HBIC data search confirmed that there were no statutory wildlife sites recorded within 1km of the Site.

4.2.4. The HBIC data search confirmed that there were seven non-statutory wildlife sites recorded within 1km of the Site, the details of which are in Table 1 and Figure 2 below.

Table 1. The details of the Non-Statutory Wildlife Sites Within 1km of the site.

Designation	Name	Area (ha)
SINC	Stakes Coppice Remnant 1	0.47
SINC	Newlease Copse, Havant	1.74
SINC	Frank's Coppice	1.78
SINC	Stakes Coppice Remnant 2	0.66
SINC	Stakes Coppice Remnant 4	0.63
SINC	Outhurst/Inhurst/Beech Woods	10.75

Figure 2. The details of the non-statutory wildlife sites within 1km of the Site.



4.2.5. A bat EPSL and a dormouse EPSL have been granted within 1km of the site. The bat licence covered two species: brown long-eared Plecotus auratus and common pipistrelle Pipistrellus pipistrellus.

Table 2. The details of EPSL within 1km of the Site.

Case reference	Species	Distance (m) and direction from site
EPSM2013-5591	brown long eared, common pipistrelle	647m northeast

4.2.6. Protected species records for the following taxa recorded within 1 km of the Site are set out in Table 2, below.

Table 2. Protected species records within 1km of the Site.

Species name	Number of records
Amphibians	
Common toad	2
Great crested newt	2
Mammals	
Barbastelle	1
Serotine	2
Brandt's	1
Whiskered	1
Common pipistrelle	38
Nathusius's Pipistrelle	1

Soprano Pipistrelle	10
Brown long-eared	3
Hedgehog	12
Dormouse	1
Reptiles	
Grass snake	2
Slow worm	3

4.2. Site survey

4.2.1. Habitat type and areas recorded on and adjacent to the Site are set out in Table 2, below.

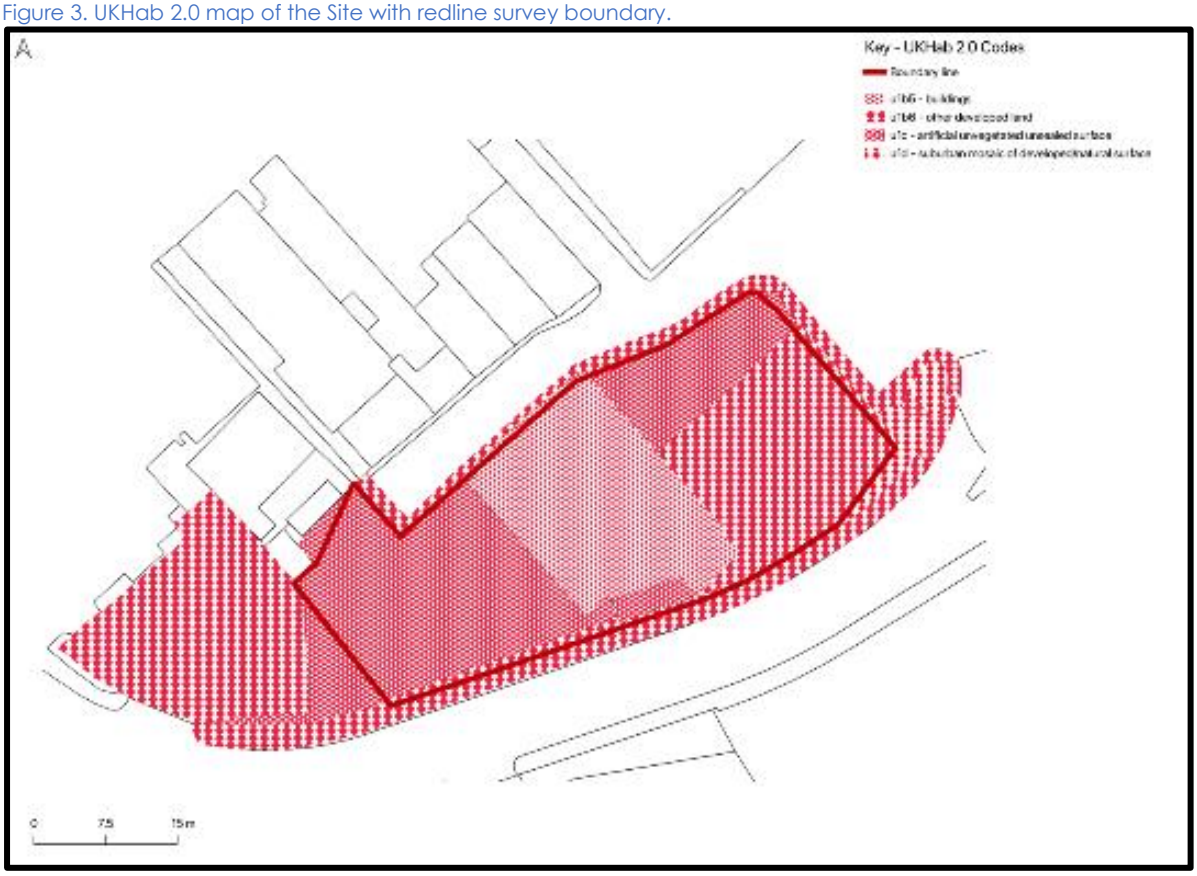
4.2.2. A UKHab 2.0 map of the site is set out in Figure 3 below.

Table 2. UKHab 2.0 types recorded on or adjacent to the Site.

UKHabitat type	Area recorded (hectares)
u1b5 – Buildings	0.04
u1b6 – other developed land	0.11
u1c – artificial, unvegetated, unsealed surface	0.07
u1d – suburban mosaic of developed/natural surface	0.00

4.2.3. No category 9 invasive plants were recorded within the survey area.

Figure 3. UKHab 2.0 map of the Site with redline survey boundary.



4.2.4. Table 3 contains details of the potential for protected species and groups to be present.

Table 3. Protected species potential on Site.

Species (group)	Habitat availability	Records	Impact assessment
Amphibians	NEGLIGIBLE	Common toad, great crested newt	NEGLIGIBLE potential on the site, no habitats adjacent to Site. Records for common toad and great crested newt were founded within 1km of the Site.
Badgers	NEGLIGIBLE	No	No evidence recorded on or adjacent to the Site. There were no records found within 1km of the Site.
Bats	LOW foraging & commuting	Barbastelle, Brown long-eared, common pipistrelle, Whiskered, Brandt's, Soprano pipistrelle, Nathusius's Pipistrelle.	No roosting potential recorded in the industrial unit or on any of the adjacent habitats to the Site.
Birds	LOW foraging and commuting	Skylark, Kingfisher, Short-eared owl, Marsh Harrier, Lesser-Spotted Woodpecker, Peregrine, Hobby.	No suitable habitat for nesting within the Site. LOW possibility for foraging and commuting within the adjacent habitat and around the whole Site for passerine species.
Dormice	NEGLIGIBLE	Yes	No suitable habitat recorded on Site. Records were found within 1km of the Site.
Otter	NEGLIGIBLE	No.	No suitable habitat recorded on Site. No records found within 1km of the Site.
Reptiles	NEGLIGIBLE to LOW	Grass snake, Slow worm	Artificial unvegetated unsealed surface in the form of gravel but no evidence on reptiles within the Site. Records for grass snake and slow worms were found within 1km of the Site.
Water vole	NEGLIGIBLE	No	No suitable habitat recorded on Site. No records were not found within 1km of the Site.

5. Ecological constraints and opportunities

5.2. Designated nature conservation sites

5.2.3. The HBIC data search confirmed that there were no statutory and six non-statutory wildlife sites recorded within 1km of the Site. The nearest non-statutory wildlife site, Stakes Coppice Remnant 1, is located 513m to the south east of the Site boundary.

5.2.4. It is considered very unlikely that the proposed development will have a significant negative impact to the conservation status of any of the statutory or non-statutory wildlife sites present within 1km of the Site.

5.3. Habitats

5.3.3. The proposed development of the Site will result in the modification of some of the existing habitats on Site, principally areas of u1b5 buildings and u1c artificial, unvegetated unsealed surface as well as a small section of u1b6 other developed land. The impact is assessed to be restricted to Site level .

5.3.4. None of the recorded adjacent habitats adjacent to the Site are going to be impacted by the development.

5.3.5. A Biodiversity Net Gain (BNG) is a statutory requirement. This development is "effectively exempted from the BNG scheme" as the habitats on Site entirely consist of artificial, sealed and unsealed surfaces.

5.4. Fauna

5.4.3. The Site predominantly had NEGLIGIBLE to LOW potential for protected species (groups). On this basis, providing a Construction Environmental Management Plan (CEMP) is prepared no further survey work is considered necessary.

5.4.4. There should be no additional external lighting to ensure that there is no change to the ambient night time light levels as a result of the proposed development.

6. References

English Nature (now Natural England) (2002) *Badgers and Development;* English Nature, Peterborough, UK

Forestry Commission (2005) *Managing Woodland Open Space for Wildlife*

Gent, T. & Gibson, S. (2003) *Herpetofauna Workers' Manual;* JNCC, Peterborough

Harris, S., Cresswell, P. & Jeffries, D. (1989) *Surveying Badgers – An occasional publication of the mammal society – No.* 9. Mammal Society, London

HMSO (1981) The Wildlife and Countryside Act (as amended); London

HMSO (1992) The Protection of Badgers Act; London

HMSO (1994) Biodiversity: The UK Action Plan; London

HMSO (2000) The Countryside and Rights of Way Act; London

HMSO (2010) The Conservation of Habitats and Species Regulations (as amended); London

IEA (1995) *Guidelines for Baseline Ecological Assessment*; E & FN Spon

IEEM (2000) *In Practice: Guidelines for Ecological Assessment*; ReNew Matt

IEEM (2012) *Guidelines for Preliminary Ecological Appraisal*; IEEM

Rose, F. (1981) *The Wild Flower Key*; Frederick Warne

Rose, F. (1989) *Colour Identification Guide to the Grasses, Sedges, Rushes and Ferns of the British Isles and North Western Europe*; Viking

7. Appendices

APPENDIX 1

Photo 1 - u1c- artificial unvegetated unsealed surface alongside u1b5 – building

Photo 2 - u1b5 – building side elevation of current unit on the Site.

Photo 3 - u1b6 – other developed surface with u1b5 in the background showing the current use of the Site.

Photo 4 - u1c – artificial unvegetated surface around the back of u1b5 – building.

Photo 6 - u1b5 - building with a small patch of u1c to the side of the Site.

Photo 7 - Internal view of one of the underside of the roof in a unit.