



Extended Phase 1 Habitat Survey

**Havant Distribution Centre, Stanbridge Road,
Havant**

For BCP (Havant) LLP

Delta-Simons Project No. 13-0646.02

Issued: March 2015

EXECUTIVE SUMMARY
EXTENDED PHASE 1 HABITAT SURVEY
HAVANT DISTRIBUTION CENTRE, STANBRIDGE ROAD, HAVANT
FOR
BCP (HAVANT) LLP
DELTA-SIMONS PROJECT No. 13-0646.02

Purpose	Delta-Simons Environmental Consultants Ltd was instructed by BCP (Havant) LLP ('the Client') to undertake an Extended Phase 1 Habitat and Bat Roost Potential (BRP) survey of an area of land situated off Stanbridge Road to the north-east of Havant in Hampshire ('the Site'). The survey was undertaken on 5 th February 2015. Habitats and the potential of the Site for protected species were assessed during the Extended Phase 1 Habitat Survey. The survey was undertaken in order to inform a planning application for the Site.
Current Site Status	The Site is characterised by a large warehouse building comprising racking areas, offices and welfare facilities and associated hard standing, introduced shrubs and outbuildings.
Proposed Development	It is understood that the proposed redevelopment will comprise approximately 120,000 sq ft of industrial / distribution warehousing (B1, B2 & B8), although the exact layout of the Site has yet to be confirmed. All options include loading /unloading areas, car parking and discrete landscaped verge areas.
Results: Habitats on-Site	△ Introduced shrubs; △ Buildings; and △ Hardstanding.
Habitats within Land Adjoining the Site	The Site is immediately surrounded to the north, west and south by commercial and industrial land uses. A railway embankment borders the Site to the east, with residential properties beyond.
Bat Roost Potential Survey	The BRP survey found that the building complex at the Site had negligible potential to support bats. All the buildings were in good condition which negated internal access for bats. Furthermore, the buildings lacked suitable internal features for roosting bats. No evidence of roosting bats was found in any of the buildings.
Recommendations	The detailed recommendations set out within the Report are summarised below: Recommendation 1 (Nesting Birds) Should the buildings deteriorate to a condition where birds can gain access internally, there is potential for them to nest, especially within the racking structures within them. Therefore, if Site clearance works are deemed necessary during the main nesting period for all species (March- July, inclusive) a suitably qualified ecologist will be required to check the buildings internally and externally to confirm that no nesting birds will be affected by the clearance works. Recommendation 2 (Roosting Bats) Should there be delays to the redevelopment of the Site such that the building complex deteriorates in condition, it is recommended that an update BRP survey is undertaken in order to assess any change in suitability to support roosting bats before any works are commenced. Recommendation 3 (Planning) Following the issue of the National Planning Policy Framework (NPPF, 2012) by the Department for Communities and Local Government (DCLG), "The

	<i>planning system should contribute to and enhance the natural and local environment by: Minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity..."; and, therefore, for this particular development the use of native plant species sourced from local nurseries is recommended in landscape proposals to enhance foraging opportunities for local birds and bats, by increasing the invertebrate diversity on-Site. A species list of recommended trees and shrubs is included within the recommendations section of this Report.</i>
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This Extended Phase 1 Habitat Survey Executive Summary is intended as a summary of the assessment of the Site based on information received by Delta-Simons at the time of production. This Executive Summary should be read in conjunction with the full Report.

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1.0 INTRODUCTION

1.1 Purpose and Scope of the Survey

Delta-Simons Environmental Consultants Ltd was instructed by BCP (Havant) LLP ('the Client') to undertake an Extended Phase 1 Habitat Survey and Bat Roost Potential (BRP) Survey of the former distribution centre off Stanbridge Road to the north-east of Havant in Hampshire (hereafter referred to as the "Site"). In addition, public land immediately surrounding the Site was surveyed. The survey was undertaken in order to inform a planning application for the Site.

The aims of the Extended Phase 1 Habitat Survey were to:

- △ Identify habitat types on the Site using the standard methodology devised by the Joint Nature Conservation Committee (JNCC, 2010);
- △ Identify areas of potential for protected species / species of conservation concern within the Site;
- △ Identify areas of potential for protected species / species of conservation concern immediately outside the Site;
- △ Identify any invasive plant species included within Schedule 9 of the Wildlife and Countryside Act (WCA) 1981 (as amended);
- △ Prepare a Phase 1 Habitat Survey Plan of the Site; and
- △ Propose recommendations for further surveys, where necessary.

The aim of the BRP Survey was to:

- △ Determine the extent of bat activity within the buildings on-Site and to search for evidence of their occupancy, their roosts and signs of usage;
- △ Assess the results of the survey and determine the potential impact of the proposed development on any bats that might use the buildings; and, where necessary; and
- △ Recommend further nocturnal surveys for bats and / or a mitigation strategy.

The Site location and the area surveyed are shown in Figure 1.

1.2 Site Description

The Site is centred at Ordnance Survey (OS) grid reference SU 72705 07330 to the north-east of Havant. The Site covers an area of approximately 2 hectares and comprises a large warehouse building and associated hardstanding, introduced shrubs and outbuildings.

The Site is immediately surrounded to the north, west and south by commercial and industrial land uses, with a railway embankment to the east and residential properties beyond.

Topographically the Site is well drained and did not support standing water.

The Site layout is shown in Figure 2.

1.3 Proposed Developments

It is understood that the proposed redevelopment will comprise approximately 120,000 sq ft of industrial / distribution warehousing (B1, B2 & B8), although the exact layout of the Site has yet to be confirmed. All options include loading / unloading areas, car parking and discrete landscaped verge areas.

2.0 LEGISLATION

2.1 Birds

All wild birds are protected under Section 1 of the WCA 1981 (as amended). Subsection 1(1) makes it an offence to intentionally kill, injure, or take any wild bird; take, damage or destroy the nest of any such bird whilst it is in use or being built; or take or destroy an egg of any such wild bird. It is, furthermore, an offence to either intentionally, or recklessly, disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird. The law covers all species of wild birds including common, pest or opportunistic species.

2.2 Amphibians

All amphibians are protected under the WCA 1981 (as amended), with some species also protected under the European Habitats and Species Directive (92/43/EC), enacted in the UK through Annex IV of the Habitats and Species Regulations 2010 (as amended). All amphibians are protected from keeping, transporting, selling or exchanging. This means that in practice reasonable measures must be taken to avoid their incidental mortality.

The Great Crested Newt (GCN) is protected under Schedule 2 of the Habitats Regulations and Schedule 5 Sections 9(1) and 9(4) of the WCA 1981 (as amended). It is an offence to deliberately or recklessly kill, injure, capture or disturb these species or, to obstruct access to, damage or destroy areas where they live or breed. The legislation applies to all stages of the life cycle including eggs, larvae and juveniles. It should be noted that GCNs spend the majority of their lives on land, venturing up to 500 m (but more usually 250 m) from their breeding ponds and as such any ground works within 500 m of a breeding pond could have an adverse effect on GCNs.

2.3 Reptiles

All six native species of reptiles are protected under the 1981 WCA (as amended), from deliberate or reckless killing or injury. As such, all reasonable steps must be taken to avoid their incidental mortality when carrying out works.

2.4 Bats

All bats and their roosts are protected under Section 9 of the WCA 1981 (as amended) and Annex IV of the Habitats and Species Regulations 2010 (as amended).

It is an offence, either deliberately or recklessly, to destroy, damage or obstruct access to any bat roost, or to disturb a bat using such a place. It should be noted that a roost is protected whether or not bats are present and any activity or works affecting a roost, even when bats are absent, are likely to require a Natural England European Protected Species Licence (EPSL).

2.5 Badgers

Badgers *Meles meles* and their setts are protected under the 1992 Protection of Badgers Act. Under this Act it is an offence to wilfully kill, injure, take, possess or cruelly ill-treat badgers, or to attempt to do so. It is also an offence to intentionally or recklessly damage, destroy, or obstruct access to any part of a sett, or to disturb an occupied sett, either by intent or negligence. When interpreting the Act, Natural England defines a sett as any structure within an area used by badgers that shows signs of having been occupied by badgers within the last 12 months.

2.6 Plant Species Prohibited from Release into the Wild

The handling and disposal of Japanese knotweed *Fallopia japonica* and giant hogweed *Heracleum mantegazzianum* is covered by several pieces of legislation. The main piece of legislation is Section 14(2) of the WCA 1981 (as amended) which states that 'if any person plants or otherwise causes to grow in the wild any plant which is included in Part II of Schedule 9, he shall be guilty of an offence'. Japanese knotweed and giant hogweed are listed in the Schedule. The Environmental Protection Act 1990 (as amended) is a broad ranging piece of legislation that singles out Japanese knotweed and giant hogweed for special mention. The Act places a 'Duty of Care' on the producer and anyone they employ to dispose of soil or other material contaminated with Japanese knotweed or giant hogweed, such material becomes a controlled waste, which can only be taken to licensed landfill sites who must be dealt with it in an appropriate way.

2.7 Planning

With reference to the National Planning Policy Framework (NPPF), the Office of the Deputy Prime Minister Circular (2005) advises that ecological surveys are undertaken before planning permission is determined. The circular states *“The need to ensure that ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances”* (see References, Appendix I).

3.0 METHODOLOGY

3.1 Data Search

A data search was undertaken by the Hampshire Biodiversity Information Centre (HBIC) to identify statutory and non-statutory sites and protected and notable species within a 1 km radius of the centre of the Site. In addition, a search for designated sites for nature conservation on, or within 1 km of, the Site was performed using the Multi-Agency Geographic Information for the Countryside (MAGIC).

3.2 Extended Phase 1 Habitat Survey

The habitats on the Site and on adjoining land were surveyed on 5th February 2015 by two Delta-Simons ecologists using the standardised JNCC Phase 1 habitat classification and mapping methodology (JNCC, 2010). Dominant plant species were recorded in each different habitat. The plant species nomenclature follows that of Stace (2010).

The following list indicates the species groups that were targeted:

- △ Birds: All species with special reference to key species (such as those on Schedule 1 of the WCA, 1981 (as amended), UK Biodiversity Action Plan (UKBAP) species and Birds of Conservation Concern (BoCC) (Gregory *et al.*, 2002);
- △ Amphibians: GCN;
- △ Reptiles: common lizard, adder, slow-worm, grass snake; and
- △ Mammals: bat (all species), badger, water vole, otter.

3.2.1 Birds

Visual and / or audible identification was made of any birds on the Site or flying over the Site during the survey period. Suitable habitat was, where possible, inspected and any evidence of nesting activity was recorded.

3.2.2 Amphibians

The terrestrial habitats at the Site were assessed for their potential to support amphibian species and a desk search was undertaken in order to identify any water bodies within 500 m of the Site that were not fragmented from it by physical barriers such as major roads or flowing water bodies.

3.2.3 Reptiles

Suitable habitats for reptiles were identified within areas on-Site. Since reptiles are currently hibernating, natural and artificial refugia (logs, large debris etc.) were not checked beneath for the presence of reptiles.

3.2.4 Bats

The BRP survey was undertaken by two surveyors (one of whom holds a Natural England Bat Survey Licence) and with reference to the guidelines specified within Natural England's Bat Mitigation Guidelines (2004), and the Bat Conservation Trust Good Practice Guidelines (Hundt, 2012). The survey method enables each building to be categorised in relation to its value for roosting bats (see Appendix II).

The exterior of the buildings on the Site were visually assessed for potential bat access points and evidence of bat activity. Features such as small gaps / crevices beneath eaves or within the brick work which had potential as bat access points into the building, were sought. Evidence that these potential access points were actively used by bats included staining within gaps and bat droppings or urine staining under gaps. Indicators that potential access points were likely to be unused by bats included the presence of cobwebs and general detritus within the apertures.

Where access allowed, the interior of the buildings was assessed for evidence of bat activity, particularly beneath features that bats may use for roosting and / or as an access point(s). Features such as gaps within walls or beams, as well as evidence of bats including dropping and urine staining, moth wings and dead bats were sought from the roof void floor and sides.

A high-powered torch and bat detectors were used during both internal and external surveys to detect signs of bats or bat activity.

Details of the Surveyors and Surveys

The survey was undertaken by the following ecologists:

- △ Jennifer Britt, Natural England Class Survey Licence WML CL18 (Bat Survey Level 2), registration number CLS01304); and
- △ Alexandra Clark (Graduate ecologist).

3.2.5 Badgers

The Site was inspected for badger activity including sett entrances, latrines, footprints, runs through vegetation, guard hairs caught on fences and snuffle holes.

3.2.6 Other Protected or Notable Species

Where applicable, during the survey, evidence was recorded of any protected or notable species, including UKBAP priority species, which have not been acknowledged within this section of the Report. Habitats with the potential to support additional protected or notable species were also recorded, if present, during the survey.

3.2.7 Plant Species Prohibited from Release into the Wild

The occurrence of any invasive plant species on the Site was identified in terms of species and stand size.

3.2.8 Surrounding Area

The land beyond the Site boundary was surveyed. Where access was not available to these areas, observations were made from the Site boundary or via public land and highways.

4.0 RESULTS

4.1 Data Search

4.1.1 Habitats

The results of the MAGIC data search and the HBIC desk search indicate that there are no statutory designated sites on or within 1 km of the Site centre.

There are two non-statutory designated sites within 1 km of the Site. Both of these are areas of woodland which are classified as Sites of Importance for Nature Conservations (SINCs). The closest, Battins Copse, is approximately 890 m west of the Site. The other, Barton's Copse & the Slip, is approximately 950 m away to the north-east of the Site.

4.1.2 Species

Birds

There were 13 recent records for birds listed as Schedule 1 species within 1 km of the Site. These include common kingfisher *Alcedo atthis*, peregrine falcon *Falco peregrinus*, Eurasian hobby *Falco subbuteo*, Mediterranean gull *Larus melanocephalus*, merlin *Falco columbarius*, red kite *Milvus milvus*, whimbrel *Numenius phaeopus*, European honey-buzzard *Pernis apivorus*, black redstart *Phoenicurus ochruros*, firecrest *Regulus ignicapilla*, green sandpiper *Tringa ochropus*, redwing *Turdus iliacus* and fieldfare *Turdus pilaris*.

A further 12 bird species were either listed as UKBAP species or the BoCC red list. These included sky lark *Alauda arvensis*, European nightjar *Caprimulgus europaeus*, lesser redpoll *Carduelis cabaret*, common linnet *Carduelis cannabina*, common cuckoo *Cuculus canorus*, reed bunting *Emberiza schoeniclus*, herring gull *Larus argentatus*, house sparrow *Passer domesticus*, marsh tit *Poecile palustris*, common bullfinch *Pyrrhula pyrrhula*, song thrush *Turdus philomelos* and northern lapwing *Vanellus vanellus*.

Amphibians

The HBIC hold no records for amphibians within a 1 km radius of the Site centre.

Reptiles

There are single historic records for both grass snake *Natrix natrix* and adder *Vipera berus* within 1 km of the Site, however, due to the age of the records, they are not thought to accurately represent the distribution of either species.

Terrestrial Mammals

Serotine bat *Eptesicus serotinus* were recorded approximately 700 m north-east of the Site in 2013. Brown long-eared bat *Plecotus auritus* were recorded in 2013, approximately 910 m north-west of the Site. There were three records for soprano pipistrelle *Pipistrellus pygmaeus*, the closest being approximately 740 m north-east of the Site. There were three records for common pipistrelle *Pipistrellus pipistrellus*, the closest being approximately 760 m north-east of the Site and was recorded in 2013. A further four recent records for unidentified pipistrelle *Pipistrelle* sp. were recorded, the closest being approximately 1 km south-west of the Site recorded in 2009. Three records for noctule bat *Nyctalus noctula* were within the search area, the closest being 735 m north-east of the Site, and was recorded in 2013. Single records for Leisler's bat *Nyctalus leisleri* and Myotis bat *Myotis* sp. were also recorded in 2013 at this location.

There was a single record for Eurasian badger *Meles meles* within the data search, this was recorded approximately 1 km south-west of the Site.

Other Protected and Notable Species

There were four recent records from 2006 and 2007 for stag beetle *Lucanus cervus*, the closest and most recent, being approximately 240 m south-west.

Wall butterfly *Lasiommata megera*, a UK BAP priority species, was recorded in 2006 approximately 950 m south-east of the Site.

The Results of the HBIC data search are available to Client upon request.

4.2 Extended Phase 1 Habitat Survey – Site

The Site is characterised by a large warehouse building comprising of racking areas, offices and welfare facilities. There was also associated hardstanding, introduced shrubs and outbuildings at the Site.

Figure 2 shows the extent of habitat types and boundary features. Descriptions of the habitat types and dominant plant species found at the Site are provided below. Habitat descriptions and codings are by broad habitat type, as listed in the Phase 1 Habitat Survey Manual (JNCC, 2010). Photographs of the Site survey are located in Appendix III.

J1.4 Introduced Shrubs

There were small areas of introduced shrub on-Site (Photograph 1). One area was situated within the car park to the north-east and the other was situated at the warehouse entrance to the south-west of the Site. The planting included lavender *Lavandula* sp. and honeysuckle *Lonicera* sp. These areas appeared to have been managed up until the Site was vacated.

J3.6 Buildings

Five buildings were present on the Site (building numbers are shown on Figure 2). They comprised of the main warehouse building in the centre of the Site and then a further four outbuildings.

Building 1 was the main warehouse which had a combination of single, two and three storey sections. It was predominantly of brick construction, although some sections comprised formed metal sheeting. There was a combination of flat and pitched formed metal roofing. The north-eastern extent (Photograph 4) comprised of a three-storey brick-built section with a flat felt roof. This section had been for mixed use, comprising of meeting rooms, offices (Photograph 5), toilets and a chiller room. The large mid-section of the building comprised a single-storey brick-built structure with multiple pitched roofs constructed from formed metal sheets. The roof had multiple clear plastic panels which meant the majority of the warehouse was light inside. This area was the main warehouse unit which incorporated a large racking area (Photograph 6). The south-western section of the building (Photograph 2) comprised a brick and formed metal structure with multiple pitched formed metal roofs. This section was two-storey mixed use which comprised racking and warehouse areas (Photograph 7), offices (Photograph 8), toilets, changing rooms and a chiller room. The ceilings within the offices and welfare facilities were suspended with ceiling tiles.

Building 2 was situated to the north of the Site and comprised a single-storey building of brick construction with a flat felted roof (Photograph 9). This building housed the

southern electricity switch room and no internal access was available at the time of the survey.

Building 3 was situated to the north of the Site and comprised a single-storey building of brick construction with a flat felted roof (Photograph 10). This building housed the gas room, and no internal access was available at the time of the survey.

Building 4 was situated to the north of the Site. This single-storey building was of brick construction with a flat felted roof (Photograph 10). This had previously been used for security purposes when the factory was in operation and featured uPVC windows, door and soffit boxes.

Building 5 was situated to the south-east of the Site. It comprised a single-storey building, which was constructed from a combination of brick and formed metal sheets with a shallow sloping profiled steel roof (Photograph 11). There were two sections with a brick wall dividing the two. The southern section was open on the north-western aspect. Netting had been placed below the roof to prevent nesting birds.

These buildings were assessed for their suitability to support roosting bats, see Section 4.2.4.

J4.1 Hardstanding

Hardstanding surrounded the buildings on-Site and had previously been used as car parking and vehicular access (Photographs 2 and 3). Most of the hardstanding remained bare, however, the cracks surrounding the buildings and the Site boundary had been colonised by buddleia *Buddleja davidii*. There was increased colonisation down the western aspect of the building where the vegetation from the adjacent railway embankment was encroaching onto Site. This included common nettle *Urtica dioica*, broad-leaved dock *Rumex obtusifolius*, ribwort plantain *Plantago lanceolata*, bramble *Rubus fruticosus* agg scrub and ivy *Hedera helix*.

4.2.1 Birds

Wood pigeon *Columba palumbus* and herring gull *Larus argentatus* were seen on-Site at the time of the survey. No signs of previous herring gull nesting bird activity were recorded on the buildings from what could be seen from ground level. Given the limited extent of introduced scrub and encroaching vegetation at the Site, these areas are not considered suitable to support nesting birds. Evidence of pigeon

activity was recorded to be associated with the roller doors of Building 1, however, this is not considered to be associated with nesting behaviour, rather roosting birds. No previous bird nesting activity was recorded at the time of the inspection.

No birds listed on Schedule 1 of the WCA (1981) as amended were recorded. Herring gull, listed on the Red List of BoCC (Gregory et al., 2002) was recorded on-Site.

It should be noted that this is not a comprehensive inventory of the bird species which may be present at the Site.

4.2.2 Great Crested Newts

The terrestrial habitats on-Site are not considered suitable to support GCNs. The Site did not support any standing water to support breeding amphibians, and a review of aerial photographs and OS maps did not reveal any ponds within 500 m of the Site. There is no suitable terrestrial habitat on Site to support GCNs. HBIC did not hold any records of GCNs within 1 km of the Site and there are, therefore, no further recommendations with regards to GCNs at the Site.

4.2.3 Reptiles

The Site is characterised by an area of hardstanding habitat which is not considered suitable to support reptile species. No areas on-Site provided the structural diversity needed to support reptiles. Furthermore, no recent records of reptiles were present within the data search. There are no further recommendations with regards to reptiles at the Site.

4.2.4 Bats

Building 1

The north-eastern section appeared to be the oldest section of the building, however, both the exterior and interior appeared to be in good condition with no internal access for bats recorded. In addition, most of the rooms were light due to the large number of windows, therefore, they were considered unsuitable to support roosting bats. There was also a small chiller room situated on the north-eastern corner of this section, Due to its previous function, this was sealed leaving it inaccessible to bats. The main mid-section of this building was in good condition and lacked any cracks or crevices in the brickwork or roof structures. There was a potential single access point on one of the wooden doors (Photograph 12), however, this was cobwebbed. The majority of this warehouse was internally light due to the clear plastic panels in the

roof. This section was also cool inside due to their being no roof void and a lack of insulation.

The south-eastern section was in good condition and provided limited access for bats. Within the offices numerous ceiling tiles had been removed (Photograph 13), however, no access points on the exterior were recorded which prevented possible access for bats. In addition, the insulation seen above the suspended ceiling appeared to comprise complete sheets and would also prevent access. Some of the office rooms did have open windows, however, it was light and draughty inside leaving it unsuitable for bats. The lower storey, which featured a continuation of the racking area, had multiple roller doors (Photograph 14), most of these were tight to the walls and floor with the mechanism enclosed. One of the doors on the southern aspect had a gap between the floor and door and at the lower side edge, however, it was cobwebbed, indicating it had not been utilised in recent months. Building 1 was clean inside, both within the offices and warehouse with an even floor surface, therefore, any bat droppings, if present, would have easily identified. No evidence of bat activity or suitable roosting site were recorded. Building 1 was assessed as having negligible BRP.

Building 2

The roof and brickwork of Building 2 were in good condition. In addition, the wooden door was flush to the surround and provided no access internally. No evidence of bat activity or suitable roosting opportunities was recorded. Building 2 was assessed as having negligible BRP.

Building 3

The roof and brickwork of Building 3 were in good condition. The wooden door did have vents which could provide access, however, no evidence of bats or bat activity was found, to indicate it had not been used by bats. Furthermore, no features were present that could provide potential roosting opportunities for bats. It was assessed as having negligible BRP.

Building 4

The roof, brickwork, doors and windows of Building 4 were all in good condition and provided no access to bats. No features were present that could provide potential roosting opportunities for bats and no evidence of bat activity was recorded. It was assessed as having negligible BRP.

Building 5

Building 5 appeared to be in good condition externally. There was no access for bats on the enclosed northern section. The southern section was open on the north-western aspect, however, there was no suitable features for bats to roost and no enclosed spaces. In addition, netting had been placed below the roof to prevent nesting birds, which could deter bats, if present locally. No features were present that could provide potential roosting opportunities for bats and no evidence of bat activity was recorded. Building 5 was assessed as having negligible BRP.

Due to the majority of the habitat comprising hard standing and buildings the Site provides limited opportunities for foraging, due to a lack of vegetation to attract/support invertebrates, or commuting corridors. In addition, the industrial area surrounding the Site has a similar habitat composition. The railway bordering the eastern boundary could provide some potential for foraging and commuting bats but the vegetation along it is limited and, therefore, not ideal.

4.2.5 Badgers

The Site did not support any evidence to indicate that badgers were using or inhabiting it and lacked suitable habitats to support this species. There were no sett entrances, latrines, snuffle holes, mammal runs or badger dung found within the survey area.

4.2.6 Other Protected Species

There was no evidence of other protected species, or habitats that could support them, on the Site.

4.2.7 Plant Species Prohibited from Release into the Wild

Invasive plants such as Japanese knotweed, Himalayan balsam, common ragwort and giant hogweed were not recorded on the Site.

4.3 Extended Phase 1 Habitat Survey – Land Adjoining the Site

The Site is situated within an industrial area comprising hardstanding and buildings which means there are limited opportunities to support foraging, commuting or roosting bats. Furthermore, it is anticipated to be well-lit overnight, which will deter potential roosting bats, if possible roosting sites are present. The railway embankment immediately to the east of the Site could support foraging and commuting bats, however, this is not considered ideal due to the limited vegetation.

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 Conclusions

The Site is characterised by a large warehouse building comprising racking areas, offices and welfare facilities and associated hardstanding, introduced shrubs and outbuildings. The Site is situated within an industrial area, with a railway embankment to the east, and residential properties beyond.

The results of the MAGIC data search and the HBIC desk search indicate that there are no statutory sites on or within 1 km of the Site centre. There are two non-statutory sites within 1 km of the Site. Both of these are areas of woodland which are classified as SINC's. The closest, Battins Copse, is approximately 890 m west of the Site. Due to the distance from the Site, the presence of industrial and commercial development in between the two locations, and the nature of the proposed redevelopment, it is considered unlikely these wildlife sites will be affected in any way.

The Site supported limited habitats for nesting birds. No previous nest sites were recorded at the time of the survey and, furthermore, bird activity on Site was low. The results of the data search revealed a range of records of bird species listed under Schedule 1 of the WCA (1981), however, few favour the habitats occurring at the Site. No birds listed on Schedule 1 of the WCA (1981), as amended, were recorded at the Site or flying over the Site at the time of the survey.

The Site was assessed to have negligible ecological value and, is not considered suitable to support protected species with the hard standing and buildings in their current condition. If the condition of the buildings was to deteriorate then nesting birds and roosting bats could potentially gain access to them.

The BRP survey revealed that the buildings had negligible BRP. Despite being vacant for approximately two years, the five buildings are all in good condition. There were limited access points for bats, however, the majority of the main warehouse was both light and draughty within, and unsuitable for roosting bats. In addition, no evidence of bats or bat activity was recorded in any of the buildings.

5.2 Recommendations

Recommendation 1 (Nesting Birds)

Should the buildings deteriorate to a condition where birds can gain access internally, there is potential for them to nest, especially within the racking structures within them. Therefore, if Site clearance works are deemed necessary during the main nesting period for all species (March- July, inclusive) a suitably qualified ecologist will be required to check the buildings internally and externally to confirm that no nesting birds will be affected by the clearance works.

Recommendation 2 (Roosting Bats)

Should there be delays to the redevelopment of the Site such that the building complex deteriorates in condition, it is recommended that an update BRP survey is undertaken in order to assess any change in suitability to support roosting bats before any works are commenced.

Recommendation 3 (Planning)

Following the issue of the National Planning Policy Framework (NPPF, 2012) by the Department for Communities and Local Government (DCLG), "*The planning system should contribute to and enhance the natural and local environment by: Minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity...*"; and, therefore, for this particular development we recommend the following:

- △ The use of native plant species sourced from local nurseries is recommended in landscape proposals to enhance foraging opportunities for local birds and bats, by increasing the invertebrate diversity on-Site. A species list of recommended trees and shrubs is given below:

- △ Beech *Fagus sylvatica*;
- △ Elder *Sambucus nigra*;
- △ Field maple *Acer campestre*;
- △ Silver birch *Betula pendula*;
- △ Rowan *Sorbus aucuparia*;
- △ Small-leaved lime *Tilia cordata*;
- △ Bird cherry *Prunus padus*;
- △ Blackthorn *Prunus spinosa*;

- △ Hazel *Corylus avellana*;
- △ Hawthorn *Crataegus monogyna*;
- △ Holly *Ilex aquifolium*;
- △ Honeysuckle *Lonicera periclymenum*;
- △ Wild privet *Ligustrum vulgare*;
- △ Walnut *Juglans regia*; and
- △ Guelder-rose *Viburnum opulus*.

6.0 LIMITATIONS OF SURVEY

6.1 Limitations

At the time of the Site inspection Delta-Simons was not able to access the interior of Buildings 2, 3 and 4 and part of Building 5 featured on-Site, and those within areas immediately surrounding the Site. Thus any observations and results relating to these areas within the Site have been made via observations made from areas within the Site boundary or public highways. The on-Site buildings comprised electricity and gas sub-stations with limited potential access for bats. Furthermore the security hut featured numerous windows allowing for internal observations. The structure and use of these buildings were not considered ideal to support roosting bats and, therefore, limited access was not considered to be a significant constraint.

The survey was undertaken during the sub-optimal time of year for identifying plant species on the Site. However, at this Site the majority of the ground was hardstanding and, therefore, potential misidentification of habitats is not considered to be a significant constraint.

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 occur in apparently suitable locations or habitats or that they will not occur in locations or habitats that appear unsuitable.

Whilst every effort was made to access all parts of the Site, not all external regions were able to be accessed for the inspection. Delta-Simons had not obtained permission to access the buildings near to the Site. It should be noted that on a single inspection it is not possible to define the presence or absence of many species.

6.2 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.

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.

This Report was prepared by:

AP Clark

Alexandrea Clark

Graduate Ecologist

3/3/15
Date

This Report was reviewed by:

JB

Jennifer Britt

Ecologist

3/3/15
Date

This Report was reviewed and authorised by:

AS

Charlotte Sanderson

Ecology Unit Manager

3/3/15
Date





LEGEND



Site Boundary

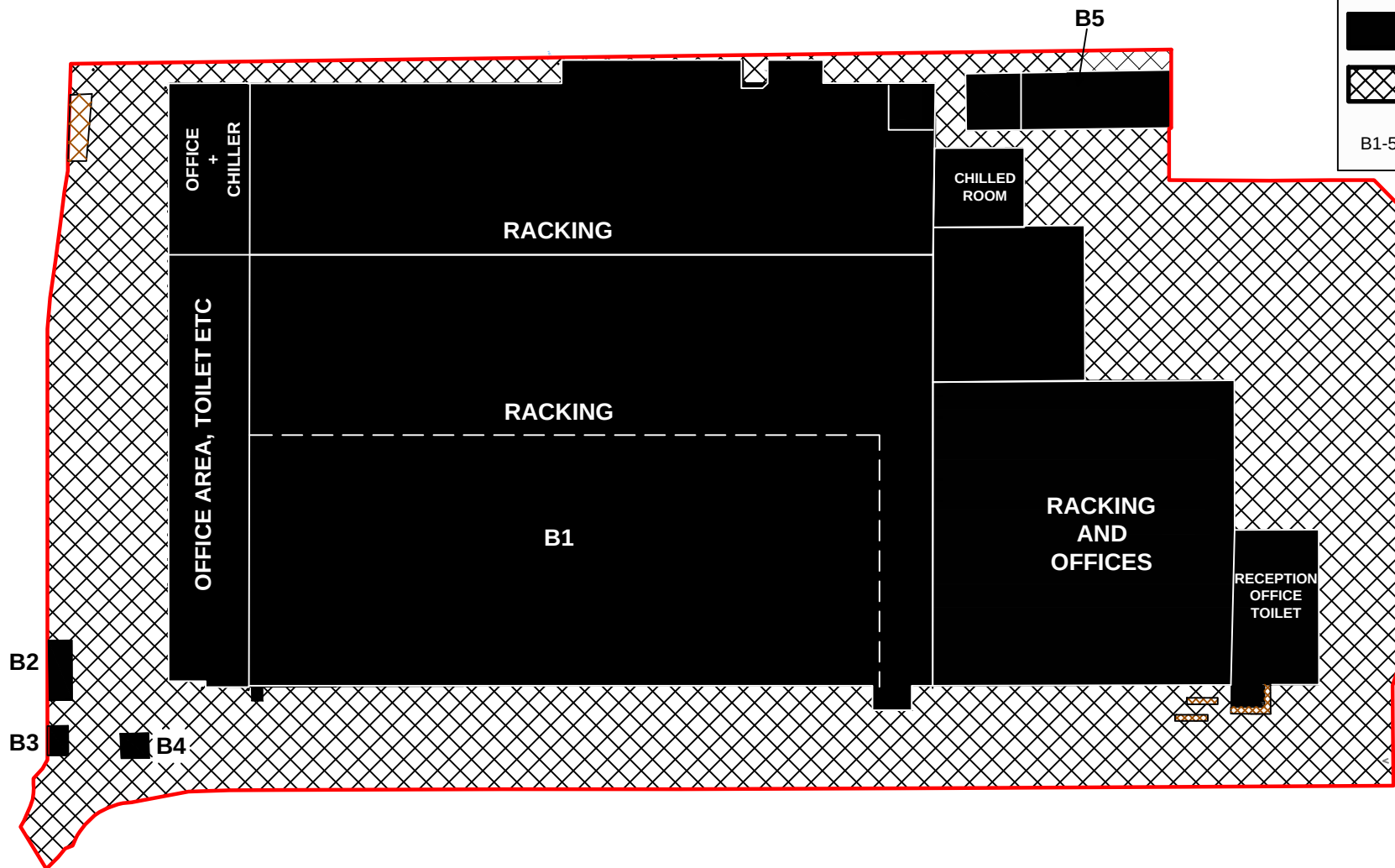


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LEGEND

-  Site Boundary
-  Introduced Shrubs (J1.4)
-  Buildings (J3.6)
-  Hardstanding (J4.1)
- B1-5 Building Number



Base map provided by Bing Maps, Microsoft Corporation (c)





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Categorisation of Bat Roosting Potential - Buildings

Bat Roost Potential	Description
Negligible	An inspected building which is considered to have no features of importance for roosting bats. No further constraints apply to the method or timing of proposed works.
Low	From the ground, the building appears to have superficial features (e.g. cracks and crevices) that are sub-optimal for roosting bats but may be used in some circumstances. Surrounding habitat appears to provide little or no foraging potential and/or connectivity to further suitable habitats. Works may progress if in accordance with appropriate precautionary mitigation measures.
Medium	A building in which no evidence of bats has been found, but features have been identified that could support roosting bats (such as cracks, crevices and/or structural features) Surrounding habitat provides good foraging potential and/or connectivity to further suitable habitat. Should works affect the area in question further emergence surveys would be required. If, following these surveys, no roosts are identified, works should proceed with appropriate precautionary mitigation measures. If a roost is identified, depending on the type of work and timings proposed, a Natural England European Protected Species (EPS) Licence may be required.
Confirmed Roost	Bats or evidence of bats recorded within the building, including both current and/or historic roosts. A Natural England European Protected Species (EPS) Licence would be required for all works that significantly affect the roost. A licence application would require survey data detailing the type of roost and the number and species of bat involved, surveys may be restricted to certain times of the year.



Havant Distribution Centre, Stanbridge Road, Havant
Delta-Simons Project No. 13-0646.02



Photograph 1 – Introduced Shrubs



Photograph 2 – Warehousing and offices

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Photograph 3 – Hardstanding



Photograph 4 – North-eastern section of Building 1

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Photograph 5 – Offices within Building 1



Photograph 6 – Racking area within the central section of Building 1

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Photograph 7 – Warehousing area within Building 1



Photograph 8 – Offices within Building 1

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Photograph 9 – Building 2



Photograph 10 – Building 3 (right) and Building 4 (left)

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Photograph 11 – Building 5



Photograph 12 – Small access point

**Havant Distribution Centre, Stanbridge Road, Havant
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Photograph 13 – Missing ceiling tiles



Photograph 14 – Factory doors on southern aspect of Building 1