

Preliminary Ecological Appraisal Technical Note

New Lane, Havant

Presented to Hellier Langston

Issued: September 2022

Delta-Simons Project Number: 22-1447.02

Issue No.	Status	Issue Date	Comments	Author	Technical Review	Authorised
1	Final	23 rd September 2022				
				Beck Harrington-Harding Senior Ecologist	Sam Wilson Principal Ecologist	Martin Brammah Associate Director (Ecology)

1.0 Context and Purpose

Delta-Simons Limited ("Delta-Simons") was instructed by Hellier Langston ('the Client') to undertake a Preliminary Ecological Appraisal (PEA) of land at 36 New Lane, Havant PO9 2JL ('the Site').

The Site is being considered for commercial redevelopment.

This brief Technical Note is aimed at providing the Client with the initial findings of the PEA and any recommendations for further surveys, avoidance and mitigation requirements, and enhancement opportunities. The purpose of this report is to inform and shape design proposals, however, it is not suitable to support a planning application submission.

2.0 Methodology

The PEA has been undertaken to the following current guidance: CIEEM (2017), Guidelines for Preliminary Ecological Appraisal; and BS 42020: 2013 Biodiversity. Code of Practice for Planning and Development.

2.1 Legislation and Policy

Where relevant, this appraisal takes account of the legislative protection afforded to specific habitats and species, as well as national and local planning policies.

2.2 Desk Study

A data search was obtained for land within 2 km of the Site centre from Hampshire Biodiversity Information Centre and assessed. In addition, the MAGIC web page was searched for nationally and locally designated statutory sites within 2 km of the Site and internationally designated statutory sites within 6 km of the Site. Site of Special Scientific Interest (SSSI) Impact Risk Zones (IRZ) affecting the Site have been considered.

2.3 Site Survey

Habitats were classified and mapped using the standard UK Habitat Classification and methodology (Butcher *et al.*, 2020). Dominant plant species were recorded in each different habitat. The plant species nomenclature followed that of Stace (2010). The list of plant species was compiled in accordance with methodology required to establish UK Habitat Classification types up to at least level 3, and to levels 4 or 5 wherever possible. Care was taken to accurately record all habitats of priority importance (if present). Secondary codes were added to polygons where deemed appropriate, taking special care to map



mandatory codes for habitat mosaic, complex and origin. Survey was undertaken at the fine scale minimum mapping unit (MMU) of 25 m² (polygons) and 1 m width and 5 m long (lines). Key ecological features below the MMU in either area or length were mapped as points. Habitats were classified and assessed in terms of both their conservation importance and potential to support notable and/or protected species, and widespread invasive plants (based on habitat suitability and/or field signs/evidence).

The Site was assessed for its potential for, or signs of, protected and notable species. Areas with the potential for, or any sightings of, these species have been highlighted on the survey map, where appropriate.

The Site was surveyed for non-native invasive plant species. The location of any such stands were mapped.

2.4 Limitations of the Survey

There were no limitations to the survey in terms of access, timing and weather conditions.

The baseline conditions described in this report were accurate at the time at which the survey was undertaken. Should at least two years pass by, and/or conditions on-Site/Site usage change prior to the commencement of works, an update survey should be undertaken.

3.0 Results and Recommendations

3.1 Site Descriptions and Surrounds

The Site comprises buildings, sealed surface, introduced shrubs, modified grassland and scattered trees.

The Site is surrounded by commercial and residential development in all directions.

3.2 Ecological Receptors Scoped Out

There are four internationally designated sites within 6 km of the Site (Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar, Solent Maritime Special Area of Conservation (SAC) and Solent & Isle of Wight Lagoons SAC).

There is one nationally designated site within 2 km of the Site (Chichester Harbour Area of Outstanding Natural Beauty (AONB) and there are 17 locally designated non-statutory sites and seven areas of ancient and semi-natural woodland within 2 km of the Site. However, there is no habitat connectivity between these and the Site, nor is there any suitable habitat on Site that would support the features for which these sites are designated. As such they are highly unlikely to be affected by the development proposals and are, therefore, not considered further within this report.

Based on the information currently available, the following species are not considered to be constraints at the Site due to a lack of suitable habitat or connectivity:

- Reptiles;
- Amphibians;
- Otters;
- Water voles;
- Dormice;
- Badgers; and
- Bats

3.3 Ecological Constraints and Opportunities

Table 1, below summarises the key ecological constraints and opportunities on-Site, based on the PEA site visit and desk study results. Recommendations have been provided for further surveys, avoidance of impacts,

mitigation, compensation and enhancements where appropriate. The table has been colour coded according to the perceived risk to project costs and/or timescales.

Table 1: Ecological Constraints and Opportunities

Ecological Receptor	Baseline	Recommendations for Further Survey/Assessment	Recommendations in line with Mitigation Hierarchy (where possible at this stage)	Recommendations for Enhancements
Designated Sites	The Site falls within a SSSI IRZ whereby the local authority should consult with Natural England about the prospect of any risks to designated sites related to certain types of development, in particular in terms of water supply: Large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development is 1,000m² or more.	No further surveys are required.	Likely adverse impacts are considered unlikely; however, this should be informed by an assessment of potential air pollution resulting from the development and associated traffic.	n/a
Birds	No bird species were recorded during the site visit. Records of Mediterranean gull <i>Ichthyaetus melanocephalus</i>, herring gull <i>Larus argentatus</i>, lesser black-backed gull <i>Larus fuscus</i>, and great black-backed gull <i>Larus marinus</i> were provided through the data search. These species are known to nest on flat roofs and as such may make used of the building on Site. The introduced shrub and trees around the Site provide suitable nesting habitat for a range of urban bird species.	No further surveys are required.	<u>Avoidance</u> Where possible trees, should be retained and protected at the Site to retain bird nesting opportunities. Any required removal / pruning works or demolition of buildings should be performed either before early March or after late August in order to avoid the main bird nesting season. <u>Mitigation</u> If works to vegetation or demolition of the building are undertaken within March-August inclusive, an experienced ecologist will be required to check the Site habitats prior to removal to check for nesting birds.	Bird boxes could be included on retained trees to provide new nesting opportunities for birds on Site. Any new vegetation to be planted should be native or of known wildlife benefit, to provide increased foraging and nesting resources for birds.

Red = Further surveys needed, high risk of costs, delay or impact on design

Amber = Moderate risk to project costs or design

Green = No/Low risk to project costs or design

4.0 Disclaimer

The recommendations contained in this report represent Delta-Simons' professional opinions, based upon the information referred to in Section 1.0 of this report, exercising the duty of care required of an experienced Ecology Consultant. Delta-Simons does not warrant or guarantee that the Site is free of bats or other protected species.

The behaviour of animals can be unpredictable and may not conform to characteristics recorded in current scientific literature. This report, therefore, cannot predict with absolute certainty that animal species will or will not occur in apparently suitable locations or habitats or that they will not occur in locations or habitats that appear unsuitable.

No part of the survey included an assessment of the materials and conditions of any buildings. No part of the survey included an asbestos assessment, nor did it represent an appraisal of other deleterious materials or hazardous substances.

This report was prepared by Delta-Simons for the sole and exclusive use of the Client and for the specific purpose for which Delta-Simons was instructed as defined in Section 1.0 of this report. Nothing contained in this report shall be construed to give any rights or benefits to anyone other than the Client and Delta-Simons, and all duties and responsibilities undertaken are for the sole and exclusive benefit of the Client and not for the benefit of any other party. In particular, Delta-Simons does not intend, without its written consent, for this report to be disseminated to anyone other than the Client or to be used or relied upon by anyone other than the Client. Use of the report by any other person is unauthorised and such use is at the sole risk of the user. Anyone using or relying upon this report, other than the Client, agrees by virtue of its use to indemnify and hold harmless Delta-Simons from and against all claims, losses and damages (of whatsoever nature and howsoever or whensoever arising), arising out of or resulting from the performance of the work by the consultant.

5.0 References

BS 42020:2013 Biodiversity. Code of Practice for Planning and Development

Butcher *et al.* (2020). UK Habitat Classification User Manual

Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal. CIEEM, Winchester

GOV.UK. Pollution prevention for businesses [online]. Available from
<https://www.gov.uk/guidance/pollution-prevention-for-businesses>

Multi-Agency Geographic Information for the Countryside (MAGIC) [online]. Available at: www.magic.gov.uk

Stace, C. (2010). New Flora of the British Isles 3rd edition. University Press, Cambridge

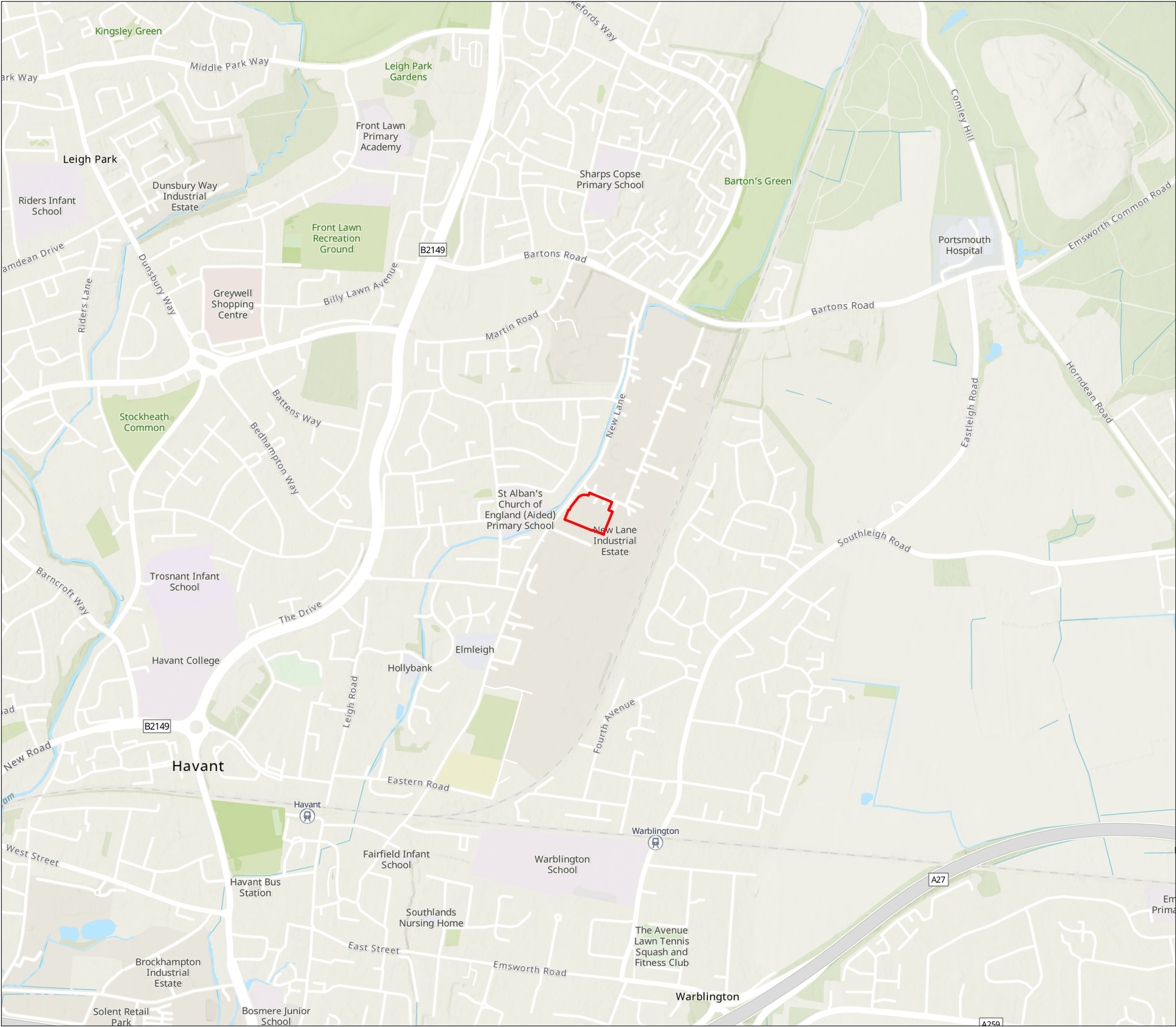
Enclosed:

Figures

FIGURE 1 - SITE LOCATION PLAN

FIGURE 2 - UK HABITAT PLAN

Figure 1 – Site Location Plan



Legend

SiteBoundary

0100200300400 Meters

N

FigureSite Location Plan		
JobNew Lane, Havant		
ClientHellier Langston		
Figure No.1	RevisionA	Date14/09/2022
DrawnAJ	CheckedBHH	Scale1:10,000 @ A3
Job No.22-1447.02		Central GR472567E 107416N

DO NOT SCALE.
NOT FOR CONSTRUCTION.

© Crown Copyright All rights reserved. Esri, Intermap, NASA, NGA, USGS, Maxar, Microsoft, Esri Community Maps Contributors, Esri UK, Esri, HERE, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS

© Crown Copyright All rights reserved. Esri, Intermap, NASA, NGA, USGS, Maxar, Microsoft, Esri Community Maps Contributors, Esri UK, Esri, HERE, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS

Figure 2 – UK Habitat Plan



- Legend**
- SiteBoundary
 - g - grassland
 - u 1160 - urban, introduced shrubs
 - u1b - developed land, sealed surface
 - u1b5 - buildings
 - 11 - scattered tree



Figure UK Habitat Plan		
Job New Lane, Havant		
Client Hellier Langston		
Figure No. 2	Revision A	Date 14/09/2022
Drawn AJ	Checked BHH	Scale 1:750 @ A3
Job No. 22-1447.02		Central GR 472567E 107416N



DO NOT SCALE.
NOT FOR CONSTRUCTION.

