



ECOLOGYSOLUTIONS

Part of the ES Group

LAND OFF SOLENT ROAD,
HAVANT

Ecological Assessment

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1. INTRODUCTION

1.1. Background & Proposals

- 1.1.1. Ecology Solutions was commissioned in January 2021 by Chancerygate (Erdington) Limited to undertake an ecological assessment of the land off Solent Road, Havant, Hampshire (see Plan ECO1).
- 1.1.2. The proposals are for the construction of new office and industrial buildings with associated infrastructure and landscaping.
- 1.1.3. Previous survey work was completed by WYG in 2019 on behalf of Portsmouth Water. The information within the WYG report is referenced where beneficial to the accuracy and robustness of this assessment.

1.2. Site Characteristics

- 1.2.1. The site comprises a field of rough semi-improved grassland. A tennis court is present in the northeast of the site with surrounding scrub. Tree lines form the southern and western boundaries. A stream is present on the northern boundary.
- 1.2.2. The site is located adjacent to the north of the Solent Road, within the southwest of Havant. It is bounded to the south, east and west by existing industrial and residential development. Two large ponds and open green space associated with the Portsmouth Water buildings are present to the north, with residential development beyond.
- 1.2.3. The site lies approximately 0.9km north of the Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar, Solent Maritime Special Area of Conservation (SAC) and Langstone Harbour Site of Special Scientific Interest (SSSI). The site is listed area H11 and as having 'Low Use' within the Solent Waders and Brent Goose Strategy 2019.

1.3. Ecological Assessment

- 1.3.1. This document assesses the ecological interest of the site. The importance of the habitats within the site is evaluated with due consideration given to the guidance published by the Chartered Institute of Ecology and Environmental Management (CIEEM)¹.

¹CIEEM (2018). *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine*. Version 1.1 – Updated September 2019. Chartered Institute of Ecology and Environmental Management, Winchester.

2. SURVEY METHODOLOGY

- 2.1. The methodology utilised for the survey work can be split into three areas, namely desk study, habitat survey and faunal survey. These are discussed in more detail below.

2.2. Desk Study

- 2.2.1. In order to compile background information on the site and the surrounding area, Ecology Solutions contacted Hampshire Biodiversity Information Centre (HBIC).
- 2.2.2. Further information on designated sites from a wider search area was obtained from the online Multi-Agency Geographic Information for the Countryside (MAGIC)² database. This information is reproduced in Appendix 1 and where appropriate on Plan ECO1.

2.3. Habitat Survey

- 2.3.1. A habitat survey was carried out by Ecology Solutions in January 2021 in order to ascertain the general ecological value of the site and to identify the main habitats and associated plant species.
- 2.3.2. The site was surveyed based around extended Phase 1 survey methodology³, as recommended by Natural England, whereby the habitat types present are identified and mapped, together with an assessment of the species composition of each habitat. This technique provides an inventory of the basic habitat types present and allows identification of areas of greater potential which require further survey. Any such areas identified can then be examined in more detail.
- 2.3.3. Using the above method, the site was classified into areas of similar botanical community types, with a representative species list compiled for each habitat identified.
- 2.3.4. All the species that occur in each habitat would not necessarily be detectable during survey work carried out at any given time of the year, since different species are apparent at different seasons. The survey was undertaken within the outside of the optimal period for Phase 1 surveys (which is April to September inclusive). However, given the habitats present the survey results, together with a review of the previous survey findings, it is considered an accurate baseline for the assessment has been gathered.

2.4. Faunal Survey

- 2.4.1. Obvious faunal activity, such as birds or mammals observed visually or by call during the course of the surveys, was recorded. Specific attention was paid to any potential use of the site by protected species, priority species, or other notable species.

²<http://www.magic.gov.uk>

³Joint Nature Conservation Committee (2010). *Handbook for Phase 1 Habitat Survey – a Technique for Environmental Audit*. England Field Unit, Nature Conservancy Council, reprinted JNCC, Peterborough.

- 2.4.2. In addition to general observations of faunal activity, special attention was paid to the potential presence of bats and Badgers *Meles meles*.

Bats

- 2.4.3. All trees on and adjacent to the site were assessed in January 2021 for their potential to support roosting bats. Features typically favoured by bats were searched for, including:

- Obvious holes, e.g. rot holes and old Woodpecker holes;
- Dark staining on the tree, below the hole;
- Tiny scratch marks around a hole from bat claws;
- Cavities, splits and or loose bark from broken or fallen branches, lightning strikes etc.; and
- Very dense covering of mature Ivy over trunk.

- 2.4.4. Field surveys were undertaken with regard to best practice guidelines issued by Natural England (2004⁴), the Joint Nature Conservation Committee (2004⁵) and the Bat Conservation Trust (2016⁶).

Badgers

- 2.4.5. The surveys comprised two main elements: firstly, searching thoroughly for evidence of Badger setts. If any setts were encountered each sett entrance was noted and plotted, even if the entrance appeared disused. The following information was recorded:

- i) The number and location of well used or very active entrances; these are clear of any debris or vegetation and are obviously in regular use and may, or may not, have been excavated recently.
- ii) The number and location of inactive entrances; these are not in regular use and have debris such as leaves and twigs in the entrance or have plants growing in or around the edge of the entrance.
- iii) The number of disused entrances; these have not been in use for some time, are partly or completely blocked and cannot be used without considerable clearance. If the entrance has been disused for some time all that may be visible is a depression in the ground where the hole used to be together with the remains of the spoil heap.

- 2.4.6. Secondly, evidence of Badger activity such as well-worn paths, run-throughs, snagged hair, footprints, latrines and foraging signs was recorded so as to build up a picture of the use of the site by Badgers.

⁴Mitchell-Jones, A. J. (2004). *Bat Mitigation Guidelines*. English Nature, Peterborough.

⁵Mitchell-Jones, A.J. & McLeish, A.P. (Eds.) (2004). *Bat Workers' Manual*. 3rd edition. Joint Nature Conservation Committee, Peterborough.

⁶ Collins, J. (2016). *Bat Surveys for Professional Ecologists: Good Practice Guidelines*. 3rd Edition. The Bat Conservation Trust, London.

3. ECOLOGICAL FEATURES

3.1. A habitat survey was undertaken of the site by Ecology Solutions in January 2021. The following main habitat / vegetation types were identified within the site:

- Rough Grassland;
- Hardstanding;
- Tall Ruderal;
- Scrub;
- Hedgerow; and
- Tree Lines.

3.2. In addition, a stream was identified adjacent to the northern and part of the western site boundary. The location of these habitats is shown on Plan ECO2.

3.3. Rough Grassland

3.3.1. The majority of the site is dominated by rough grassland that was previously regularly managed as amenity grassland (sports field) but has been absent from such frequent managed. At the time of survey the sward had been subject to some management (see Photographs 1 and 2). The grassland appears to have been cut recently, but it is unknown if regular management is undertaken.

3.3.2. Species present include dominant Rye-Grass *Lolium* sp., Yorkshire Fog *Holcus lanatus* and Fescue *Festuca* sp.. False Oat-grass *Arrhenatherum elatius* and Jointed Rush *Juncus articulatus* are locally frequent on damp ground adjacent to the stream in the north of the site. Other species present include frequent Creeping Buttercup *Ranunculus repens*, Ribwort Plantain *Plantago lanceolata*, Creeping Cinquefoil *Potentilla reptans*, Common Nettle *Urtica dioica*, occasional Hogweed *Heracleum sphondylium*, Spear Thistle *Cirsium vulgare*, Cleavers *Galium aparine*, White Clover *Trifolium repens*, Creeping Thistle *Cirsium arvense*, Dove's-foot Cranesbill *Geranium molle*, Cow Parsley *Anthriscus sylvestris*, Yarrow *Achillea millefolium*, Bristly Ox-tongue *Helminthotheca echioides* and rare Procumbent Yellow-sorrel *Oxalis corniculata*.

3.4. Hardstanding

3.4.1. A hardstanding tennis court is located in the east of the site (see Photograph 3). A number of colonising species are present towards the boundaries including Bramble, Creeping Cinquefoil, Mugwort *Artemisia vulgaris*, Dove's-foot Cranesbill and Herb Robert *Geranium robertianum*. An Ash *Fraxinus excelsior* sapling is present in the centre of the hardstanding.

3.4.2. A section of the access road to the adjacent Bosmere Medical Centre is present within the southeast of the site.

3.5. Tall Ruderal

3.5.1. In the east of the site, adjacent to the tennis court, is another area of recently managed scrub (see Photograph 4). Recolonising ruderal species

include dominant Spear Thistle with frequent Bristly Ox-tongue, Common Nettle and Creeping Thistle.

3.6. Scrub

- 3.6.1. A brick wall is present along the western boundary and has some Bramble *Rubus fruticosus* and Ivy *Hedera helix* growth (see Photograph 1). There are signs that this has been recently managed. Other species present include Lords-and-ladies *Arum maculatum*, Cleavers, Willowherb sp., Broad-leaved Dock *Rumex obtusifolius*, Elder *Sambucus nigra*, Pendulous Sedge *Carex pendula* and Hemlock Water-dropwort *Oenanthe crocata*.
- 3.6.2. Scrub is present on the eastern boundary and consists of Hawthorn *Crataegus monogyna*, Guelder Rose *Viburnum opulus* and Cherry *Prunus avium* (see Photograph 3).
- 3.6.3. Dense scrub with trees is present on the northeastern boundary (see Photograph 4). Tree species include Lime *Tilia platyphyllos* x *cordata*, Sycamore *Acer pseudoplatanus*, Yew *Taxus baccata*, Ash and Holly. Elder, Bramble, Ivy, Cleavers, Lords-and-ladies and Common Nettle were also recorded.

3.7. Hedgerow

- 3.7.1. A hedgerow (H1) is present on the south-eastern boundary of the site and located adjacent to the Bosmere Medical Centre (see Photograph 5). The hedgerow is dominated by Hawthorn *Crataegus monogyna*. Bramble and Sycamore are also present. The ground flora comprises Cleavers, Common Nettle and Lords-and-Ladies.

3.8. Trees Lines

- 3.8.1. Two lines of trees are present at the boundaries of the site (see Photographs 1 and 2). Tree Line TL1 is located on the southern boundary and is dominated by Silver Birch *Betula pendula*. Ash, Leyland Cypress *Cupressus x leylandii* and Horse-chestnut *Aesculus hippocastanum* were recorded rarely. The tree line is broken in places with large stands of Bramble scrub. Ivy dominates the field layer with Common Nettle, Cleavers, Broad-leaved Dock, Lords-and-ladies and Willowherb *Epilobium* sp. all occurring occasionally.
- 3.8.2. Tree Line TL2 defines the southwestern boundary and is dominated by Alder *Alnus glutinosa*, with occasional Silver Birch. A limited understorey is present and dominated by Ivy. Bramble, Cleavers, Lords-and-ladies, Common Nettle, Cow Parsley and Broad-leaved Dock were recorded frequently.

3.9. Stream

- 3.9.1. A shallow stream is present adjacent to the northern and western boundary (see Photograph 6). The stream is clear and fast flowing with a sandy bottom. Vegetation on the banks is sparse and includes Hart's-tongue Fern *Asplenium scolopendrium*, Hemlock Water-dropwort, Pendulous Sedge, Wood Avens *Geum urbanum*, White Dead-Nettle

Lamium album, Common Nettle, Willowherb sp., Lords-and-ladies, Lesser Celandine *Ranunculus ficaria* and Hogweed.

4. WILDLIFE USE OF THE SITE

- 4.1. General observations were made during the surveys of any faunal use of the site, with specific attention paid to the potential presence of protected species. Where beneficial to this report, data search records from the past 15 years (2006 to 2021) are noted.

4.2. Bats

- 4.2.1. Three mature trees (two Alder and a Pine *Pinus* sp.) on the southern and western boundaries of the site are considered to provide low bat roosting potential on account of Ivy coverage and features that could be obscured by the Ivy. The trees and scrub and hedgerow at the boundaries of the site are considered to provide good opportunities for foraging and commuting bats.
- 4.2.2. Previous survey work for bats, comprising three walked activity transects, was completed across the site in 2018 and 2019. During this time Noctule *Nyctalus noctula*, Common Pipistrelle *Pipistrellus pipistrellus* and Soprano Pipistrelle *Pipistrellus pygmaeus* were recorded.

Background Records

- 4.2.3. Eighty-two records of Serotine were returned by the data search. The closest records relate to a location within the 1km grid square which contains the site and most recently dates from 2016. The most recent record dates from 2020 and relates to a location approximately 1.2km southeast of the site.
- 4.2.4. Two records were returned for Leisler's Bat *Nyctalus leisleri*. The closest and most recent record relates to a location approximately 0.8km east of the site and dates from 2017.
- 4.2.5. Sixty records of Noctule *Nyctalus noctula* were returned by the data search. The closest records relate to a location within the 1km grid square which contains the site and most recently dates from 2013. The most recent record dates from 2020 and relates to a location approximately 1.2km southeast of the site.
- 4.2.6. Thirty-five records returned of unidentified *Myotis* sp.. The closest record relates to a location approximately 0.2km west of the site and dates from 2008. The most recent record dates from 2020 and relates to a location approximately 1.2km southeast of the site.
- 4.2.7. Five records of Daubenton's Bat *Myotis daubentonii* were returned by the data search. The closest and most recent record relates to a location approximately 1.1km south of the site and dates from 2017.
- 4.2.8. Four records were returned for Natterer's Bat *Myotis nattereri*. The closest and most recent record relates to a location approximately 1.3km southeast of the site and dates from 2019.
- 4.2.9. Two hundred and thirty-four records were returned for Common Pipistrelle *Pipistrellus pipistrellus*. The closest record and most recent record relates to a location approximately 0.1km west of the site and dates from 2019.

- 4.2.10. Two hundred and fifteen records of Soprano Pipistrelle *Pipistrellus pygmaeus* were returned by the data search. The closest record relates to a location approximately 0.2km east of the site and dates from 2018. The most recent record dates from 2019 and relates to a location approximately 0.6km north of the site.
- 4.2.11. Ten records of Nathusius' Pipistrelle *Pipistrellus nathusii* were returned by the data search. The closest record relates to a location approximately 0.8km east of the site and dates from 2017. The most recent record dates from 2020 and relates to a location approximately 1.2km southeast of the site.
- 4.2.12. Three records were returned for Brown Long-eared Bat *Plecotus auritus*. The closest and most recent record dates from 2020 and relates to a location approximately 1.2km southeast of the site.

4.3. Badgers

- 4.3.1. No evidence of Badger was recorded during the survey. The site offers suitable foraging and dispersal opportunities for this species. Due to the isolated nature of the site no further surveys are considered necessary for Badgers.
- 4.3.2. No records of Badger were returned by HBIC.

4.4. Water Vole

- 4.4.1. The stream adjacent to the north of the site is considered to provide only very limited opportunities for Water Vole *Arvicola amphibius* due to the shallow banks and lack of vegetation.
- 4.4.2. Thirty-two records were returned for Water Vole. All records relate to a location within a stream approximately 0.3km east of the site, with the most recent record dating from 2017.

4.5. Hedgehogs

- 4.5.1. No Hedgehogs *Erinaceus europaeus* were recorded during the survey. The scrub and rough grassland on site offer suitable foraging and hibernation opportunities for this species.
- 4.5.2. Eight records were returned for Hedgehog. The closest and most recent record relates to a location approximately 0.5km west of the site and dates from 2019.

4.6. Other Mammals

- 4.6.1. Given the habitats present on site it is thought likely that a range of small mammals will be present.

4.7. Birds

- 4.7.1. Goldcrest *Regulus regulus*, Robin *Erithacus rubecula*, Blackbird *Turdus merula*, Carrion Crow *Corvus corone*, House Sparrow *Passer domesticus*,

Wood Pigeon *Columba palumbus*, Magpie *Pica pica*, Long-tailed Tit *Aegithalos caudatus*, Blue Tit *Cyanistes caeruleus*, Goldfinch *Carduelis carduelis* and Great Tit *Parus major* were recorded on site during the survey work. Two Coot *Fulica atra* were recorded on the ponds to the north of the site.

- 4.7.2. No Brent Goose *Branta bernicla* or waders were observed on site in January 2021 which coincided with high tide. Due to the disturbed nature, small size and presence of mature trees on the southern boundary, it is considered that the site provides negligible opportunities for these species.
- 4.7.3. The site is labelled as H11 within the Solent Waders and Brent Goose Strategy⁷ and is listed as 'Low Use'. A review of data has shown that no Brent Geese have been recorded on site. The most recent record on site dates from 2009 and relates to two foraging Oystercatcher *Haematopus ostralegus*.
- 4.7.4. The areas of trees and scrub on site are considered suitable for foraging and nesting birds, and it is expected that an assemblage of common species will be present.

Background Records

- 4.7.5. Records of a number of species protected under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) and Annex I of the Birds Directive were returned by the data search. The most relevant of these are detailed below.
- 4.7.6. A number of records relate to the 1km grid square which contains the site. Merlin *Falco columbarius* and Sandwich Tern *Sterna sandvicensis* were recorded in 2012. Marsh Harrier *Circus aeruginosus*, Avocet *Recurvirostra avosetta*, Green Sandpiper *Tringa ochropus* and Redwing *Turdus iliacus* were recorded in 2013. Kingfisher *Alcedo atthis* and Bearded Tit *Panurus biarmicus* were recorded in 2014 and Fieldfare *Turdus pilaris* and Black Redstart *Phoenicurus ochruros* in 2015. In 2017 an Osprey *Pandion haliaetus* was recorded. Mediterranean Gull *Larus melanocephalus*, Wryneck *Jynx torquilla* and Red Kite *Milvus milvus* were most recently recorded in 2018.
- 4.7.7. Records within the 1km grid square approximately 0.1km west of the site include Brambling *Fringilla montifringilla* in 2008, Mediterranean Gull in 2009 and Black-tailed Godwit *Limosa limosa* in 2015. Red Kite and Avocet were recorded in 2016 and Green Sandpiper was recorded in 2017. Kingfisher, Little Egret *Egretta garzetta* and Ferruginous Duck *Aythya nyroca* were recorded in 2018.
- 4.7.8. Owing to the small size of the site and the habitats present it is not considered likely to be important for these species.

4.8. Reptiles

- 4.8.1. No reptiles were recorded during the survey. The rough grassland present on site provides suitable opportunities for these species. Surveys

⁷ King, D. (2010) *Solent Waders and Brent Goose Strategy 2010*. Hampshire and Isle of Wight Wildlife Trust.

undertaken by in 2019 recorded no presence of reptiles. No further work is deemed necessary for this group as it is not considered likely that any species would have colonised the site during the interim period.

- 4.8.2. Twenty-two records were returned for Slow Worm *Anguis fragilis*. The closest record relates to a location approximately 0.2km southwest of the site and dates from 2008. The most recent record dates from 2014 and relates from a location approximately 1.2km southeast of the site.
- 4.8.3. A single record of Grass Snake *Natrix helvetica* was returned by the data search. The record dates from 2006 and relates to a location approximately 1.2km southeast of the site.

4.9. **Amphibians**

- 4.9.1. No amphibians were recorded on site during the survey. The ponds to north of the site provide suitable breeding opportunities. The rough grassland and scrub on site provide opportunities for amphibians during their terrestrial phase.
- 4.9.2. The negative results of Great Crested Newt eDNA surveys undertaken during 2019 suggest that this species is not present in the immediate vicinity of the site. No further surveys are considered necessary for this species.
- 4.9.3. A single record was returned for Common Toad *Bufo bufo*. The record dates from 2017 and relates to a location approximately 1.2km southeast of the site.

4.10. **Invertebrates**

- 4.10.1. Given the habitats on site, it is considered that an assemblage of common invertebrate species will be present.
- 4.10.2. Fifty-five records of Stag Beetle *Lucanus cervus* were returned by the data search. The closest and most recent record relates to a location approximately 0.2km west of the site and dates from 2019.

5. ECOLOGICAL EVALUATION

5.1. The Principles of Ecological Evaluation

- 5.1.1. The guidelines for ecological evaluation produced by CIEEM propose an approach that involves professional judgement, but makes use of available guidance and information, such as the distribution and status of the species or features within the locality of the project.
- 5.1.2. The methods and standards for site evaluation within the British Isles have remained those defined by Ratcliffe⁸. These are broadly used across the United Kingdom to rank sites so priorities for nature conservation can be attained. For example, current Sites of Special Scientific Interest (SSSI) designation maintains a system of data analysis that is roughly tested against Ratcliffe's criteria.
- 5.1.3. In general terms, these criteria are size, diversity, naturalness, rarity and fragility, while additional secondary criteria of typicalness, potential value, intrinsic appeal, recorded history and the position within the ecological / geographical units are also incorporated into the ranking procedure.
- 5.1.4. Any assessment should not judge sites in isolation from others, since several habitats may combine to make it worthy of importance to nature conservation.
- 5.1.5. Further, relying on the national criteria would undoubtedly distort the local variation in assessment and therefore additional factors need to be taken into account, e.g. a woodland type with a comparatively poor species diversity, common in the south of England, may be of importance at its northern limits, say, in the border country.
- 5.1.6. In addition, habitats of local importance are often highlighted within a local Biodiversity Action Plan (BAP). The Hampshire BAP has been considered as part of this assessment and is referenced where relevant.
- 5.1.7. Levels of importance can be determined within a defined geographical context from the immediate site or locality through to the international level.
- 5.1.8. The legislative and planning policy context are also important considerations and have been given due regard throughout this assessment.

5.2. Habitat Evaluation

Designated Sites

- 5.2.1. **Statutory Sites:** There are no statutory designations of nature conservation value within the site or immediately adjacent to the site. The site lies approximately 0.9km north of the Chichester and Langstone Harbours SPA and Ramsar. Chichester and Langstone Harbour are designated for their importance to breeding Little Tern *Sternula albifrons* and Sandwich Tern *Sterna sandvicensis*, together with their importance

⁸ Ratcliffe, D A (1977). *A Nature Conservation Review: The Selection of Biological Sites of National Importance to Nature Conservation in Britain*. Two Volumes. Cambridge University Press, Cambridge.

for overwintering and migratory waders and wildfowl. The area is also designated as the Solent Maritime SAC and Langstone Harbour SSSI which are designated primarily for their estuarine habitats including salt meadows and *Spartina* saltmarsh.

- 5.2.2. It will be necessary to demonstrate that any proposals would not have any detrimental effect both alone and in combination with other plans and projects on the conservation objectives of internationally important designations.
- 5.2.3. Whilst the site has not been subject to three separate wintering bird surveys a single survey in tandem with the habitat survey in January 2021 was completed with this being completed at high tide. No qualifying species for Chichester and Langstone Harbours SPA / Ramsar were recorded on-site and overall, the condition of the site is considered to be poor for these species. As such it is not considered that the site provides functionally linked land to Chichester and Langstone Harbours SPA / Ramsar.
- 5.2.4. In respect of consideration to known nitrate issues associated with Solent Maritime SAC it is understood that a nitrate neutrality assessment and nitrate budget is required under policy for new residential developments together with commercial / industrial schemes with high water usage. Given the proposals do not fall within these categories it is understood that there is an acceptance that likely significant effects can be screened out.
- 5.2.5. It is considered that on account of the type and scale of the development together with the habitats to be directly affected, that the competent authority will be able to conclude there is unlikely to be any significant detrimental effects on the conservation objectives and integrity of the locally present international designation.
- 5.2.6. **Non-statutory Sites:** St Faith's Churchyard Site of Importance for Nature Conservation (SINC) is present approximately 0.5km east of the site. St Faith's Churchyard SINC is designated for its semi-improved grassland and value within the local community.
- 5.2.7. Due to the intervening land use and small size of the site it is unlikely that development at the site will have any significant adverse effects on this locally designated site following the adherence of appropriate safeguards during construction works.
- 5.2.8. A number of other non-statutory sites are located in the vicinity and are shown in Plan ECO1.

Habitats

- 5.2.9. The site is dominated by rough grassland of low intrinsic nature conservation interest.
- 5.2.10. The hedgerows and adjacent trees and scrub, particularly the more mature trees, are of elevated ecological interest within the context of the site, albeit for the opportunities they provide fauna species rather than any intrinsic nature conservation interest.

- 5.2.11. The scheme will provide a net gain in biodiversity post-development. New areas of landscape planting will be provided using a diverse range of native species and species of known wildlife value. The measurable net gain position is demonstrated through the application of Natural England's currently unmandated Metric 2.0, and summarised in Appendix 2. As is detailed a biodiversity net gain position of 22.70% is detailed. It is important to note that the metric does not allow for bird and bat box provision to be assessed and these (see below) would contribute to the overall biodiversity provision.
- 5.2.12. In line with Policy BD14 a five-metre buffer against development should be provided adjacent to the stream in the north of the site. This buffer zone shall be sown with a diverse native wildflower grassland to improve botanical diversity. Particular protection, especially during the construction phase, should be given to prevent water pollution. Trees, hedgerow and scrub should be retained where possible and new native scrub planted to enhance these boundary features.

5.3. Faunal Evaluation

Bats

- 5.3.1. **Legislation.** All bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and included on Schedule 2 of the Conservation of Habitats and Species Regulations 2017 ("the Habitats Regulations"). These include provisions making it an offence:
- Deliberately to kill, injure or take (capture) bats;
 - Deliberately to disturb bats in such a way as to:-
 - (i) be likely to impair their ability to survive, to breed or rear or nurture their young; or to hibernate or migrate; or
 - (ii) affect significantly the local distribution or abundance of the species to which they belong;
 - To damage or destroy any breeding or resting place used by bats;
 - Intentionally or recklessly to obstruct access to any place used by bats for shelter or protection (even if bats are not in residence).
- 5.3.2. The words deliberately and intentionally include actions where a court can infer that the defendant knew that the action taken would almost inevitably result in an offence, even if that was not the primary purpose of the act.
- 5.3.3. The offence of damaging (making worse for the bat) or destroying a breeding site or resting place is an absolute offence. Such actions do not have to be deliberate for an offence to be committed.
- 5.3.4. **Site Usage.** Three mature trees on the southern and western boundaries of the site are considered to provide low bat roosting potential. The trees and scrub and hedgerow at the boundaries of the site are considered to provide good opportunities for foraging and commuting bats.
- 5.3.5. **Mitigation and Enhancements.** It is recommended that boundary trees, hedgerow and scrub be protected where possible. Should any work be required to the trees highlighted as of potential bat roosting interest, or should it not be possible to retain these trees, the loss of these trees

should follow soft felling methodology. New landscaping should use native species to provide new foraging opportunities for bats.

- 5.3.6. Proposals will include a sensitive lighting scheme that limits light spillage onto site boundaries so as not to discourage bats foraging adjacent to the site.

Water Voles

- 5.3.7. **Legislation.** Water Voles are fully protected under the Wildlife & Countryside Act 1981. It is an offence to:

- Intentionally kill, injure or take (capture) a Water Vole;
- Possess or control a live or dead Water Vole, or any part of a Water Vole;
- To sell, offer for sale or advertise for live or dead Water Voles;
- Intentionally or recklessly damage, destroy, or obstruct access to any structure or place which Water Voles use for shelter or protection or disturb Water Voles while they are using such a place.

- 5.3.8. The words deliberately and intentionally include actions where a court can infer that the defendant knew that the action taken would almost inevitably result in an offence, even if that were not the primary purpose of the act.

- 5.3.9. **Site Usage.** The stream adjacent to the north of the site is considered to provide limited opportunities for Water Vole, though they are known to be in the vicinity.

- 5.3.10. **Mitigation and Enhancements.** The stream adjacent to the north of the site will be protected from physical damage and pollution during construction.

Hedgehogs

- 5.3.11. **Legislation.** Hedgehogs are a species of principal importance for nature conservation in England under Section 41 of the NERC Act 2006. The NERC Act 2006 requires the Secretary of State to:

...take such steps as appear...to be reasonably practicable to further the conservation of the living organisms and types of habitat included in any list published under this section, or...promote the taking by others of such steps.

- 5.3.12. **Site Usage.** No Hedgehogs were recorded during survey work, but the scrub and tree lines are suitable, and they are known to be present in the local area.

- 5.3.13. **Mitigation and Enhancements.** Care and attention to Hedgehogs will be taken in the removal of any potential habitat, particularly during the hibernation season. In the event that an individual is encountered, it will be carefully placed in an appropriate lidded box and immediately removed to an area of suitable habitat at the margins of the site away from working areas. New native landscaping would offer new potential habitat for small mammals, including Hedgehogs.

Birds

- 5.3.14. **Legislation.** Section 1 of the Wildlife and Countryside Act 1981 (as amended) is concerned with the protection of wild birds, whilst Schedule 1 lists species that are protected by special penalties. All species of birds receive general protection whilst nesting.
- 5.3.15. **Site Usage.** The areas of trees and scrub on site are considered suitable for foraging and nesting birds, and it is expected that an assemblage of common species will be present. No ground nesting birds, waders or Brent Geese were recorded on site during the survey.
- 5.3.16. **Mitigation and Enhancements.** It is recommended that any clearance of trees, shrub and hedgerow takes place outside the nesting season (which is typically March to July inclusive) to avoid a potential offence under the legislation. Where this cannot be achieved a check survey for nesting birds should be undertaken by an ecologist, with any confirmed nests left in place until the young have fledged.
- 5.3.17. New landscaping will include native species with known value for wildlife, such as fruit bearing trees.

Invertebrates

- 5.3.18. **Site Usage.** Given the habitats present it is likely a limited assemblage of common invertebrate species would be present within the site. The tree lines on site are considered to be suitable for Stag Beetle.
- 5.3.19. **Mitigation and Enhancements.** A new wildflower grassland will provide a new habitat for a range of invertebrates. The new grassland should be subject to a sympathetic and relaxed management regime to benefit a range of invertebrate species.
- 5.3.20. Log piles should be incorporated into any landscape proposals, which would benefit a range of saproxylic species such as Stag Beetle.

6. PLANNING POLICY CONTEXT

- 6.1. Planning policy for development at the site is administrated at two levels, nationally through the National Planning Policy Framework (NPPF) and locally through the policies of Havant Borough Council.

6.2. National Policy

National Planning Policy Framework (February 2019)

- 6.2.1. Guidance on national policy for biodiversity and geological conservation is provided by the NPPF, published in March 2012, revised on 24 July 2018 and updated on 19 February 2019. It is noted that the NPPF continues to refer to further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system provided by Circular 06/05 (DEFRA / ODPM, 2005) accompanying the now-defunct Planning Policy Statement 9 (PPS9).
- 6.2.2. The key element of the NPPF is that there should be “*a presumption in favour of sustainable development*” (paragraphs 10 to 11). It is important to note that this presumption “*does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site*” (paragraph 177). ‘Habitats site’ has the same meaning as the term ‘European site’ as used in the Habitats Regulations 2017.
- 6.2.3. Hence the direction of Government policy is clear; that is, the presumption in favour of sustainable development is to apply in circumstances where there is potential for an effect on a European / international site, if it has been shown that there will be no adverse effect on that designated site as a result of the development in prospect.
- 6.2.4. A number of policies in the NPPF are comparable to those in PPS9, including reference to minimisation of impacts to biodiversity and provision of net gains to biodiversity where possible (paragraph 170).
- 6.2.5. The NPPF also considers the strategic approach that Local Authorities should adopt with regard to the protection, maintenance and enhancement of green infrastructure, priority habitats and ecological networks, and the recovery of priority species.
- 6.2.6. Paragraphs 174 to 176 of the NPPF comprise a number of principles that Local Authorities should apply, including encouraging opportunities to incorporate biodiversity in and around developments; provision for refusal of planning applications if significant harm cannot be avoided, mitigated or compensated for; applying the protection given to European sites to potential SPAs, possible SACs, listed or proposed Ramsar sites and sites identified (or required) as compensatory measures for adverse effects on European sites; and the provision for the refusal for developments resulting in the loss or deterioration of ‘irreplaceable’ habitats – unless there are ‘wholly exceptional reasons’ (for instance, infrastructure projects where the public benefit would clearly outweigh the loss or deterioration of habitat) and a suitable compensation strategy exists.

- 6.2.7. National policy therefore implicitly recognises the importance of biodiversity and that with sensitive planning and design, development and conservation of the natural heritage can co-exist and benefits can, in certain circumstances, be obtained.

6.3. Local Policy

Havant Borough Core Strategy (Adopted March 2011)

- 6.3.1. The Havant Borough Core Strategy contains the main policies for development the borough. This document is the current reference until the emerging local plan is adopted. A number of policies are concerned with biodiversity and the environment which are relevant to the site.
- 6.3.2. Policy CS11 concerns the protection an enhancement of the special environment and heritage of Havant Borough. It states that development should protect statutory and non-statutory designated landscape, habitats and features or biological interest. Development proposals should protect wildlife habitats and corridors to prevent fragmentation of existing habitats.
- 6.3.3. Policy CS13 regards green infrastructure. It states that development will be permitted that incorporates improvements to existing green infrastructure through restoration, enhancement and creation of habitat.

Havant Borough Local Plan (Allocations) (Adopted July 2014)

- 6.3.4. The site has been allocated for employment development within the local plan. Policy BD14 contains specific site development requirements, of which two relate to biodiversity and the environment. A five-metre buffer without development or other significant structures is required along Brockhampton Stream and any impacts on Brent Geese and / or waders will be mitigated for.
- 6.3.5. The site has been identified as uncertain for use by Brent Geese and waders. Policy DM23 is in regard to sites for Brent Geese and waders. It states that planning permission will be granted for development on uncertain sites outside of statutory designated areas, where appropriate surveys are undertaken, and it is determined that the site has no importance. The site is not considered to support favourable habitat for Brent or wader species and no such species were recorded during the January 2021 survey that was completed at high tide (when any reliance or use of the site would be at its highest).

Havant Borough Local Plan

- 6.3.6. The new Local Plan will be the new borough-wide planning strategy. The proposed submission has been sent to the Secretary of State for examination. The policies it contains will influence future developments once it is adopted. Five policies are concerned fully or in part with biodiversity and the environment.
- 6.3.7. Policy E14 is concerned with the local ecological network. It states that all development is expected to protect, conserve and enhance the local ecological network through providing a net gain in biodiversity, assessing

the ecological value of the site and providing a mitigation plan. In addition, development which have the potential to impact on an international nature conservation designation will be subject to a Habitats Regulations Assessment.

- 6.3.8. Policy E15 is in regard to protected species. It states that appropriate surveys are required to establish likely presence/ absence of protected species. Specific importance is given to the potential presence of Bechstein's Bat, with additional surveys and proposals put in place where this species is likely to be present.
- 6.3.9. Policy EX1 states any development resulting in an increase in water use will need to provide a nutrient budget. Planning permission will be granted where a mitigation package is provided to remove the likely significant effect.
- 6.3.10. Policy E17 concerns Solent wader and Brent Goose (SWBG) feeding and roosting sites. It states that development on sites which are used by Solent waders and / or Brent Geese will be assessed in line with appropriate regulations. Development proposals on low use sites will be permitted where on site mitigation is provided based upon appropriate ecological assessments or a financial contribution is provided consistent with the SWBG strategy.

6.4. Discussion

- 6.4.1. The majority of the site is considered to be of low ecological value due to the low floral diversity of the rough grassland. Following the recommendations in this report the important habitats and species on site will be protected. New landscape planting will provide a net gain in biodiversity in line with policy. It is considered that the competent authority (Havant Borough Council) can confirm that the scheme will not result in any likely significant effects on the local designated sites. Whilst the loss of considered poor habitat for waders and Brent Goose under E17 could be subject to a proportionate contribution as detailed within the policy.
- 6.4.2. It is considered that development of the site would be in accordance with relevant planning policy at the national and local level.

7. SUMMARY AND CONCLUSIONS

- 7.1. Ecology Solutions was commissioned in January 2021 by Chancerygate (Erdington) Limited to undertake an ecological assessment of the land off Solent Road, Havant, Hampshire.
- 7.2. The proposals are for the construction of new industrial buildings with associated infrastructure and landscaping.
- 7.3. Previous survey work was completed by WYG in 2019 on behalf of Portsmouth Water.
- 7.4. The site comprises a field of rough semi-improved grassland. A hardstanding tennis court is present in the northeast of the site with surrounding scrub. Tree lines form the southern and western boundaries. A stream is present on the northern boundary.
- 7.5. The site is located adjacent to the north of the Solent Road, within the southwest of Havant. It is bounded to the south, east and west by existing industrial and residential development. Two large ponds and open green space are present to the north with residential development beyond.
- 7.6. A habitat survey was carried out by Ecology Solutions in January 2021 in order to ascertain the general ecological value of the site and to identify the main habitats and associated plant species. Bat, reptile and Great Crested Newt surveys were previously undertaken by WYG in 2019, with these confirming the predominant absence of these protected species.
- 7.7. **Statutory Sites.** The site lies approximately 0.9km north of the Chichester and Langstone Harbours SPA and Ramsar, Solent Maritime SAC and Langstone Harbour SSSI. It is not considered that the site provides functionally linked land to Chichester and Langstone Harbours SPA and Ramsar, whilst the type of the development is unlikely to trigger any significant effect from surface or foul water in respect of increased nitrogen and associated deleterious effects on Solent Maritime SAC.
- 7.8. **Non-statutory Sites.** St Faith's Churchyard Site of Importance for Nature Conservation (SINC) is present approximately 0.5km east of the site. Due to the intervening land use and small size of the site it is unlikely that development at the site will have any major adverse effects on this locally designated site following the adherence of appropriate construction safeguards.
- 7.9. **Habitats.** The site is dominated by rough grassland of low intrinsic nature conservation interest. The hedgerows and adjacent trees and scrub, particularly the more mature trees, are of elevated ecological interest within the context of the site, albeit for the opportunities they provide fauna species rather than any intrinsic nature conservation interest.
- 7.10. The scheme will provide a net gain in diversity post-development. New areas of landscape planting will be provided using a diverse range of native species and species of known wildlife value. In line with Policy BD14 a five-metre buffer against development shall be provided adjacent to the stream in the north of the site. This buffer zone shall be sown with a native wildflower grassland to improve botanical diversity. Particular protection should be given to prevent water

pollution. Trees, hedgerow and scrub should be retained where possible and new native scrub planted to enhance these boundary features.

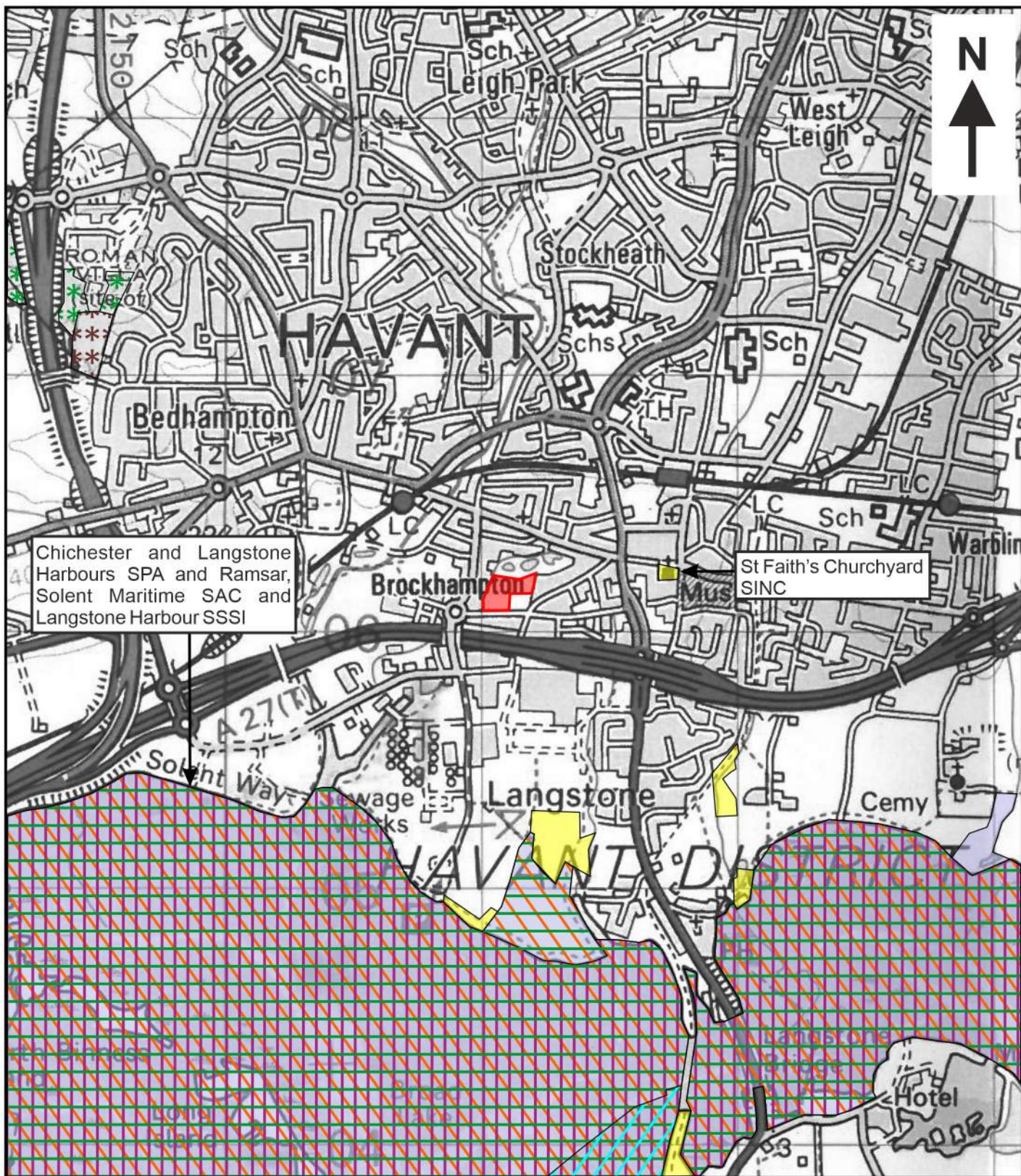
- 7.11. **Bats.** Three mature trees on the southern and western boundaries of the site are considered to provide low bat roosting potential on account of Ivy coverage. The trees and scrub and hedgerow at the boundaries of the site are considered to provide good opportunities for foraging and commuting bats.
- 7.12. It is recommended that boundary trees, hedgerow and scrub be protected where possible. Should any work be required to the trees highlighted as of potential bat roosting interest, or should it not be possible to retain these trees, felling would need to follow soft felling methodology. New landscaping should use native species to provide new foraging opportunities for bats. Proposals will include a sensitive lighting scheme that limits light spillage onto site boundaries so as not to discourage bats foraging adjacent to the site.
- 7.13. **Badgers.** No evidence of Badger was recorded during the survey. The site offers suitable foraging and dispersal opportunities for this species. Due to the isolated nature of the site no further surveys are considered necessary for Badgers.
- 7.14. **Water Vole.** The stream adjacent to the north and west of the site is considered to provide very limited opportunities for Water Vole, though they are known to be in the vicinity. The stream adjacent to the north of the site will be protected from physical damage and pollution during construction.
- 7.15. **Hedgehog.** No Hedgehogs were recorded during survey work, but the scrub and tree lines are suitable, and they are known to be present in the local area. Care and attention to Hedgehogs will be taken in the removal of any potential habitat, particularly during the hibernation season. New native landscaping would offer new potential habitat for small mammals, including Hedgehogs.
- 7.16. **Birds.** The areas of trees and scrub on site are considered suitable for foraging and nesting birds, and it is expected that an assemblage of common species will be present. No ground nesting birds, waders or Brent Geese were recorded on site during the survey completed by Ecology Solutions or WYG. Any clearance of suitable bird nesting habitats will take place outside the nesting season or only during this period following checks to confirm absence to avoid a potential offence under the legislation. New landscaping will include native species with known value for wildlife, such as fruit bearing trees.
- 7.17. **Reptiles.** No reptiles were recorded during the survey. The rough grassland present on site provides suitable opportunities for these species. Surveys undertaken by in 2019 recorded no presence of reptiles. No further work is deemed necessary for this group.
- 7.18. **Amphibians.** No amphibians were recorded on site during the survey. The ponds to north of the site provide suitable breeding opportunities. The rough grassland and scrub on site provide opportunities for amphibians during their terrestrial phase. The negative results of Great Crested Newt eDNA surveys undertaken during 2019 suggest that this species is not present on site. No further surveys are considered necessary for this species.

- 7.19. **Invertebrates.** Given the habitats present it is likely a limited assemblage of common invertebrate species would be present within the site. The tree lines on site are considered to be suitable for Stag Beetle. It is recommended that a new wildflower grassland be sown to provide a new habitat for a range of invertebrates. The new grassland should be subject to a beneficial management scheme to benefit a range of invertebrate species. Log piles should be incorporated into any landscape proposals, which would benefit a range of saproxylic species such as Stag Beetle.
- 7.20. The majority of the site is considered to be of low ecological value due to the low floral diversity of the rough grassland. Following the recommendations in this report the important habitats and species on site will be protected and enhanced. New landscape planting will provide a net gain in biodiversity in line with policy. It is considered that development of the site would be in accordance with relevant planning policy at the national and local level.

PLANS

PLAN ECO1

Site Location and Ecological Designations



KEY:

- SITE LOCATION
- SPECIAL PROTECTION AREA (SPA)
- SPECIAL AREA OF CONSERVATION (SAC)
- RAMSAR SITE
- SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)
- LOCAL NATURE RESERVE (LNR)
- SITE OF IMPORTANCE FOR NATURE CONSERVATION (SINC)
- ** ANCIENT & SEMI-NATURAL WOODLAND
- ** ANCIENT REPLANTED WOODLAND



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9624: LAND OFF SOLENT ROAD, HAVANT

PLAN ECO1: SITE LOCATION
AND ECOLOGICAL DESIGNATIONS

Rev: A
Feb 2021

PLAN ECO2

Ecological Features



- KEY:**
- SITE BOUNDARY
 - ROUGH GRASSLAND
 - HARDSTANDING
 - TALL RUDERAL
 - SCRUB
 - TREE LINE
 - HEDGEROW
 - STREAM
 - POND
 - TREE WITH LOW BAT ROOSTING POTENTIAL



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9624: LAND OFF SOLENT ROAD, HAVANT

PLAN ECO2:
ECOLOGICAL FEATURES

Rev: A
Feb 2021

PHOTOGRAPHS

PHOTOGRAPH 1: Rough Grassland, Scrub and Tree Lines



PHOTOGRAPH 2: Rough Grassland and Tree Lines



PHOTOGRAPH 3: Tennis Court and Scrub



PHOTOGRAPH 4: Tall Ruderal and Scrub



PHOTOGRAPH 5: Hedgerow H1



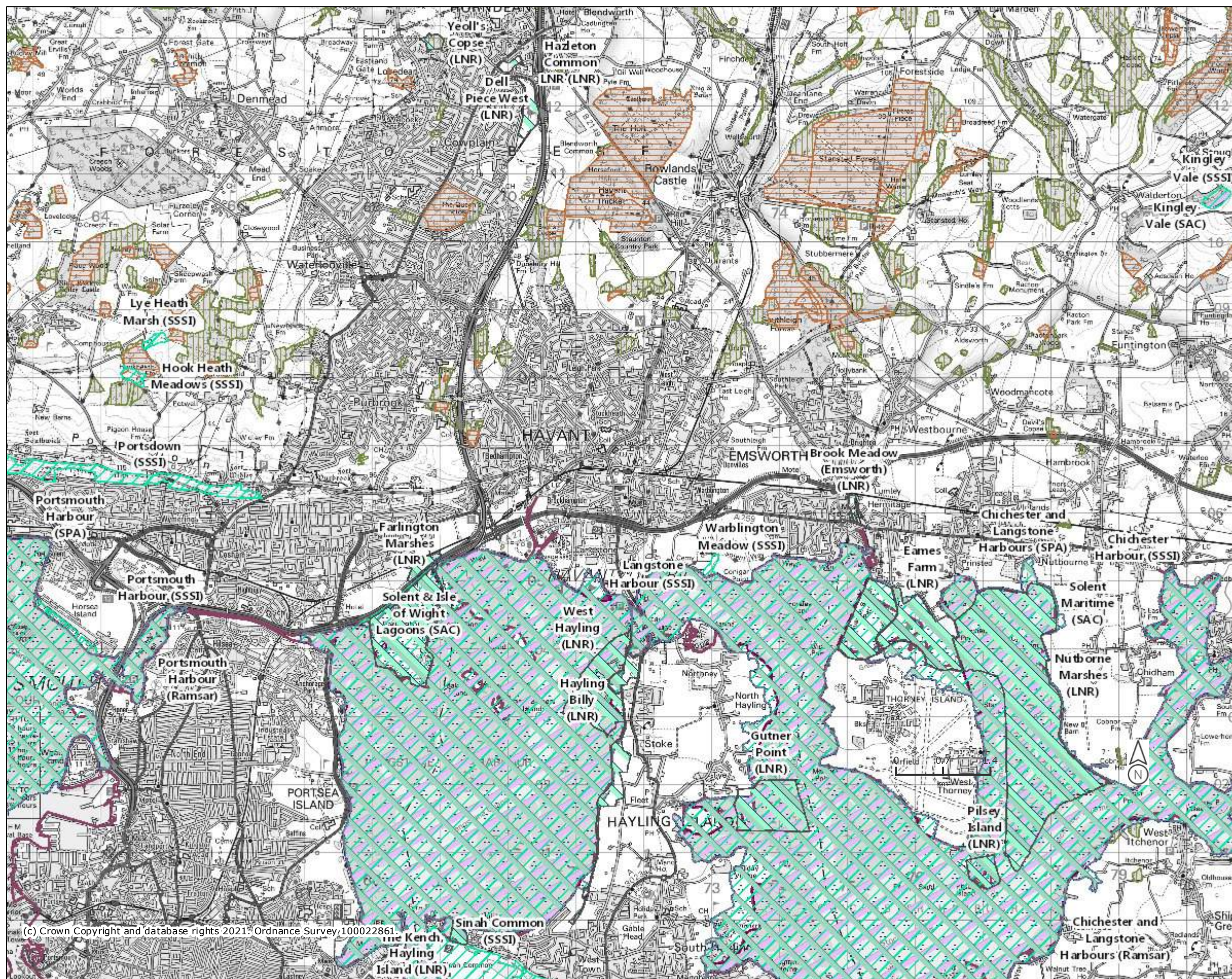
PHOTOGRAPH 6: Stream on Northern Boundary



APPENDICES

APPENDIX 1

Information downloaded from Multi-Agency
Geographic Information for the Countryside (MAGIC)



Legend

- Local Nature Reserves (England)
- National Nature Reserves (England)
- Ramsar Sites (England)
- Sites of Special Scientific Interest (England)
- Special Areas of Conservation (England)
- Special Protection Areas (England)

Ancient Woodland (England)

- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland

Projection = OSGB36

xmin = 460100

ymin = 100800

xmax = 483400

ymax = 111800

Map produced by MAGIC on 24 February, 2021.

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APPENDIX 2

Biodiversity Net Gain Note



ECOLOGYSOLUTIONS

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LAND OFF SOLENT ROAD,
HAVANT

Biodiversity Net Gain Report

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2	BIODIVERSITY METRIC 2.0	2
3	RESULTS AND DISCUSSION OF METRIC	3
4	EVALUATION	6
5	POLICY CONTEXT	9
6	SUMMARY AND CONCLUSIONS	11

APPENDICES

APPENDIX 1	Terry Anderson Landscape Architects Landscape Layout – Dwg No. 829.10.03
APPENDIX 2	Natural England's Biodiversity Metric 2.0

1. INTRODUCTION

1.1. Background & Proposals

- 1.1.1. Ecology Solutions was commissioned in January 2021 by Chancerygate (Erdington) Limited to undertake a Biodiversity Net Gain assessment of the land off Solent Road, Havant, Hampshire.
- 1.1.2. The proposals are for the construction of new office and industrial buildings with associated infrastructure and landscaping.
- 1.1.3. The site was most recently surveyed in January 2021 based on extended Phase 1 survey methodology¹, as recommended by Natural England, whereby the habitat types present are identified and mapped, together with an assessment of the species composition of each habitat. This technique provides an inventory of the basic habitat types present and allows identification of areas of greater potential which require further survey. Any such areas identified can then be examined in more detail.

1.2. Site Characteristics

- 1.2.1. The site is located adjacent to the north of the Solent Road, within the southwest of Havant. It is bounded to the south, east and west by existing industrial and residential development. Two large ponds and open green space associated with the Portsmouth Water buildings are present to the north, with residential development beyond.
- 1.2.2. The site comprises a field of rough semi-improved grassland. A tennis court is present in the northeast of the site with surrounding scrub. Tree lines form the southern and western boundaries. A stream is present on the northern boundary.

1.3. Biodiversity Net Gain Report

- 1.3.1. This document assesses the level of Biodiversity Net Gain within the site. This report has been prepared with due consideration to the guidance published by the Chartered Institute of Ecology and Environmental Management (CIEEM)^{2,3} in relation to Biodiversity Net Gain. This assessment has been primarily based around the results of the 2021 habitat surveys.

¹ Joint Nature Conservation Committee (2010). *Handbook for Phase 1 Habitat Survey – a Technique for Environmental Audit*. England Field Unit, Nature Conservancy Council, reprinted JNCC, Peterborough.

² CIEEM (2019). *Biodiversity Net Gain. Good Practice Principles for Development, A practical Guide*

³ CIEEM, CIRIA, IEMA (2016). *Biodiversity Net Gain: Good Practice Principles for Development*

2. BIODIVERSITY METRIC 2.0

2.1. The Biodiversity Metric 2.0 uses habitat features as a proxy measure for capturing the value and importance of nature. It uses calculations to assess the importance of each habitat based on its size, ecological condition, location and its connectivity.

2.2. Methodology

2.2.1. Measurements for habitats for pre and post-development were calculated using AutoCAD and Google Earth. Information regarding the habitats currently present within the site, as well as their condition, were based on survey information obtained in January 2021 and supported by previous survey information undertaken in 2019. The Biodiversity Technical Supplement⁴ as well as professional judgement was used to inform the habitats condition criteria. As per current guidelines the connectivity score has been set to low for all habitat types.

2.2.2. The proposed landscaping, including the planting schedules, were provided by Terry Anderson Landscape Architects (TALA) Landscape Layout (see Appendix 1).

⁴ Natural England (2019). *The Biodiversity Metric 2.0, Auditing and Accounting for Biodiversity, Technical Supplement, Beta Edition*, Natural England Joint Publication JP029

3. RESULTS AND DISCUSSION OF METRIC

3.1. This section should be read in conjunction with the Biodiversity Metric calculation tool which is provided in Appendix 2.

3.2. Baseline Habitat (Pre-Development)

3.2.1. Table 3.1 below summarises the habitats present on site. The information included within this table is based on information gathered during the Phase 1 habitat survey undertaken by Ecology Solutions in January 2021 and supported by previous surveys in 2019 where necessary.

3.2.2. Overall, the habitat base line biodiversity value is 2.76 units. Tree lines and hedgerows are present at the boundaries of the site, with a baseline value of 0.76 for hedgerow units.

Baseline habitat	Baseline Biodiversity Units	Ecological Features	Impact	After works
Urban - Amenity grassland	2.50	Rough grassland has developed where amenity grassland has been left unmanaged. Physical damage from machinery is evident along with several undesirable species.	The proposed development will result in the removal of all the existing rough grassland habitat on site.	2.50 units lost.
Urban - Developed land; sealed surface	0	Areas of the site comprise hardstanding, formed of the former tennis court and access road in the south of the site. These areas are largely devoid of vegetation, other than through occasional cracks at the margins and where low numbers of recolonising species are starting to establish.	The former tennis court will be removed as a result of the development of the site.	N/A
Heathland and shrub – Mixed scrub	0.12	Scrub has established along the eastern boundary and former tennis court. This habitat is dominated by Bramble and is considered to be of poor condition and contains several undesirable species such as Common Nettle <i>Urtica dioica</i> .	The proposed development will result in the loss of this habitat.	0.12 units lost.
Heathland and shrub – Bramble scrub	0.04	An area of single aged Bramble scrub has developed along the western boundary.	The proposed development will result in the loss of this habitat.	0.04 units lost.
Sparsely vegetated land - Ruderal/Ephemeral	0.10	An area of sparsely vegetated land resulting from recently removed scrub, where some ruderal and ephemeral vegetation are colonising.	The proposed development will result in the loss of this habitat.	0.10 units lost.
Line of Trees	0.16 hedgerow units	A line of mixed mature and semi-mature trees along the southern boundary.	Poor specimens will be removed with the remaining tree line to be retained and bolstered as part of the development.	0.12 hedgerow units enhanced

Line of Trees	0.36 hedgerow units	A line of mature Alder <i>Alnus glutinosa</i> and Silver Birch <i>Betula pendula</i> along the western boundary.	The trees are to be retained as part of the development.	0.36 hedgerow units retained
Native Hedgerow	0.24 hedgerow units	A native hedgerow in the southeast of the site. The hedgerow comprises primarily of Hawthorn <i>Crataegus monogyna</i> .	The hedgerow is to be lost to the development.	0.24 hedgerow units lost

Table 3.1. Summary of Baseline Habitats.

3.3. Post-Development

- 3.3.1. Table 3.2 below summarises the habitats that will be present on-site post-development. The information included within this table is based on information and plan provided (see Appendix 1). The table is split into two sections: the first section are habitats that will be created; and the second section relates to existing habitats that will be enhanced.
- 3.3.2. Overall, there is an increase of 0.63 biodiversity units which results in a gain of 22.70% for habitat units.
- 3.3.3. There is a loss in linear features (i.e. hedgerows) of 0.20 hedgerow units which results in a loss of 26% for hedgerow units.

Newly Created Habitat	Biodiversity Units Delivered	Ecological Features	Delivering Net Gain
Newly Created Habitats			
Grassland - Other neutral grassland	2.15	Native wildflower mixes to be sown directly into subsoil. Area will be cut twice a year in March / April and September / October with all cuttings removed to reduce soil fertility and encourage floral diversity.	The new wildflower grassland will provide greater floristic diversity than is currently present on site. Management will ensure that the diversity of the grassland is maintained long term and will ensure that undesirable species do not become dominant. The species present in the seed mix will attract a range of invertebrate species, which in turn will provide foraging resources to bats and birds.
Heathland and shrub - Mixed scrub	1.17	Native and ornamental shrubs will be planted to the boundaries of the site.	The scrub will be subject to management to ensure that it meets and maintains the desired condition. The habitat will provide nesting and foraging opportunities for birds and a range of other wildlife.
Urban - Street Tree	0.06	A diverse mix of native trees and non-native will be planted throughout the development.	The trees will be planted across the site and will provide net gains in the number of trees opportunities for nesting and foraging birds. As the trees mature, they may also develop features such as tears and knotholes that are commonly utilised by roosting bats.

Newly Created Habitat	Biodiversity Units Delivered	Ecological Features	Delivering Net Gain
Urban - Developed land; sealed surface	0	Includes the new buildings and associated parking areas, footpaths and access roads.	N/A
Enhanced Hedgerows			
Line of Trees	0.20	New trees will be planted along the southern boundaries.	New native trees to bolster existing boundary and promote these as a wildlife corridor for a range of species, such as bats and small mammals, while also providing nesting and foraging birds.

Table 3.2. Summary of Post-development Habitats

- 3.3.1. Overall, the proposed scheme will result in 3.39 habitat units showing an increase of 0.63 biodiversity units which results in a percentage increase of 22.70% for habitat units.
- 3.3.2. There is a loss in linear features (i.e. hedgerows) of 0.20 hedgerow units, resulting in a loss of 26% for hedgerow units.

4. EVALUATION

4.1. The Principles of Evaluation

Biodiversity Net Gain – Good Practice Principle for Development

- 4.1.1. CIRIA, CIEEM and IEMA have developed principles of good practice to achieve Biodiversity Net Gain. These principles provide a framework that helps improve the UK's biodiversity by contributing towards strategic priorities to conserve and enhance nature through sustainable development. There are ten principles in total, and all principles must be applied together as one approach. The ten principles are set out below.
- 4.1.2. **Principle 1. Apply Mitigation Hierarchy.** Do everything possible to first avoid and then minimise impacts on biodiversity. Only as a last resort, and in agreement with external decision makers where possible, compensate for losses that cannot be avoided. If compensation for losses within the development footprint is not possible or does not generate the most benefits for nature conservation, then offset biodiversity losses by gains elsewhere.
- 4.1.3. **Principle 2. Avoid losing biodiversity that cannot be offset by gains elsewhere.** Avoid impacts on irreplaceable biodiversity; these impacts cannot be offset to achieve no net loss or net gain.
- 4.1.4. **Principle 3. Be inclusive and equitable.** Engage stakeholders early, and involve them in designing, implementing, monitoring and evaluation the approach to net gain. Achieve Net Gain in partnership with stakeholders where possible and share the benefits fairly among stakeholders.
- 4.1.5. **Principle 4. Address risks.** Mitigate difficulty, uncertainty and other risks to achieving Net Gain. Apply well accepted ways to add contingency when calculating biodiversity losses and gains in order to account for any remaining risks, as well as to compensate for the time between the losses occurring and the gains being fully realised.
- 4.1.6. **Principle 5. Make a measurable net gain contribution.** Achieve a measurable, overall gain for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities.
- 4.1.7. **Principle 6. Achieve the best outcomes for biodiversity.** Achieve the best outcomes for biodiversity by using robust, credible evidence and local knowledge to make clearly-justified choices when:
- Delivering compensation that is ecologically equivalent in type, amount and condition, and that accounts for the location and timing of biodiversity losses.
 - Compensating for losses of one type of biodiversity by providing a different type that delivers greater benefits for nature conservation.
 - Achieving net gain locally to the development while also contributing towards nature conservation priorities at local, regional and national levels.
 - Enhancing existing or creating new habitat.
 - Enhancing ecological connectivity by creating more, bigger, better and joined areas for biodiversity.

4.1.8. **Principle 7. Be additional.** Achieve nature conservation outcomes that demonstrably exceed existing obligations (i.e. do not deliver something that would occur anyway).

4.1.9. **Principle 8. Create a net gain legacy.** Ensure net gain generates long-term benefits by:

- Engaging stakeholders and jointly agreeing practical solutions that secure net gain in perpetuity.
- Planning for adaptive management and securing dedicated funding for long-term management.
- Designing net gain for biodiversity to be resilient to external factors, especially climate change.
- Mitigating risks from other land uses.
- Avoiding displacing harmful activities from one location to another.
- Supporting local-level management of net gain activities.

4.1.10. **Principle 9. Optimise sustainability.** Prioritise Biodiversity Net Gain and, where possible, optimise the wider environmental benefits for a sustainable society and economy.

4.1.11. **Principle 10. Be transparent.** Communicate all net gain activities in a transparent and timely manner, sharing the learning with all stakeholders.

Lawton's Principle

4.1.12. Principles for enhancing England's wildlife sites were developed as part of the Lawton Review⁵. Across the UK, these principles can be used to design Biodiversity Net Gain activities to boost wildlife sites. They are:

- Improving the quality of wildlife sites;
- Increasing the size of the wildlife sites;
- Enhancing connections between, or joining up wildlife sites;
- Creating new wildlife sites; and
- Reducing pressure on wildlife sites.

4.2. Post-Development Evaluation

4.2.1. The site's contribution to Biodiversity Net Gain has been assessed with due regard to the principles outlined and discussed above.

4.2.2. The site delivers a net gain of 22.70% in habitat units and a loss of 26% in hedgerow units (see Table 4).

Site Baseline	Habitat Units	2.76
	Hedgerow Units	0.76
Post-intervention	Habitat units	3.39
	Hedgerow Units	0.20
Total net change (%)	Habitat Units	22.70%
	Hedgerow units	-26%

Table 4. Summary of Biodiversity Net Gain.

⁵ Department for Environment, Food and Rural Affairs (2010). *Making Space for Nature: A Review of England's Wildlife Sites*, DEFRA

- 4.2.3. The level of gain demonstrates that the proposals have incorporated significant landscaping, thereby improving the biodiversity value of the site. The bolstering of boundary features with native species will offer an increase in the diversity of habitats within the site, improve green infrastructure and enhance connectivity to existing open green space to the north of the site.
- 4.2.4. The site proposals deliver opportunities for bats, birds and invertebrates through the provision of new species-rich wildflower grassland, trees and native and ornamental scrub, delivering net gains.
- 4.2.5. In addition to the landscaping, it is recommended that a number of bat boxes and bird boxes are installed on suitable retained trees across the site to increase nesting / roosting opportunities offering further enhancements that are not taken account of through the Biodiversity Metric.

5. POLICY CONTEXT

- 5.1. The planning policy framework that relate to Biodiversity Net Gains at the site is issued nationally through the National Planning Policy Framework (NPPF), and locally through the planning policies of Havant Borough Council.
- 5.2. On 15 October 2019, the government introduced a new Bill to Parliament; The Environment Bill. This Bill will help ensure that England maintains and improves its environmental protection.

5.3. National Policy

National Planning Policy Framework (February 2019)

- 5.3.1. Guidance on national policy for Biodiversity Net Gain is provided by the NPPF, published in March 2012, revised on 24 July 2018 and updated on 19 February 2019. The following sections of the policy relate to Biodiversity Net Gain:
- 5.3.2. Paragraph 170(d) states that planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current future pressures.
- 5.3.3. Paragraph 174(b) states that to protect and enhance biodiversity and geodiversity, plans should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.
- 5.3.4. Paragraph 175(b) states that when determining planning application, local planning authorities should apply the following principle; development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

5.4. Local Planning Policy

Havant Borough Core Strategy (Adopted March 2011)

- 5.4.1. Policy CS13 regards green infrastructure. It states that development will be permitted that incorporates improvements to existing green infrastructure through restoration, enhancement and creation of habitat.

Havant Borough Local Plan

- 5.4.2. Policy E14 is concerned with the local ecological network. It states that all development is expected to protect, conserve and enhance the local ecological network through providing a net gain in biodiversity, assessing the ecological value of the site and providing a mitigation plan. In addition, development which have the potential to impact on an international nature conservation designation will be subject to a Habitats Regulations Assessment.

5.5. **Environment Bill**

- 5.5.1. A government statement made on 23 July 2019 outlines further details about how the Biodiversity Net Gain requirement will be defined. The Government proposes that the requirement will come into force after a two-year transition period after the new Environment Bill for England receives royal assent. The Bill has been started in the House of Commons and, at the time of writing, is in the report stage, giving MPs an opportunity to consider further amendments.

6. SUMMARY AND CONCLUSIONS

- 6.1. Ecology Solutions was commissioned in January 2021 by Chancerygate (Erdington) Limited to undertake a Biodiversity Net Gain assessment of the land off Solent Road, Havant, Hampshire.
- 6.2. The proposals are for the construction of new office and industrial buildings with associated infrastructure and landscaping.
- 6.3. The site comprises a field of rough semi-improved grassland. A tennis court is present in the northeast of the site with surrounding scrub. Tree lines form the southern and western boundaries. A stream is present on the northern boundary.
- 6.4. Overall, when based against the Biodiversity Metric version 2.0, the site delivers a net gain of 22.70% (0.63 units). However, hedgerow units have decreased by from 0.76 to 0.20 units, therefore a net loss for linear features has been demonstrated.
- 6.5. The landscape scheme has been designed to maximise gains to biodiversity and provide opportunities in the form of new habitats, while also promoting green infrastructure and providing valuable open green space. New habitats will offer a significant increase in opportunities for wildlife, primarily for bats, birds and invertebrates, while additional enhancements that are not accounted for within the Biodiversity Metric, such as bat and bird boxes, have been recommended as part of the proposed scheme.
- 6.6. It is considered that the development proposals will be compliant with the NPPF and current and emerging local policy, together with emerging best practice and legislation.



OUTLINE SPECIFICATION

Refer to schedules for plant sizes, form, support and treepit dimensions

Treepit dimensions: Formation depth as schedules
300mm depth topsoil over 450/ 600mm depth free draining subsoil
Plant Beds: 300mm depth topsoil over 400mm depth of subsoil
Turf and Amenity Grass Areas: Do not disturb existing grass areas/ 150mm depth topsoil over 400mm depth of subsoil.
Wildflower & Grass Areas: Cultivate for seeding directly onto subsoil. Do not spread imported or stockpiled topsoil. The CA to inspect and approve areas where topsoil can be placed directly onto undisturbed clean site subsoil.

Subsoil shall be sourced from soils below the topsoil layer with minimal organic matter and consist of a mix of clay and stone. No construction fill shall be evident in this layer.

Imported topsoil shall be in accordance with BS3882:2015. "Multi-Purpose" grade as supplied by Freeland Horticulture or otherwise approved. Tel:01322-619161

Remove objects greater than 75mm in size from the topsoil and cart away.

Provide an analysis of imported/ stockpiled topsoil with recommendations for making good any deficiencies.
Provide details of the source and a 1Kg sample of imported topsoil for approval by the Landscape Architect.

TREES
Tree Inspection
Trees to be selected by the Landscape Architect at the grower's nursery.

Triple staking: 3No. 75mm diam. x 1800mm long stakes set equidistant around the tree rootball. Top of stake 800mm above ground level. Tree tied to each stake with 25mm wide neoprene straps and 300mm long plastic sleeves.

Oblique staking: Single 75mm diam. x 1800mm long stake set at 45 degrees in North East direction and fixed to stem with single spacer and 38mm wide neoprene strap

Single Staking
Single 75mm diam. x 1800mm long stake fixed twice with neoprene straps and rubber spacers

Root Preparation
Trees to be rootballed for planting between November and March inclusive.
All trees to be container grown or containerised for planting between April to October inclusive.

Install 75mm diameter land drain to completely surround the rootball of each tree with one end exposed above the mulch.

SHRUB SELECTION
Do not deliver onto site any substitution of species, cultivar, plant size or container volume other than described in the Plant Schedules without prior approval from the Landscape Architect. The Contractor shall submit a list of possible alternatives beforehand for agreement by the Landscape Architect.

SHRUB PLANTING
Refer to schedules for container grown or bareroot shrubs. Bareroots to be planted between November and March inclusive. For all shrubs and transplants, backfill 300 x 300 x 300mm deep plant pit with 1 part Green-Waste compost and 5 parts topsoil thoroughly mixed before backfilling.

BAREROOT / TRANSPLANT PLANTING
Bareroot plants only to be planted between November and March inclusive. Substitute for container grown stock if planted outside the planting season.

Shrubs planted into graded and cultivated subsoil within 30 x 30 x 30cm deep plant pits backfilled with imported/ stockpiled topsoil mixed with an approved Green-Waste compost at a rate of 3Kg per cu.m. Conditioner must be mixed with topsoil prior to backfilling plant pits.

All bareroot trees and shrubs to be dipped in mycorrhizal fungi slurry as Mycorrhiza Rootgrow Professional supplied by Green-Tech (www.green-tech.co.uk), or similar approved. Mix 2 sachets of Root Dipping Gel with 60-80 litres of water and add granules as instructions. Dip whole root system prior to planting. Allow for suitable containers to be located close to the planting areas.

MULCH
50mm thick 35-75mm size bark mulch cover to all exposed topsoil within plant beds. 14% maximum wood content permitted. Provide a sample to the Landscape Architect prior to delivery.

GRASS AREAS
Turf and Amenity Grass Seed:
A general pre-seeding fertiliser shall be applied to the soil between 3 and 5 days before laying turf or sowing seed and incorporated into the top 25mm of tilth at a rate of 70gms/sq.m

Seed Grass: Grade "A19", as supplied by Germinal, sown at a rate of 35 grams per sq.m (01522-868714/ www.germinal.com)

Turf Grass: Lay ornamental quality turf grass. Turves shall be in accordance with BS3969, "Recommendations for turf for general landscape purposes".

Wildflower & Grass Mix:
No pre-seeding fertiliser to be applied.
"EM2" Meadow Grass Mixture sown at a rate of 5 grams per sq.m, as supplied by Emorsgate Seeds (01553-829028 / www.wildseeds.co.uk)

WATERPOINTS
2No. Waterpoints to be installed to meet the local Water Authority requirements: 25mm coupling set 300mm above ground level within lockable galvanised metal box on concrete foundation, separated from water supply with break valves.

MAINTENANCE
Defects Period for 52 weeks following Practical Completion. Allow for 17 maintenance visits for watering, cutting, weeding, pruning and litter collection.

PROTECTION OF EXISTING TREES
Provide temporary protective fencing to be erected following treeworks and prior to demolition and construction works. To be removed on completion of paving construction. No materials to be stored within the fenced area.
1.8m high weldmesh panels fixed by clamps to 2.4m long scaffold tubes rammed into the ground between each panel

TOTAL	TREES	SIZE (girth)	FORM	SUPPORT	TREEPIT
12	Acer campestre	16-18	Clear Stem	Single	1.0x1.0x0.75m deep
9	Acer platanoides	18-20	Clear Stem	Triple	1.2x1.2x0.9m deep
10	Alnus glutinosa	30-35	Clear Stem	Triple	1.5x1.5x0.9m deep
1	Alnus glutinosa	16-18	Clear Stem	Single	1.0x1.0x0.75m deep
11	Betula pendula	3.0-3.5m ht	Multistem	Oblique	1.0x1.0x0.75m deep
11	Carpinus betulus	18-20	Clear Stem	Triple	1.2x1.2x0.9m deep
8	Fagus sylvatica	16-18	Feathered	Oblique	1.0x1.0x0.75m deep
3	Liriodendron tulipifera	20-25	Clear Stem	Triple	1.2x1.2x0.9m deep
4	Pinus sylvestris	3.0-3.5m ht	Feathered	Oblique	1.0x1.0x0.75m deep
2	Prunus avium "Plena"	20-25	Clear Stem	Triple	1.2x1.2x0.9m deep
5	Prunus padus	16-18	Clear Stem	Single	1.0x1.0x0.75m deep
6	Pterocarya fraxinifolia	3.5-4.0m ht	Multistem	Oblique	1.2x1.2x0.9m deep
5	Quercus frainetto	16-18	Clear Stem	Single	1.0x1.0x0.75m deep
3	Quercus robur	16-18	Feathered	Oblique	1.0x1.0x0.75m deep
7	Sorbus "Cardinal Royal"	18-20	Clear Stem	Triple	1.2x1.2x0.9m deep
2	Sorbus aucuparia	12-14	Clear Stem	Single	1.0x1.0x0.75m deep
1	Tilia cordata	16-18	Clear Stem	Single	1.0x1.0x0.75m deep
TOTAL	SHRUBS	SIZE (cm)	POT (litre)	COMMENTS	
100	Amelanchier lamarckii	60-80	3.0	Minimum 5 basal breaks	
112	Brachyglottis "Sunshine"	40-60	5.0		
18	Cornus alba "Sibirica"	60-80	5.0	Minimum 5 basal breaks	
32	Cotinus coggygia "Grace"	60-80	10.0	Bushy plants to ground level	
40	Cotoneaster salicifolius "Gnom"	30-40	3.0		
80	Euonymus "Emerald n'Gold"	30-40	5.0		
134	Hebe "Great Orme"	30-40	3.0		
66	Hebe "Mrs. Winder"	30-40	3.0		
300	Hedera helix	40-60	2.0	Minimum 3 basal breaks	
446	Hypericum androsaemum	30-40	3.0		
510	Hypericum dummeri "Peter Dummer"	30-40	3.0		
66	Ilex "JC Van Tol"	60-80	10.0	Fully furnished with laterals	
335	Ilex aquifolium	40-60	2.0	Fully furnished with laterals	
100	Juniperus communis	30-40	3.0		
394	Lonicera "Maygreen"	30-40	3.0		
55	Mahonia "Apollo"	30-40	3.0		
20	Pinus sylvestris	60-80	Rootballed	2 x transplant	
60	Potentilla "Elizabeth"	30-40	3.0		
300	Prunus "Cherry Brandy"	30-40	3.0		
60	Prunus "Zabeliana"	30-40	3.0		
23	Prunus cistena	60-80	5.0	Minimum 5 basal breaks	
40	Prunus lauro. "Rotundifolia"	60-80	5.0	Hedge plants	
130	Ribes sanguineum	40-60	2.0		
92	Rosa "Kent"	-	2.0		
10	Sambucus porphyrophylla "Eva"	60-80	5.0	Bushy plants	
40	Sarcococca confusa	30-40	5.0		
148	Spiraea "Snowmound"	30-40	5.0		
212	Spiraea thunbergii	30-40	2.0		
433	Symphoricarpos "Hancock"	40-60	2.0		
30	Tamarix gallica	60-80	5.0	Bushy plants	
95	Taxus baccata	30-40	2.0	Fully furnished with laterals	
15	Ulex europaeus	30-40	3.0		
TOTAL	TRANSPLANTS	SIZE (cm)	TYPE	COMMENTS	
270	Acer campestre	60-80	1+1	All transplants to be fully	
80	Alnus glutinosa	60-80	1+1	furnished with laterals	
205	Cornus sanguinea	40-60	1+1	or grown as Bushy plants	
430	Corylus avellana	40-60	1+1		
585	Crataeus monogyna	60-80	1+1		
45	Euonymus europaeus	40-60	1+1		
20	Hippophae rhamnoides	40-60	1+1		
115	Ligustrum ovalifolium	60-80	0/2		
210	Ligustrum vulgare	60-80	1+1		
105	Prunus cerasifera	60-80	1+1		
180	Prunus spinosa	60-80	1+1		
30	Quercus petraea	60-80	1+1		
65	Rhamnus alnus	40-60	1+1		
235	Rhamnus cathartica	40-60	1+1		
35	Rosa arvensis	40-60	1+1		
20	Salix caprea	60-80	0/1		
25	Salix cinerea	60-80	0/1		
35	Salix elaeagnos	40-60	0/1		
105	Salix tetandra	60-80	0/1		
280	Salix viminalis "Yelverton"	60-80	0/1		
135	Sambucus nigra	60-80	1+1		
110	Sorbus aria	60-80	1+1		
200	Viburnum lantana	40-60	1+1		
260	Viburnum opulus	40-60	1+1		

REFER TO 3No. DETAILED PLANTING LAYOUTS: 829.19.03, 29.03 & 39.03

Chancerygate

SOLENT ROAD, HAVANT

LANDSCAPE LAYOUT

Scale1:500 @ A1DateAPRIL 2021Drawing829.10.03Revision

TALA

TERRY ANDERSON LANDSCAPE ARCHITECTS

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