

ECOLOGICAL ASSESSMENT REPORT

18th January 2024

Land at Whitsbury Road, Havant,
Hampshire PO9 5SP

On behalf of: Stop Domestic Abuse (SDA)

Agent/Planner: Pure Town Planning

REPORT ISSUE SHEET:

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This report has been prepared to identify the presence of protected species and habitats within the site, where this falls within the scope of the agreed works.

This report has been produced using all reasonable skill and care, and a Quality Assurance (QA) review process has been conducted prior to issue of this report.

SURVEY DATA LIFESPAN AND VALIDITY:

Survey data can be considered valid for 18 months from the survey date in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Advice note (CIEEM, 2019) due to the presence of and/or potential for mobile species to be present within the site.

It must be noted that update surveys will be required in the event a Natural England mitigation licence is required. In the event roosting bats are present, the licence application must be informed by up-to-date survey data from the then current bat survey season (May to August). An update building inspection will also be required within 3 months of the application.

The results of the surveys and this assessment are representative at the time of the surveys taking place.

ABR Ecology Ltd cannot accept responsibility for third party data supplied within this report.

This document has been prepared in accordance with CIEEM's Guidelines for Ecological Report Writing (CIEEM, 2017).

At the time of writing, standard methodologies have been used which are accepted by Natural England and other statutory bodies. No responsibility will be accepted where standard methodologies change and where Government, national bodies and industry subsequently modify standards.

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Non-technical summary

- ◆ ABR Ecology Ltd were commissioned by Pure Town Planning on behalf of SDA to produce an Ecological Assessment informed by a Preliminary Ecological Appraisal (PEA) and Preliminary Roost Appraisal (PRA) at land at Whitsbury Road, Havant, Hampshire PO9 5SP.
- ◆ This assessment is informed by a Preliminary Ecological Appraisal (PEA) and Preliminary Roost Appraisal (PRA) conducted on the 28th November 2023 by Natural England class 1 licensed bat ecologist Sophie Morris and graduate ecologist Emily Parsons BSc (Hons).

Habitats, protected sites and invasive species:

- ◆ Habitats onsite include two rows of derelict garages (u1b5825) and developed land; sealed surface (u1b).
- ◆ The development is located within 3km of the Chichester & Langstone Harbour SPA/Ramsar and Solent Maritime SAC designated sites. A net increase in dwellings will result in an increase in visitor pressures on these sites, which has negative impacts upon the protected habitats, flora and fauna. Contributions will be required to mitigate for impacts on these sites as detailed in Section 5 of this report.
- ◆ The application site falls within 3km of Solent Maritime SAC and 3km of Chichester & Langstone Harbours SPA and Ramsar. There will be an increase of 26.0kg per year generated for a net increase of nine social housing units. Credits to offset this increase will need to be purchased by the developer to ensure the development is nitrate neutral and further details have been provided in Section 5 of this report.
- ◆ No habitats of principle importance under Section 41 of the Natural Environment and Rural Communities Act (2006) were recorded onsite or nearby. No impacts are anticipated upon this habitat.

Badgers:

- ◆ Badgers are not considered to be impacted by the proposals and no further action is recommended for this species.

Bats:

- ◆ The survey revealed no evidence of bats in the form of droppings, staining or the presence of bats internally and the external assessment of the property revealed that the buildings held 'negligible potential' for roosting bats due to a lack of access points and roosting provisions.

- ◆ The buildings do not hold the potential to support roosting bats and so no further works are required. However, should 18 months pass without works taking place (and/or any material change occur to the buildings or roof), this report will no longer be valid, and an update site visit to reassess the buildings would be required.
- ◆ There are bat records within 1km of the site. A 'bat-friendly' lighting strategy is detailed in Section 5 to ensure the proposed works do not impede foraging and commuting bats which may be using the general surrounding area.

Dormice:

- ◆ Dormice are not considered to be impacted by the proposals and no further action is recommended for this species.

Great crested newts:

- ◆ Great crested newts are not considered to be impacted by the proposals and no further action is recommended for this species.

Nesting birds:

- ◆ No evidence of nesting birds was identified within the site, and they are not considered to be impacted by the proposals, no further action is recommended.

Reptiles and common amphibians:

- ◆ Reptiles are not considered to be impacted by the proposals and no further action is recommended for this species.

Other species - hedgehogs:

- ◆ Hedgehogs have been recorded within the local area. It is considered likely that hedgehogs utilise the site; a mitigation strategy is detailed in Section 4.

Biodiversity enhancements:

- ◆ To ensure the proposed development is compliant with the National Planning Policy Framework (NPPF) and the Local Plan biodiversity enhancements will include features for roosting bats, nesting birds, bees, hedgehogs and will include a new fruit tree. Details are provided in Section 4.

1. Introduction

- 1.1 ABR Ecology Ltd were commissioned by Pure Town Planning on behalf of SDA to produce an Ecological Assessment to support a planning application for the demolition of the existing garages and erection of a women's refuge (Use Class 2) at land at Whitsbury Road, Havant, PO9 5SP (central grid reference: SU 72495 08274).
- 1.2 A Preliminary Ecological Appraisal (PEA) was conducted on the 28th November 2023 by Natural England class 1 licensed bat ecologist Sophie Morris and graduate ecologist Emily Parsons BSc (Hons).
- 1.3 A site location plan is provided in Appendix A and proposals in Appendix B.

Site context

- 1.4 The site is situated within the town of Havant, Hampshire. The site consists of two rows of derelict garages, a driveway and a concrete turning area. The immediate surrounding habitats comprise residential buildings and gardens and amenity land. The wider landscape comprises a mixture of arable farmland to the north and southeast, woodland to the northeast and The Solent to the south. The immediate habitats surrounding the application site can therefore be considered suboptimal quality for a variety of wildlife. The wider landscape surrounding the application site can be considered good quality for a variety of wildlife.

Purposes and aims of this assessment

- 1.5 This assessment primarily aims to determine the biodiversity value of the site and looks to identify the presence/likely absence of protected and vulnerable species onsite. This report also aims to evaluate whether there will be any potential development impacts on protected species and habitats and identifies whether mitigation and/or protected species licensing is required to ensure the development complies with legislation and national and local planning policy.

Relevant planning policy and legislation

- 1.6 Full details of relevant planning policy and legislation are provided in Appendix C of this report; the following policy and legislation in respect of biodiversity is applicable to this application:
 - ◆ *The National Planning Policy Framework (NPPF) 2021 – Section 15*
 - ◆ *The Havant Borough Council Core Strategy: Local Development Framework 2011*
 - ◆ *Annex II and IV of the EC Habitats and Species Directive 1992*

- ◆ *The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019*
- ◆ *The Wildlife and Countryside Act 1981 (as amended) – Section 1 and Schedules 5 and 9*
- ◆ *The Natural Environment and Rural Communities (NERC) Act 2006 – Sections 40 and 41*

1.7 It is the responsibility of the applicant(s) to ensure that the proposed development proceeds in full compliance with legislation, national and local policy, and in accordance with all conditions of the obtained planning consent(s).

2. Methodology

Desktop data search

- 2.1 Internationally protected sites including Ramsar's, Special Protection Areas (SPAs), Special Areas of Conservation (SACs) were identified within a 7.5 kilometre (km) radius and nationally designated sites including Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs) and Local Nature Reserves (LNRs) were identified within a 2km radius of the site using the Multi-Agency Geographical Information for the Countryside website (MAGIC) (2023).
- 2.2 Hampshire Biodiversity Information Centre (HBIC, 2023) were contacted to provide records of any protected, vulnerable and notable species and any locally designated sites such as Sites of Importance for Nature Conservation (SINCs) within a 1km radius of the application site.
- 2.3 A search was also conducted on the MAGIC website (MAGIC, 2023) to identify the presence of nearby priority habitats, European Protected Species (EPS) licences and known great crested newt breeding ponds.
- 2.4 This information was used to evaluate the potential of the site for protected and vulnerable species, and to determine whether there is potential for development impacts on these species, surrounding habitats and protected sites.

Botanical survey (UKHab)

- 2.5 A botanical survey of the site was conducted on 28th November 2023 by experienced botanist Sophie Morris and Emily Parsons.
- 2.6 The survey involved a detailed flora survey of habitats, and each flora species was allocated an abundance in accordance with the DAFOR scale, using local (L) as a pre-fix where a species was restricted in distribution across the habitat:
 - D – Dominant
 - A – Abundant
 - F – Frequent
 - O – Occasional
 - R – Rare
- 2.7 Habitats on site were classified and coded in accordance with the UKHab Classification System, using the Habitat Definitions Version 1.1 document and UKHab Field Key Version 2.1 (UKHab Working Group, 2020). Other features of ecological interest were identified using 'target notes'.

Protected species assessment

Badgers

- 2.8 A walkover was conducted during the site visit looking for potential evidence of badgers (*Meles meles*). Evidence of badgers can include the presence of setts (underground burrows), 'snuffle marks' (nose marks and scratches from badger foraging within the earth), latrines (territorial marking sites), scats, hair, footprints and well-worn paths.

Bats – roosting bats in buildings/trees

- 2.9 The Preliminary Roost Appraisal (PRA) was conducted on the buildings and trees to be impacted by the proposed development. Timing and weather conditions for the PRA survey are provided in the table below:

Survey date	Time of survey	Surveyor(s)	Equipment used	Weather conditions		
28/11/2023	11:00am	Sophie Morris and Emily Parsons	High-powered torch and binoculars	Temp:	Okta cloud cover:	Beaufort wind force:
				7°C	3/8	1/12

- 2.10 The survey was undertaken in accordance with The Bat Conservation Trust (BCT) Good Practice Survey Guidelines (Collins, 2016). A thorough search for evidence of bats was undertaken within and around the buildings on site. Where possible, evidence for bats was searched for within and around trees, and Potential Roosting Features (PRFs) were identified, where visible, such as knot holes, tear outs, woodpecker holes and limb breaks.
- 2.11 Evidence of roosting bats can include:
- ◆ The presence of live or dead bats
 - ◆ Bat droppings (distinguished from rat/mouse droppings by their crumbly texture)
 - ◆ Staining from oily fur around access points
 - ◆ The presence of invertebrate feeding remains (butterfly/moth wings and beetle casings).
- 2.12 The building/tree was identified as a 'confirmed' bat roost if evidence of roosting bats was recorded. To confirm the species of bat present, a sample of any bat droppings recorded was collected and sent to Swift Ecology Ltd for DNA analysis.
- 2.13 Most native bats are crevice-dwelling in nature and evidence, such as droppings, can often be concealed within the external fabric of the building. As evidence can often be concealed, where no evidence of roosting bats was recorded, an assessment on the number of potential bat roosting areas and access points around the building and the quality/availability of surrounding bat habitat was

undertaken. The building or tree was then assigned a category based on a sliding scale of ‘negligible’ to ‘high’, in accordance with the BCT Guidelines (Collins, 2016):

Bat roosting potential	Description
‘High potential’	A building/tree with one or more potential roosting sites that are highly suitable for use by many bats on a regular basis and for a longer period.
‘Moderate potential’	A building/tree with one or more potential roosting features that could be used by bats due to appropriate conditions but are unlikely to support a bat roost of important conservation status (roost type only, not species).
‘Low potential’	The building/tree features one or more potential roosting features that could be used by bats opportunistically. These features do not provide the appropriate conditions to be used on a regular basis by large numbers of roosting bats. A tree of sufficient age or size to contain roosting features but none of which can be observed from the ground.
‘Negligible potential’	The features of the building/tree are negligible and are highly unlikely to be used by roosting bats.

Bats – commuting and foraging bats

Assessment of bat commuting and foraging habitats

- 2.14 The habitats on site and immediately adjacent to the site were assessed for their suitability for foraging and commuting bats on the 28th November 2023.
- 2.15 General habitats used by bats include those that generally support good assemblages of invertebrates and thus offer ample bat foraging opportunities. Linear features such as treelines/hedgerows, rivers, banks and woodland edges provide good commuting corridors for bats navigating the landscape.
- 2.16 The results of the data search were also used to inform the assessment of the site for its potential to support commuting and foraging bats.

Dormice

- 2.17 An assessment was conducted to evaluate the suitability of the habitats on site for the dormouse (*Muscardinus avellanarius*), a small, nocturnal mammal which occupies habitats such as hedgerows, scrub, woodland and treelines. The dormouse requires good habitat connectivity and suitable food resources providing fruit, nuts, nectar and/or insects throughout the year.

Great crested newts

- 2.18 The habitats on site were assessed for their potential to support the great crested newt (*Triturus cristatus*) (GCN). GCN occupy both aquatic and terrestrial habitats, spending most of their life cycle on land and a short period of the year for breeding and egg-laying. Suitable terrestrial habitats can include grassland, woodland, hedgerows, scrub, and tall herb communities; and suitable overwintering (hibernation) sites can include piles of materials such as rubble/logs and at the base of buildings/stone walls.
- 2.19 GCN are known to travel up to 500 metres (m) from their breeding sites; for this reason, an aerial assessment was made prior to the site visit to determine if any waterbodies were present onsite and around the site (offsite). Any accessible waterbodies were assessed under the Habitat Suitability Index (HSI) (Oldham et al, 2000, 2008) to determine the suitability of the waterbody to support great crested newts.

Nesting birds

- 2.20 A search was conducted for evidence of nesting birds within and around the vegetation during the site visit. Evidence of nesting birds can include the physical presence of chicks and/or adult birds, nesting material, eggs and/or egg casings, feathers, and white splashing (droppings).

Reptiles and common amphibians

- 2.21 An appraisal of the habitats on site was conducted to evaluate their suitability for common British reptiles, such as slow worm (*Anguis fragilis*), common lizard (*Zootoca vivipara*), grass snake (*Natrix natrix*) and adder (*Vipera berus*), and common amphibians such as common frog (*Rana temporaria*).
- 2.22 Suitable habitats for reptiles and amphibians include those with a varied structure, offering a range of niches for basking and foraging. Typical habitats include rough and unmanaged grassland with shorter margins, heathland, woodland, scrub and ruderal vegetation. Potential overwintering (hibernation) sites can include piles of materials such as rubble/logs, rockeries and at the base of buildings/stone walls.

Survey limitations and data lifespan

PEA survey

- 2.23 An aerial search for waterbodies is constrained by the accuracy of OS maps. Several websites were accessed to minimize the chances of missing waterbodies, however, garden ponds within residential properties are not often mapped and it is possible that waterbodies have been missed as part of this assessment.

- 2.24 The site visit provides a 'snapshot' of the site and does not take into account seasonal variation. Species may have been overlooked due to the constraints of the season and time in which the survey was undertaken. A lack of evidence of a species does not confirm its absence from site, rather there was no indication of its presence at the time of survey.
- 2.25 Due to most of the garages being boarded up and garage locks being damaged, internal access was unobtained, and the PRA and nesting bird survey was based on an external inspection of the buildings only. However, due to a lack of ingress points identified this is not considered to be a material consideration.

Data validity and survey data lifespan

- 2.26 The data within this report should not be seen as comprehensive. Data obtained from the data search (HBIC, 2023) is unlikely to provide a complete record of species within the search area. It is possible that a species may occur within the vicinity of the site that has not been identified within the data search.
- 2.27 Survey data is considered valid for 18 months from the survey date in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Advice note (CIEEM, 2019) due to the presence of and/or potential for mobile species to be present within the site; and is only intended for the proposals outlined within this report. If any material changes to the site occur and/or if the nature and/or extent of the proposed development changes, an update visit(s) to reassess the site will be required, and any conclusions provided herein may not be relied upon.

3. Results

Desktop data search

Internationally, nationally and regionally protected (statutory) sites

- 3.1 MAGIC (MAGIC, 2023) was used to identify any international statutory sites located within 7.5km of the application site and national/local sites within 2km of the site. Results are presented in the table below:

Site name	Distance from site	Designation	Area (ha)	Site description
Solent Maritime	3km south	SAC	11240.83	The Solent encompasses a major estuarine system on the south coast of England with four coastal plain estuaries (Yar, Medina, King's Quay Shore, Hamble) and four bar-built estuaries (Newtown Harbour, Beaulieu, Langstone Harbour, Chichester Harbour). Annex 2 species Desmoulin's Whorl Snail is present along with Annex 1 habitat including coastal lagoons and annual vegetation of drift lines.
Chichester and Langstone Harbours	3km south	Ramsar	5812.9	Ramsar Criterion 1 includes the designation for 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 pits and sand dunes.
Chichester and Langstone Harbours	3km south	SPA	5812.9	The site supports 4.2% of the British breeding population of little tern and 1.1% of the British breeding population of Sandwich tern, on passage 17.1% of the British population of little egret and 4.9% of the European population of Ringed plover, 3.2% of the British wintering population of bar-tailed godwit and 20% of the British wintering population of little egret. The site also supports 4.9% of the European on passage population of Ringed plover and 1.4% European wintering population of black-tailed godwit, 5.7% European wintering population of dark-bellied, 3.2% European wintering population of dunlin, 2.5% European wintering population of grey plover, 1.2% European wintering population of

				redshank and 1.7% European wintering population of Ringed plover.
Solent & Isle of Wight Lagoons	6km southwest	SAC	38.03	Designated for Annex I habitat, coastal lagoons, with high densities of Starlet Sea Anemone (<i>N. Vectensis</i>).

- 3.2 The site is within 3km of the Solent Maritime SAC and Chichester & Langstone Harbours Ramsar and SPA designated sites and the site therefore falls within the 5.6km consultation zone for these sites. The proposed net increase in Class C2 residential units will result in an increase of visitor pressures on these sites which has negative impacts upon the protected habitats, flora and fauna. Under the Solent Recreation Mitigation Partnership strategy (SRMP) (Bird Aware Solent, 2017), financial contributions in the form of a Section 106 Agreement will be required. Further information is detailed in Section 5.
- 3.3 The application site falls within the catchment of the Chichester & Langstone Harbours and Solent Maritime and following the Natural England and the Partnership for South Hampshire's (PUSH) (2020) nitrogen budget calculator, an increase of 26.0kg per year will be generated for a net increase of nine Class C2 residential units. Credits to offset this increase will need to be purchased by the developer to ensure the development is nitrate neutral and further details have been provided in Section 5 of this report.

Locally designated (non-statutory) sites

- 3.4 HBIC (HBIC, 2023) was consulted to identify any non-statutory sites within 1km of the application site as presented in the table below:

Site name	Distance from site	Designation	Area (ha)	Site description
Wakefords Copse, Havant	565m north	SINC	2.53	Ancient semi-natural woodlands.
High Lawn	580m northwest	SINC	11.74	- Semi-improved grasslands which retain a significant element of unimproved grassland. - Fens, flushes, seepages, springs and inundation grasslands of floodplains that support a flora and fauna of less-improved wet conditions (seasonal or permanent).
Great Copse, Havant	635m west	SINC	5.71	Ancient semi-natural woodlands.

Battins Copse	640m southwest	SINC	2.73	Ancient woodlands. semi-natural
Barton's Copse & The Slip	690m east	SINC	18.04	- Ancient woodlands. semi-natural - Pasture woodland and wooded commons which are of considerable biological and historical interest.
Lower Beacon Field	820m northwest	SINC	3.54	- Semi-improved grasslands which retain a significant element of unimproved grassland. - Fens, flushes, seepages, springs and inundation grasslands of floodplains that support a flora and fauna of less-improved wet conditions (seasonal or permanent).
Thicket Lawn	875m northwest	SINC	10.56	- Semi-improved grasslands which retain a significant element of unimproved grassland. - Fens, flushes, seepages, springs and inundation grasslands of floodplains that support a flora and fauna of less-improved wet conditions (seasonal or permanent).
Thicket Bottom Woods & Lake	930m northwest	SINC	15.72	Ancient woodlands. semi-natural

- 3.5 No impacts on the above local sites are anticipated as part of the proposed works and therefore no further action is recommended in relation to these sites.

Priority habitats

- 3.6 No priority habitats were identified on site using MAGIC (2023). The closest priority habitat 'Deciduous Woodland' is situated 400m northwest of the site. No impacts upon this woodland are anticipated as part of the works.

Ecological Networks

- 3.7 No 'Existing Ecological Networks' or 'Higher Potential Ecological Networks' were identified on site (HBIC, 2023).

Protected, rare and vulnerable species

- 3.8 HBIC (HBIC, 2023) were consulted to provide any records of protected/vulnerable species of interest as presented in the table below:

Species	Number of records	Latest record	Nearest record to site
<i>Amphibians and reptiles</i>			
Adder	2	2006	930m west
Common lizard	2	2018	820m northwest
Common toad	1	2018	Within 1km
Grass snake	2	2018	890m northwest
Slow-worm	1	2018	820m northwest
<i>Bats</i>			
Alcathoe bat	1	2018	810m east
Brandt's bat	1	2018	810m east
Brown long-eared bat	4	2018	650m southeast
Common pipistrelle	49	2022	400m northwest
Daubenton's bat	1	2016	830m northwest
Leisler's noctule	1	2013	645m east
Myotis sp. bat	9	2022	645m east
Nathusius's pipistrelle	2	2018	775m west
Natterer's bat	2	2018	810m east
Noctule	8	2021	665m southeast
Pipistrelle sp. bat	2	2010	490m north
Serotine	15	2021	400m northwest
Soprano pipistrelle	14	2022	470m southeast
Western barbastelle	1	2018	810m east
Whiskered bat	3	2019	355m northeast
<i>Birds</i>			
Black kite	2	2017	Within 1km
Black redstart	1	2020	Within 1km
Crossbill	2	2020	Within 1km
Fieldfare	3	2021	Within 1km
Firecrest	17	2021	400m northwest
Goshawk	1	2019	Within 1km
Green sandpiper	6	2020	500m southeast
Hobby	7	2019	Within 1km
Honey buzzard	3	2016	Within 1km
Kingfisher	3	2021	Within 1km
Little egret	8	2018	Within 1km
Little ringed plover	1	2009	Within 1km
Mediterranean gull	19	2021	180m southeast
Nightjar	1	2010	Within 1km
Osprey	2	2020	Within 1km
Peregrine	4	2020	Within 1km
Red kite	11	2021	870m south
Redwing	5	2021	Within 1km
Serlin	1	2018	Within 1km
Short-eared owl	1	2020	Within 1km
<i>Invertebrates</i>			
Stag beetle	22	2021	450m south
<i>Plants</i>			
Butcher's-broom	8	2017	590m north
<i>Other mammals</i>			
West European hedgehog	13	2020	15m northwest

3.9 The above records will be used to inform the assessment of the site and to inform the enhancement potential of the site for protected species.

Botanical survey (UKHab)

Habitats recorded on site

- 3.10 The following habitats were recorded within the site (a habitat map with full species lists for each habitat are provided in Appendix D and photographs provided in Appendix E of this report):

Habitat	UKHab primary code	Description and UKHAB secondary code(s)	Location within site
<i>Buildings</i>	u1b5	Two rows of single-storey garages are present within the site. A number of garages are derelict and collapsing (825).	Along the north and west boundaries.
<i>Developed land – sealed surface</i>	u1b	The predominant habitat on site consisting of a concrete driveway and turning area for vehicles.	The rest of the site.

Impacts of development on habitats

- 3.11 The proposed development will involve the demolition of the existing garages and replacement with a new Class C2 residential building however the site has no habitats of ecological value. All habitats onsite will be lost through the redevelopment of the site however this will not result in the loss of biodiversity. The proposed plans include green roofs and living walls and furthermore, the biodiversity enhancements detailed in Section 4 will further improve the site for wildlife.

Protected species assessment

Badgers

- 3.12 No evidence to suggest badgers are present on site was noted. Badgers are not considered to be present on site and therefore no further action has been recommended in relation to badgers.

Bats – Preliminary Roost Appraisal (PRA)

- 3.13 Descriptions of the buildings surveyed for roosting bats with any identified potential bat access points and roosting areas are provided in the table below (see Appendix D for building locations, Appendix E for photographs)

Building	Description
<i>Single-storey garages</i>	- The two rows of single-storey garages are constructed from brick elevations. - The flat/slanting roofs are constructed from corrugated cement fibre sheeting and some areas of the roofs are collapsing. - Wooden doorframes are present. - Some of the garages are boarded with metal or chipboard sheeting. - No internal access is available at the time of the survey.

	Potential access points:	Potential roosting areas:
	- The collapsing roof area did provide potential access points into the garages. However, the garages were assessed as unsuitable for roosting bats.	- No potential roosting provisions were present and no external crevices were noted.
	Evidence of bats recorded:	
	- No evidence of bats was recorded within or around the buildings.	
	DNA analysis of dropping sample (as tested by Swift Ecology Ltd):	
	- n/a	
	Roost status / potential of the building for bats:	
	'Negligible potential' for roosting bats	

- 3.14 The buildings were assessed against the BCT Good Practice Survey Guidelines (2016) and were deemed to hold 'negligible potential' for roosting bats and therefore no further recommendations are made in relation to bats within the buildings.

Bats – commuting/foraging habitats

- 3.15 A number of bat records exist within the surrounding area, including light sensitive brown long-eared (*Plecotus auritus*), myotis species (*Myotis sp.*), and western barbastelle (*Barbastella barbastellus*) bats (HBIC, 2023).
- 3.16 Bats are highly light-sensitive, and a permanent change in the level of lighting on-site, particularly as a result of external light fixtures, holds potential to adversely impact the local bat population; bats will actively avoid lit areas, particularly long-eared (*Plecotus sp.*) and myotis species. To ensure bats will continue to use the site, an appropriate sensitive lighting strategy is detailed in Section 4.

Dormice

- 3.17 The habitats on site are considered to provide no habitat for dormice and the site is isolated from any suitable habitats which could support dormice. There are no known records for dormice within the local area (HBIC, 2023) and the closest European Protected Species (EPS) licence for dormice is located approximately 2.7km west of the site (MAGIC, 2023). Therefore, no further action is recommended for dormice.

Great crested newts

- 3.18 The site is predominantly concrete developed land and unsuitable for great crested newts. No waterbodies are present on site and an aerial assessment revealed no appropriate waterbodies within 500m of the site (MAGIC, 2023). There are no known records for GCN within the local area (HBIC, 2023) and the nearest known breeding pond for GCN is approximately 2.1km north of the site

(MAGIC, 2023). Therefore, no further action has been recommended in relation to great crested newts.

Reptiles and common amphibians

- 3.19 The site features limited habitats for reptiles and amphibians as the whole of the site comprises developed land, which lacks any protective cover for reptiles. Due to a lack of habitats within the site, impacts on reptiles and amphibians are not anticipated and no further action is recommended for reptiles.

Other species – Hedgehogs

- 3.20 Hedgehogs (*Erinaceus europaeus*) have been recorded as close as 15m from the site and there are a good number of records locally, in its current state, the site is too open and unlikely to support good foraging habitats for this species however they are likely to be commuting across the site. As hedgehogs are a priority species (JNCC, 2016) and a 'Species of Principal Importance' under the NERC Act (2006), the proposed planting will allow for foraging grounds for hedgehogs and a hedgehog box will be provided. A mitigation plan and details of the hedgehog house have been provided in Section 4.

4. Biodiversity mitigation and enhancement plan

Chichester & Langstone Harbours SPA/Ramsar and Solent Maritime SAC

- 4.1 The site falls within 3km of the Chichester & Langstone Harbours Ramsar/SPA and Solent Maritime SAC and is therefore within the 5.6km consultation zone for these sites. Financial offsetting will be required to mitigate against impacts on these sites under the Solent Recreation Mitigation Partnership (SRMP) strategy (Bird Aware Solent, 2017). Based on the April 2020 fees (Bird Aware Solent, 2020), the following financial contribution will be required based on the total number of new bedrooms (Class C2 residential housing is treated the same as dwellings for contribution purposes:

Tenure	Contribution
1 bedroom	£337.00
2 bedrooms	£487.00
3 bedrooms	£637.00
4 bedrooms	£749.00
5+ bedrooms	£880.00

Chichester & Langstone Harbours and Solent Maritime - nitrate increases

- 4.2 The development is set within the catchment of the Chichester & Langstone Harbours and Solent Maritime and following the Natural England and the Partnership for South Hampshire's (PUSH) (2020) nitrogen budget calculator an increase in 26.0kg per year will be generated for a net increase of nine Class C2 units (provided in Appendix F). The nitrogen budget calculates the increase of residential units and subsequent wastewater, which requires a loss of nitrogen output from a site (such as a loss of agriculture land which provides higher nitrogen). The developer will be required to fulfil this to ensure there is not an increase of impacts upon the European Protected Chichester & Langstone Harbours and Solent Maritime sites.
- 4.3 The site is currently used as a garage compound and there is no way to alter the current nitrogen levels within the site and as there is an ongoing need for Class C2 residential housing within the borough, the developers will need to register to purchase credits with the scheme in place for The Council. Following the recent movement on the nitrate issue, credits can be purchased from any scheme implemented by Natural England and PUSH, including Havant Borough Council Scheme or any other relevant body offering an offsetting payment under a Section 106 agreement. This scheme is being developed alongside local authorities and Natural England to secure nitrate neutrality, to ensure the mitigation for offsetting nitrogen is effective, it must meet the basic tests including the certainty

of delivery, enforceability and ensuring the measures are adopted in perpetuity (80 – 125 years).

- 4.4 Where the credits scheme is finalised, the development will need to see land supporting agriculture such as cereals, dairy or grazing taken out of commission and re-wilded to reach nitrate neutrality.

Bats

Survey Validity

- 4.5 The PRA of the buildings were undertaken, and the buildings were considered to hold 'negligible potential' for roosting bats due to a lack of suitable bat roosting provisions and potential access points. Roosting bats are not considered to be impacted as part of the proposed works and therefore no further action is recommended in relation to the proposed works.
- 4.6 It must be noted that the PRA survey provides a 'snapshot' of the conditions at the time of survey and do not account for seasonal changes. It is always possible for bat species to ingress at any point in the future, and therefore it is recommended that if 18 months pass and no works have been undertaken, and/or if the condition of the building's change, an update PRA survey is undertaken to assess whether the potential of the buildings to support roosting bats has altered.
- 4.7 In the unlikely event bat(s) are encountered at any stage, work must cease and Natural England or a suitably qualified bat ecologist must be sought for advice by the applicant/landowner. The applicant must be aware of the severe penalties associated with bat crimes and their legal obligation to report this information.
- 4.8 In the event a bat is discovered, the nature of the advice will concern allowing the bat(s) to leave on their own accord or waiting for a licensed person to remove the bat(s). A bat licence may then be deemed necessary following the necessary survey work. **All building contractors/roofers are explicitly forbidden from handling bats or interfering with bats in any way.**

Artificial lighting and bats

- 4.9 There are records of bats within the locale however the site is not adjacent to any dark corridors or rural habitats and so the 'Bats and Artificial Lighting At Night' Guidance Note BN08/23 (BCT & ILP, 2023) document is not deemed required in the already lit area of the site. However, lighting will be considered as part of the development and where appropriate external lighting will be kept to a minimum and only used where safety requirements call for it.

4.10 As every property on the street exhibits some external light and street lighting is present there is no feasible way to install a 0.5lux policy which is only required where Annex II important commuting routes are present/high levels of light sensitive bats are present. The following strategy will be adhered to:

- ◆ Preferably, no external light fixtures will be installed. If external lighting is required, this will be limited and only installed where required for safety purposes. No external luminaires will be installed on the elevations of the building where these face into key bat habitats and will feature the new bat tube (see Appendix G).
- ◆ All luminaires will lack UV elements when manufactured. Metal halide, compact fluorescent sources will not be used.
- ◆ LED luminaires only will be used due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
- ◆ A warm white light source (2700Kelvin or lower) will be adopted to reduce blue light component.
- ◆ Light sources will feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012).

Other species – Hedgehogs

4.11 Hedgehogs have been recorded as close as 15m from the site and there are a good number of records locally. Therefore, to ensure the long-term viability of the local hedgehog population, the following mitigation strategy will be fully implemented:

- ◆ To prevent hedgehogs from becoming entrapped, any trenches must have a ramp installed / covered over in order to prevent overnight entrapment.
- ◆ To ensure hedgehogs may continue to access the site, any new fencing on-site will feature hedgehog 'gravel boards' (holes) within every boundary that will measure 13cm x 13cm.
- ◆ One hedgehog house will be installed along the western site boundary where new planting is proposed. The house will face into planted vegetation to provide shelter at the door (see Appendix G for locations and designs).

Biodiversity enhancements

4.12 The proposed plans include a green roof and living walls within the design. Information about these features is detailed within the plans provided by Marlow Architects (Marlow Architects, 2023).

4.13 To further ensure the proposed development is compliant with NPPF and the Havant Borough Core Strategy (Havant Borough Council, 2011), biodiversity enhancements will be required as part of the scheme. The following enhancements will be included as part of the scheme to support local biodiversity (see Appendix G for locations and designs):

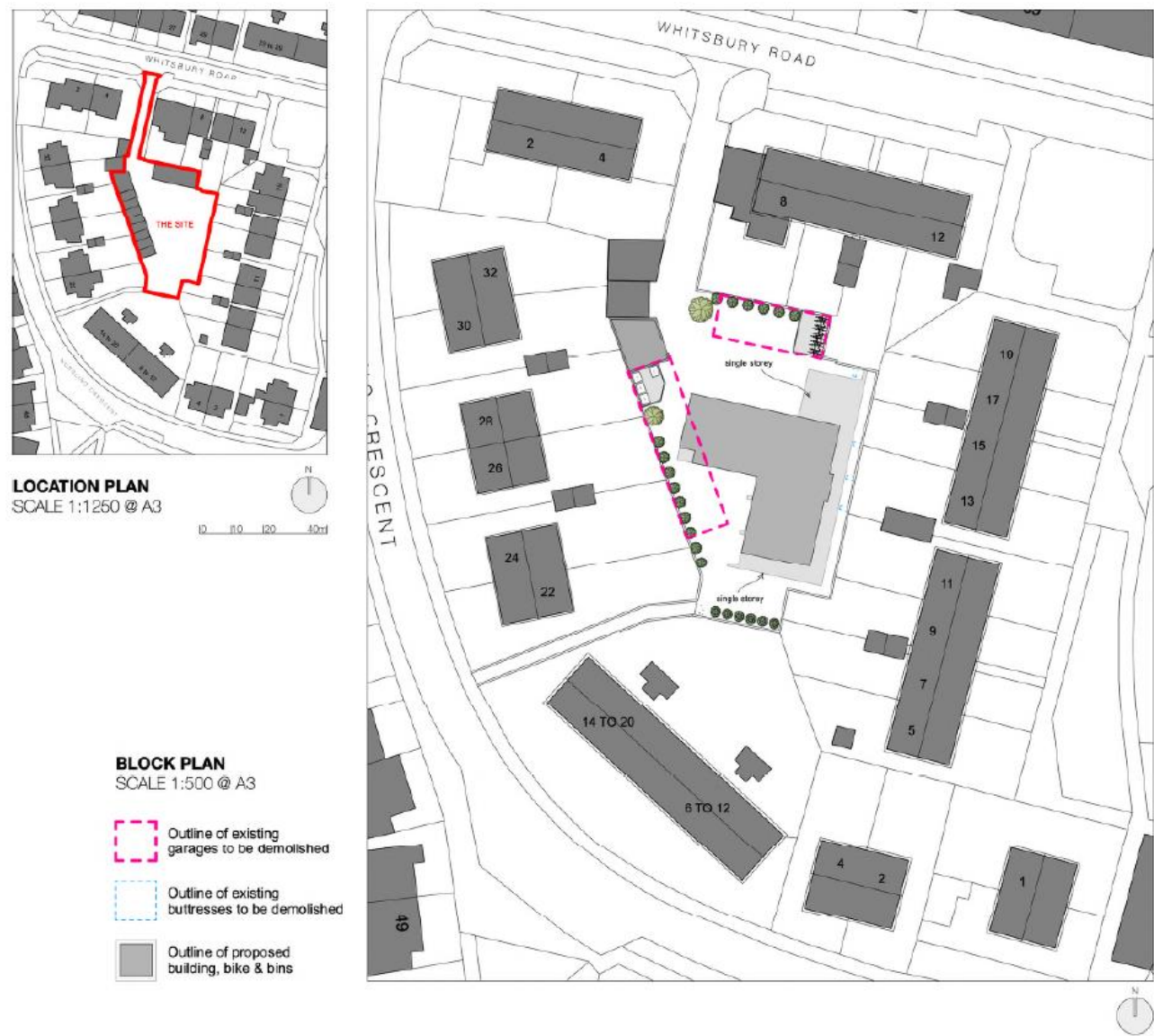
- ◆ Two 'Woodstone Build-In Bat Roosting Tubes' (<https://www.nhbs.com/ib-vl-05-vivara-pro-build-in-woodstone-batbox>) will be installed in the new property the tubes will be installed on the eastern elevation to provide opportunities for crevice-dwelling bat species, such as pipistrelle (*Pipistrellus sp.*) bats. The tubes are completely self-contained/self-cleaning and must be incorporated into the masonry of the building and faced with matching materials to leave an inconspicuous finish. The materials directly below the entrances to the tube must not be glossy/shiny.
- ◆ Four 'PRO UK Rendered Build-In Swift Boxes' (<https://www.nhbs.com/vivara-pro-rendered-build-in-swift-box-uk-brick-size>) will be installed in the new building; the nest boxes will be installed on the eastern elevation and must be installed as close to eaves level as possible and are maintenance-free with an integrated design, ensuring the boxes are secure in the long-term. These boxes will benefit species such as swifts (and have been shown to be used by other species such as house sparrows) and will be installed between 60cm to 1m apart per brick; swifts are colony nesters and therefore the boxes must be installed within the same area to benefit this species.
- ◆ Two 'Bee Bricks' (<https://www.nhbs.com/bee-brick>) will be installed within the new building on the southern elevation. The bricks are designed to accommodate solitary bees (non-stinging/non-swarming types) and must be erected at a minimum height of 1m from ground level with no upwards height limit, in a sunny location.
- ◆ One new fruit tree will be planted and must be from British sourced stock, such as apple (*Malus spp.*), crab apple (*Malus sylvestris*), plum (*Prunus domestica*) or pear (*Pyrus spp.*). The fruit trees will provide foraging opportunities for local birds and support invertebrates.
- ◆ Any remaining landscaping and planting will comprise native British species only and sourced from British-grown stock. Species such as hazel, rowan, elder, hawthorn, blackthorn, beech and hornbeam will be used.

5. References

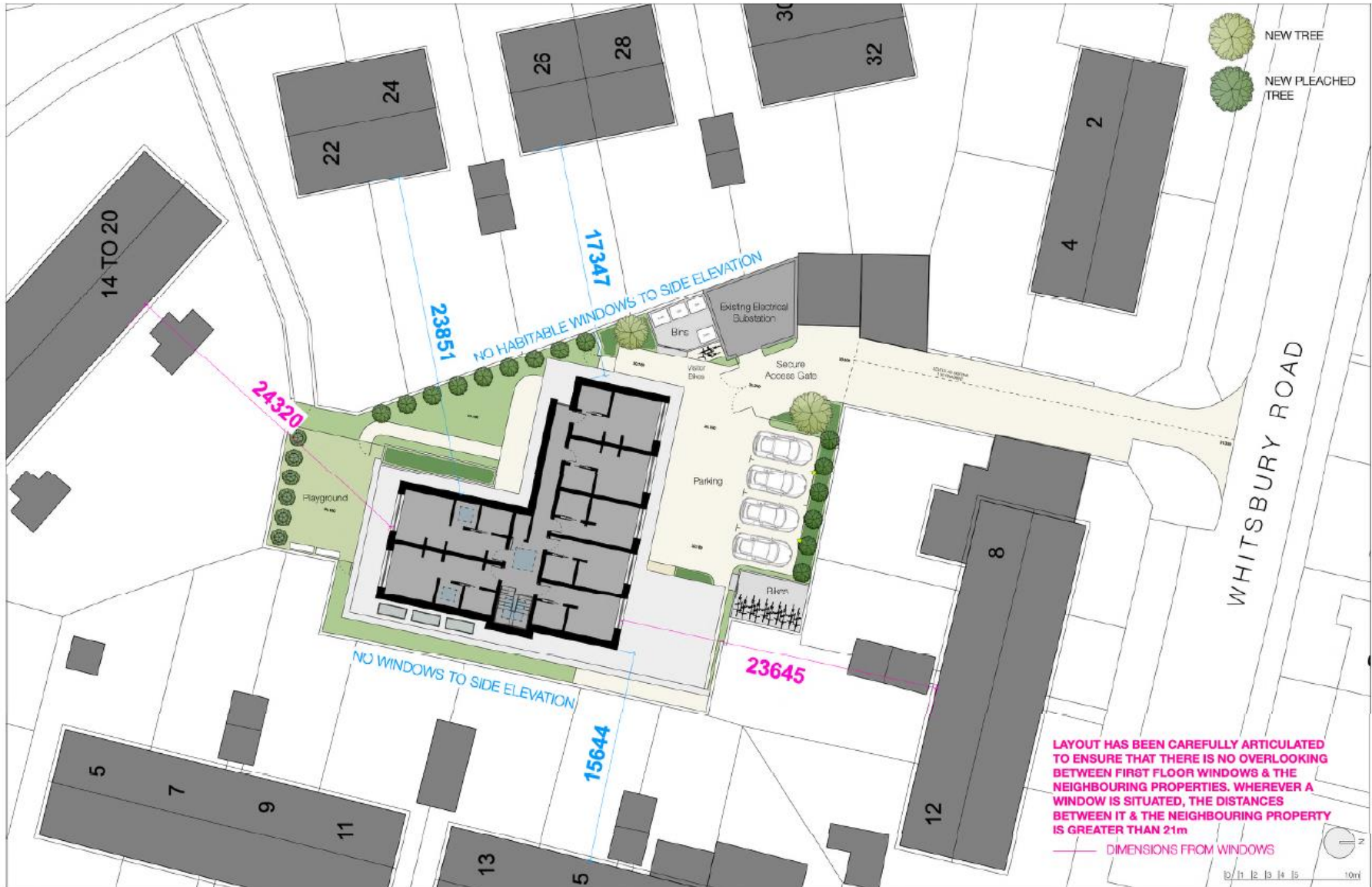
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Appendix A – Site location plan



Appendix B – Proposed plans





PROPOSED FRONT ELEVATION (NORTH)
SCALE 1:100 @ A3

0 1 2 3 4 5 10m



PROPOSED SIDE ELEVATION (WEST)
SCALE 1:100 @ A3

0 1 2 3 4 5 10m



PROPOSED REAR ELEVATION (SOUTH)

SCALE 1:100 @ A3

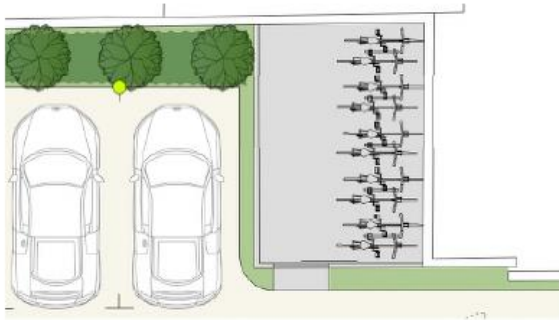
0 1 2 3 4 5 10m



PROPOSED SIDE ELEVATION (EAST)

SCALE 1:100 @ A3

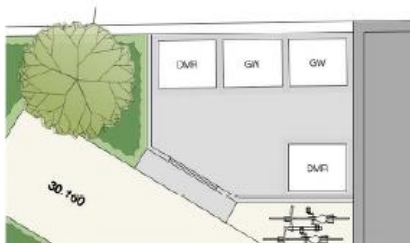
0 1 2 3 4 5 10m



PROPOSED BIKE STORE - FLOOR PLAN (10 BIKES)



PROPOSED BIKE STORE - ELEVATIONS



PROPOSED BINS STORE - FLOOR PLAN

*NOTE BINS TO BE COLLECTED ON A WEEKLY BASIS BY PRIVATE COLLECTION. COLLECTION TO THE SITE TO BE VIA AUTHORISED ACCESS ONLY



PROPOSED BIN STORE - ELEVATIONS

EXISTING BOUNDARY, GARAGE WALLS TO BE RETAINED

Appendix C – Relevant legislation and planning policy

Legislation and priority habitats/species

Legislation

In England, all bats, dormice, otters (*Lutra lutra*), white-clawed crayfish (*Austropotamobius pallipes*) and great crested newts are legally protected under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

A number of species are also listed under Annex II of the EC Habitats and Species Directive (1992), including barbastelle, Bechstein's bat (*Myotis bechsteinii*), greater horseshoe (*Rhinolophus ferrumequinum*), lesser horseshoe (*Rhinolophus hipposideros*), great crested newt, white-clawed crayfish and otter.

The above-named species and adders, slow worms, grass snakes, common lizards, common frog, palmate newt (*Lissotriton helveticus*), smooth newt (*Lissotriton vulgaris*), water voles (*Arvicola amphibius*) and several invertebrate species are also protected under Schedule 5 of the Wildlife and Countryside Act (WCA) (1981) (as amended). Schedule 9 of the WCA (1981) includes non-native, invasive species including (but not limited to) Himalayan balsam (*Impatiens glandulifera*) and signal crayfish (*Pacifastacus leniusculus*). Badgers are legally protected under The Protection of Badgers Act (1992).

All birds, their nests and eggs are protected under Section 1 of The WCA (1981) (as amended) and it is thus an offence, to intentionally kill, injure or take any wild bird; intentionally take, and damage or destroy the nest of any wild bird while it is in use or being built.

A number of sites designated for nature conservation are afforded legal protection due to being of European importance. These include Special Areas of Conservation (SACs) (protected under the EC Habitats and Species Directive (1992), Special Protection Areas (SPAs) for birds (protected under the EC Birds Directive) and Ramsar (Ramsar Convention, 1975). Other protected sites include Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs) Local Nature Reserves (LNRs) and Protected Road Verges which are designated under the WCA (1981) and strengthened by The Natural Environment and Rural Communities Act (NERC) (2006).

SPAs and SACs were previously included in the Natura 2000 sites and following amendments to the legislation, are now included under the 'National Site Network'. Ramsar sites do not form part of the 'National Site Network' however, are afforded the same protection. These changes allow the Government to continue commitment to the international commitments under the Bern Convention, the Oslo and Paris Conventions (OSPAR), Bonn and Ramsar Conventions.

Priority species and habitats

Several species and habitats are listed as habitats/species of principle importance (JNCC, 2016) or as priority habitats/species due to their vulnerability or rarity as listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006) and Section 40 places a duty on all public authorities to conserve biodiversity. These are known as habitats / species of 'principal importance' under Section 41 of the NERC Act (2006).

These include several terrestrial and freshwater habitats, including some hedgerows and streams, and several species such as hedgehogs, barbastelle, Bechstein's bat, both species of horseshoe bat, brown long-eared bat, soprano pipistrelle (*Pipistrellus pygmaeus*), noctule (*Nyctalus noctula*), water voles, white-clawed crayfish and otter.

National and local planning policy

NPPF – The National Planning Policy Framework

The National Planning Policy Framework (NPPF) (Ministry of Housing, Communities & Local Government, 2021) sets out the Government's planning policies for England and how these should be applied. In the context of this report, Section 15 of NPPF is relevant and applicable, Section 15 states:

'Planning policies and decisions 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.'

New developments and projects are supported where plans promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue measurable net gains for biodiversity.

To ensure this application is compliant with Section 15 of NPPF, habitat enhancements will be required to demonstrate a biodiversity net gain as an outcome of the development.

Section 15 of NPPF also gives consideration to sites with potential to impact on irreplaceable habitats, and states:

'Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.'

To ensure this application is compliant with Section 15, this application should be accompanied by a suitable arboricultural report to assess the presence of potential ancient or veteran trees.

The Havant Borough Core Strategy

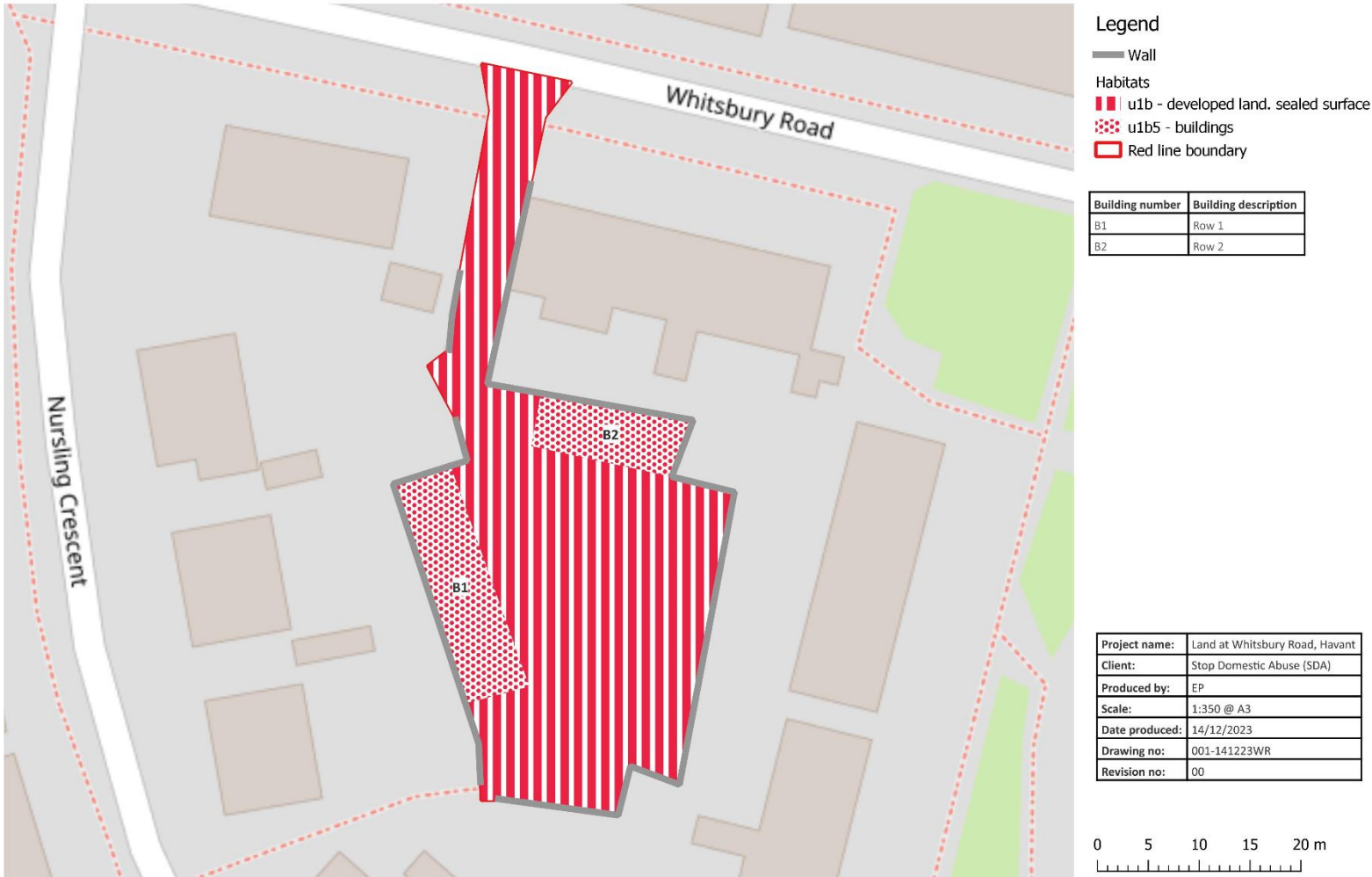
The Havant Borough Core Strategy (Havant Borough Council, 2011) Policy CS11 'Protecting and Enhancing the Special Environment and Heritage of Havant Borough' states that planning permission will be granted for development that:

'Protects wildlife habitats and wildlife corridors to prevent the fragmentation of existing habitats; protects and where possible enhances the borough's statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest; has particular regard to the following hierarchy of nature conservation designations within the borough (as identified on the Proposals Map): Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar [International], Sites of Special Scientific Interest (SSSI) and National Nature Reserves [National], Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland'.

In addition to Policy CS11, Policy DM8 'Conservation, Protection and Enhancement of Existing Natural Features' states development will only be permitted where:

'Protects natural features of nature conservation and/or amenity importance on the site, for example trees, woodlands, hedgerows, soils, streams, stream corridors, springs, ditches or ponds from damage, destruction and a deterioration in quality; and sympathetically incorporates existing features into the overall design of the scheme including measures taken to ensure their continued survival'.

Appendix D – Habitat map and species lists



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Species lists for habitats:

Species	DAFOR scale abundance
<i>Developed land – Sealed Surface U1b:</i>	
Annual meadow-grass	Frequent
Barren strawberry	Locally frequent
Bramble	Occasional
Bristly oxtongue	Locally Occasional
Canadian fleabane	Frequent
Cleavers	Occasional to locally frequent
Common field-speedwell	Locally occasional
Creeping bent	Occasional to locally abundant
Daisy	Occasional
Dandelion sp.	Frequent
Dove's-foot crane's-bill	Locally occasional
Forget-me-not sp.	Occasional
Greater plantain	Occasional
Hogweed	Rare
Petty spurge	Occasional to locally abundant
Scentless mayweed	Occasional
Wall barley	Rare
White clover	Frequent to locally abundant
Willowherb sp.	Occasional
Yarrow	Occasional
Yorkshire-fog	Occasional

Appendix E – Photographs



Photo 1: West derelict garages (B1).



Photo 2: West row of garages (B1).



Photo 3: North row of garages (B2).



Photo 4: Garage compound (u1b).



Photo 5: Garage compound (u1b).



Photo 6: Garage compound driveway.



Photo 7: Garage compound (u1b).



Photo 8: West row of garages (B2).

Appendix F – Nitrogen Budget Calculator

Planning Application Reference No.	
Site Name:	Garage Compound
Additional Information:	
Date:	07 November 2023

Stage 1	Calculate total Nitrogen in kg per year derived from the development that would exit the Wastewater Treatment Works (WwTW) into Solent catchments after treatment	
Step 1	Calculate additional population	
	Enter the number of units proposed	9
	Net population increase per housing unit	2.40
	Total net population increase generated by the development	21.60
Step 2	Calculate wastewater volume generated by the development	
	Water use in litres per person per day	110
	Wastewater volume generated by the development (litres per day)	2,376
Step 3	Confirm receiving WwTW and permit limit	
	Select the wastewater treatment works the development will connect to	Not Known
	Wastewater treatment works' permit limit (mg per litre)	27.0
	Wastewater treatment works' discharge level (mg per litre)	27.0
Step 4	Calculate total nitrogen in kg per year discharged by the WwTW	
	Deduct acceptable Nitrogen loading in wastewater (mg per litre)	25.0
	Total Nitrogen discharged by WwTW (mg per day)	59,400.0
	Total Nitrogen discharged by WwTW (kg per day)	0.0594
	Total Nitrogen discharged by WwTW (kg per year)	21.7

Stage 2	Calculate existing (pre-development) nitrogen from current land use of the development site	
Step 1	Total area of development site	
	Enter the total area of the development site (hectares)	0.08
Step 2	Identify current land uses of the development site	
	Enter area currently used for urban development (hectares)	0.08
	Enter area currently used for open space / greenfield (hectares)	0.00
	Enter area currently used for woodland (hectares)	0.00
	Enter area currently used for community food growing / catchment average (hectares)	0.00
	Enter area currently used for cereals (hectares)	0.00
	Enter area currently used for dairy (hectares)	0.00
	Enter area currently used for general cropping (hectares)	0.00
	Enter area currently used for horticulture (hectares)	0.00
	Enter area currently used for pig farming (hectares)	0.00
	Enter area currently used for lowland grazing (hectares)	0.00
	Enter area currently used for mixed farming (hectares)	0.00
	Enter area currently used for poultry farming (hectares)	0.00
	Check that sum total of land uses in Step 2 equals site area in Step 1	0.1
Step 3	Calculate nitrogen load from current land usage	
	Total Nitrogen load from current land usage (kg per year)	1.1

Stage 3	Calculate nitrogen load for the non-built land uses proposed for the development site	
Step 1	Identify proposed land uses of the development site	
	Enter the total urban area to be created (hectares)	0.08
	Enter the total designated open space / SANG area to be created (hectares)	0.00
	Enter the total nature reserve area to be created (hectares)	0.00
	Enter the total woodland area to be created (hectares)	0.00
	Enter the total community orchard area to be created (hectares)	0.00
	Enter the total community food growing / allotment area to be created (hectares)	0.00
	Check that sum total of proposed land uses equals site area in Stage 2	0.08
Step 2	Calculate total Nitrogen load from proposed land uses	
	Total Nitrogen load from future land uses (kg per year)	1.14

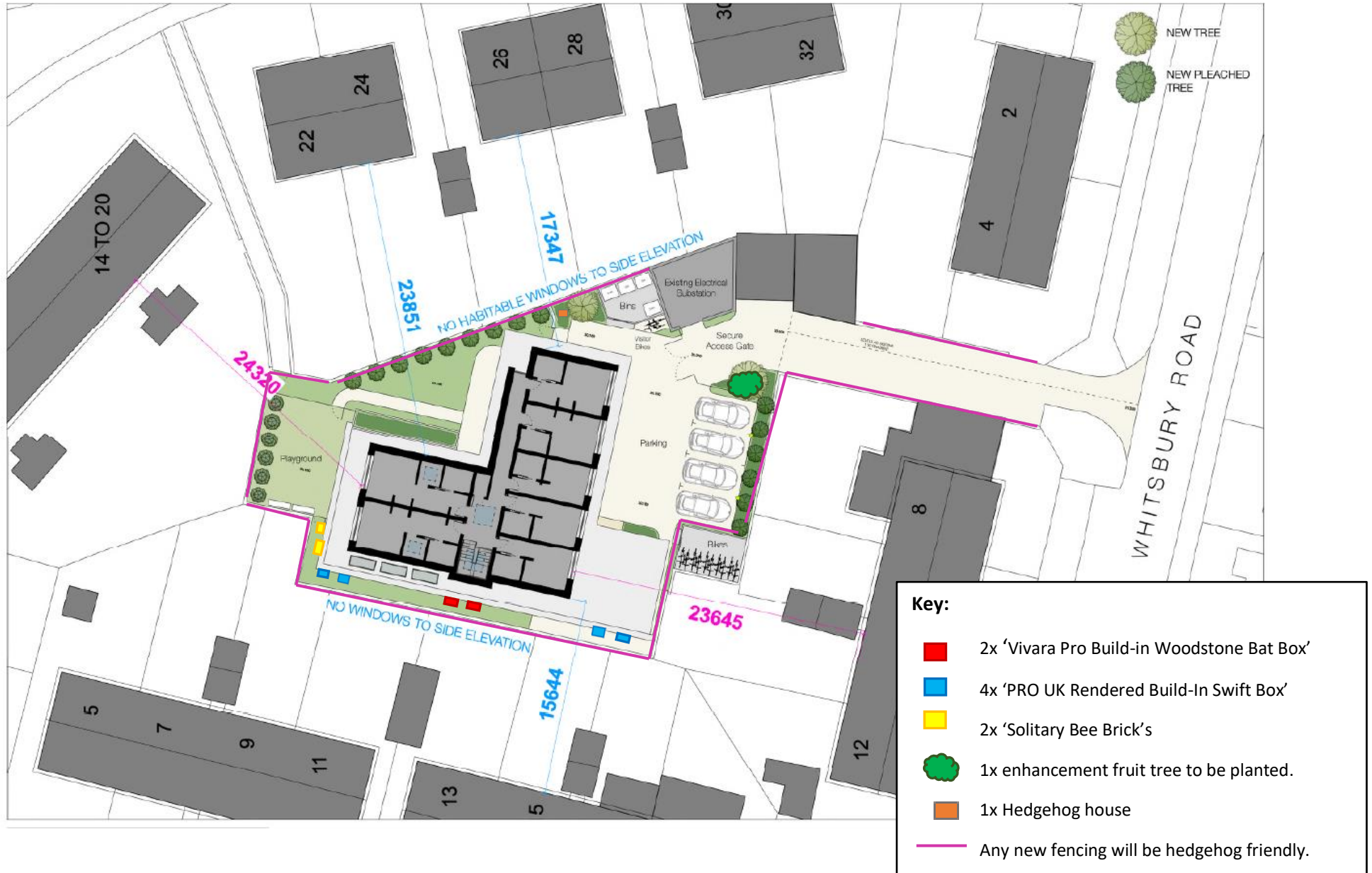
Stage 4	Calculate the net change in Nitrogen load from the proposed development	
Step 1	Identify Nitrogen load from wastewater (Stage 1)	
	Nitrogen leaving wastewater treatment works (kg per year)	21.68
Step 2	Calculate net change in Nitrogen load from land use changes	
	Total Nitrogen load from future land use (kg per year)	0.00
Step 3	Calculate total Nitrogen budget for the development site	
	Nitrogen budget for the site (kg per year)	21.68
Step 4	Calculate precautionary buffer if Nitrogen budget exceeds zero	
	Precautionary Nitrogen buffer (kg per year)	4.34

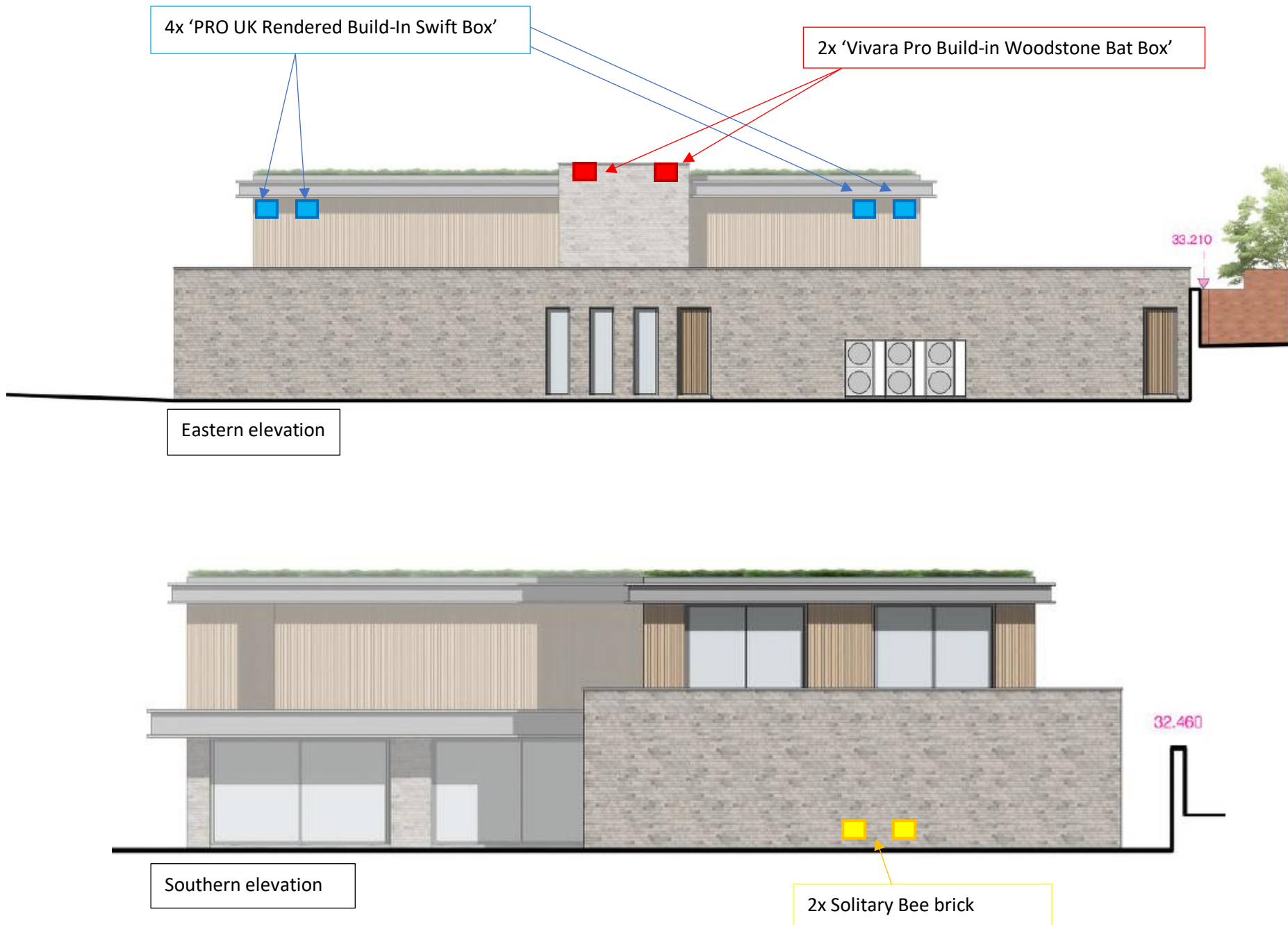
Total Nitrogen budget for the proposed development (kg per year)

26.0

Development will generate additional Nitrogen - Mitigation is required
Please liaise with your Local Planning Authority for advice on next steps

Appendix G – Biodiversity enhancements





2x 'Vivara Pro Build-in Woodstone Bat Box' will be installed on the new building at eaves level on the eastern elevation and away from external light sources.



2x 'Solitary Bee Bricks' will be installed on the new building on the south. The bricks are designed to accommodate solitary bees (non-stinging/swarming types) and must be erected at least 1m from ground level.



4x integrated 'PRO UK Rendered Build-In Swift Boxes' or similar will be installed on the eastern elevation of the new building.



1x new enhancement fruit tree will be planted and must be from British sourced stock. The fruit trees will provide foraging opportunities for local birds and support invertebrates.



Any new fencing on-site will feature hedgehog gravel boards or custom-made holes within every boundary that will measure 13cm x 13cm.

One hedgehog house will be installed in the northern area of the site. The house will face into planted vegetation to provide shelter at the door.

