Land at Bartons Road
Havant
Portsmouth
PO9 5EY

Preliminary Ecological Appraisal

Report ref.: R2724_PEA_d

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1 EXECUTIVE SUMMARY

1.1.1 John Wenman Ecological Consultancy LLP was instructed by Stonebond Properties (Guildford) Limited to undertake a Preliminary Ecological Appraisal (PEA) at the former Electricity Board Site in Havant, Portsmouth, to accompany a full planning application to be submitted to Havant Borough Council seeking consent for the redevelopment of the site for 90 residential units. This PEA supercedes a pre-existing Ecological Appraisal produced by Pro Vision Ecology in October 2020.

1.1.2 The desk study (including a HBIC 1km data search) revealed that the application site is not statutorily or non-statutorily designated for its wildlife interest and has no protected/notable species records. A walkover of the site was undertaken on the 5th August 2024 and updated on 23rd July 2025.

1.1.3 The application site is 1.7 hectares of disused urban land. The site is characterised by bare gravel with parcels of ruderal vegetation and grassland plant communities that form a mosaic within the centre of the site (i.e. sparsely vegetated urban land) meeting the criteria for open mosaic habitat on previously developed land – a priority habitat of high distinctiveness with value at the local level. There were areas of other neutral grassland towards the southern end of the site, bramble scrub adjacent to the tarmac track on the eastern boundary and around the western and northern boundary of the site with mixed scrub and scattered trees on the south-western boundary – which resemble medium distinctiveness habitats of site value for local wildlife (e.g. nesting birds and foraging bats).

1.1.4 The following recommendations have been made:

- Developer contributions towards implementing the Bird Aware Solent Strategy;
- Habitat protection measures;
- Sensitive lighting for bats;
- Precautionary avoidance measures for amphibians and reptiles;
- Precautionary timings for nesting birds;
- An invertebrate survey; and
- Ecological enhancement measures.

1.1.5 This report will likely be valid for up to 18 months; after which point a professional ecologist may need to review the report's validity (CIEEM 2019b).

2 INTRODUCTION

2.1 Project Background

2.1.1 John Wenman Ecological Consultancy LLP was instructed by Stonebond Properties (Guildford) Ltd. to undertake a Preliminary Ecological Appraisal (PEA) at former Electricity Board Site in Havant, Portsmouth, to accompany a full planning application to be submitted to Havant Borough Council seeking consent for the redevelopment of the site for 90 residential units.

2.1.2 Recent planning history for the site is listed below:

- Application to determine whether prior approval is required for the method of demolition and site clearance of Former SSE Building, Bartons Road, Havant (Application validated: September 2016; Application ref.: APP/16/00940).
- Proposed development of 175 apartments together with associated access, parking and landscaping. (Application validated: October 2020; Application ref.: APP/20/00658).

2.1.3 This PEA supercedes a pre-existing Ecological Appraisal produced by Pro Vision Ecology in October 2020.

2.2 Site Location and Context

2.2.1 The application site comprises 1.7 hectares of land located on the southern side of Bartons Road, on the northern side of Havant (OS grid ref.: SU 72157 08028). The site was formerly occupied by a Scottish and Southern Energy office which was demolished in 2016/2017.

2.2.2 The site is bordered by Petersfield Road (B2149) to the west, Havant & Waterlooville Football Club to the east, and residential developments to the north and south. There is an area of open grassland of Front Lawn Recreation Ground 140m to the west of the site and a parcel of broadleaved woodland present approximately 185m to the south-west of the site. Great Copse - 4.9ha of ancient and semi-natural woodland – is present 470m to the north-west of the site, and connects to extended wood-pasture and parkland situated within Staunton Country Park.

2.3 Report Objectives

2.3.1 The aim of this PEA is to understand the nature of the site and assess its ecological value. The key objectives are to:

- identify any likely ecological constraints associated with the planning proposals;

- establish appropriate mitigation measures in accordance with the mitigation hierarchy (i.e. avoid > mitigate > compensate);
- determine any additional surveys that may be required following on from this preliminary stage; and
- recognise opportunities to deliver ecological enhancements in line with national and local planning policy.

3 LEGISLATIVE BACKGROUND

3.1 Relevant Legislation

3.1.1 The following legislation is considered relevant for the purpose of this Preliminary Ecological Appraisal (PEA):

- Wildlife and Countryside Act (W&CA) 1981 (as amended)
- Conservation of Habitats and Species Regulations ('Habitat') Regulations 2017
- Countryside and Rights of Way (CRoW) Act 2000
- Natural Environment and Rural Communities (NERC) Act 2006
- Protection of Badgers Act 1992
- Wild Mammals (Protection) Act 1996

3.1.2 These acts hold relevance to both protected and invasive species and the degree of protection varies depending on faunal/floral group or species. For example, some species of European importance receive full protection in England and Wales under the Habitat Regulations (e.g. bats), whereas others may only be afforded protection through national legislation such as the W&CA 1981 (as amended) (e.g. common lizard). For a detailed overview of species-specific legislation, please refer to **Appendix 1**.

3.2 European Protected Species Mitigation Licensing

3.2.1 The Government's statutory nature conservation advisory organisation, Natural England, is responsible for issuing European Protected Species (EPS) mitigation licences that permit activities that would otherwise lead to an infringement of the Habitat Regulations. An EPS mitigation licence can be issued if the following three tests derived from Regulation 55 have been satisfied:

- (2)(e) – the derogation is for the purposes of '*preserving public health or public safety or other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.*'

- (9)(a) – there is '*no satisfactory alternative*' to the derogation; and

- (9)(b) – '*the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range*.'

3.2.2 Local Planning Authorities (LPAs) have a statutory duty under Regulation 7(3)(e) of the Habitat Regulations consider and determine whether these three tests are likely to be

satisfied by planning proposals affected EPS before granted planning permission. If an EPS mitigation licence is necessary, a licence can be sought once all the necessary planning consents have been granted. Natural England aims to issue a decision on licence applications within 30 working days of submission.

4 PLANNING POLICY

4.1 National Planning Policy

4.1.1 The biodiversity duty imposed through the Environment Act 2021 states that Local Planning Authorities (LPAs) must consider what action they can take to conserve and enhance biodiversity in England.

4.1.2 The ODPM Circular 06/2005 provides guidance on the application of the law relating to planning and nature conservation in England, stating that '*the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat*.'

4.1.3 The revised National Planning Policy Framework (NPPF), published in December 2024, sets out the Government's planning policies for England and how they should be applied. Section 15 of the NPPF sets out the approach local authorities should adopt to conserve and enhancing the natural environment when preparing planning policy and when considering planning applications. Paragraph 186 sets out the principles LPAs should apply when determining planning applications, as follows:

'When determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

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

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around

developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.'

4.1.4 In England, BNG became mandatory for major development from the 12th February 2024 and for minor development (small sites) from the 2nd April 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). In practice, planning permission in England is now subject to a condition to secure a minimum 10% net gain for biodiversity, unless the development is a type that is exempt from mandatory BNG requirements.

4.2 Local Planning Policy

4.2.1 Havant Borough Council's current adopted Local Plan was accepted in 2011, with a new emerging local plan currently being discussed, and provides the local policy framework against which planning applications are assessed. The objectives for Chapter 7 '*Caring for our Borough*' of the local plan are as follows;

- '*Ensure all new development is built to a high quality sustainable design that is inspired by the character and setting of the local area*
- *Deliver the effective stewardship of the unique qualities of the borough's built and historic heritage and natural environment*
- *Adapt to, and where appropriate mitigate against the impacts of climate change*. '

4.2.2 Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

4.2.3 Planning permission will be granted for development that:

1. *Ensures the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced by partnership working with developers, groups and the wider community.*
2. *Protects and where possible enhances the borough's statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland.*
3. *Has particular regard to the following hierarchy of nature conservation designations within the borough (as identified on the Proposals Map): (i) Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar [International]. (ii) Sites of Special Scientific Interest (SSSI) and National Nature Reserves [National]. (iii) Sites*

of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii) above [Local].

4. *Protects and where appropriate enhances the borough's statutory and non statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.*
5. *Supports an ongoing programme of survey of habitats and species and designation of Sites of Importance for Nature Conservation.*
6. *Incorporates partnership working with conservation organisations to improve public understanding of biodiversity and to manage public access to designated sites, particularly on the coast, to reduce harm to nature conservation interests.*
7. *Incorporates partnership working with landowners and developers to ensure land management practices restore, enhance and where appropriate create new valued landscapes, habitats and their soil structure, particularly the ancient woodland remnants of the Forest of Bere and coastal salt marsh.*
8. *Protects wildlife habitats and wildlife corridors to prevent the fragmentation of existing habitats and to allow species, for example Brent Geese, to respond to the impacts of climate change by making provision for habitat adaptation e.g. coastal managed realignment and species migration.*
9. *Maintains undeveloped gaps between the settlements of Emsworth/Havant; Havant/Waterlooville; Havant/Portsmouth; Emsworth/Westbourne and Leigh Park/Rowlands Castle as shown on the Proposals Map.*
10. *Protects the best and most versatile agricultural land that has the greatest potential for local food security.*
11. *Responds to the emerging evidence from the Solent Disturbance and Mitigation Project, the published recommendations, and future related research.'*

5 SURVEY METHODOLOGY

5.1 Desk Study

5.1.1 A desktop study was conducted by Sarah Foot MCIEEM and Meghan Porter qualifying member of CIEEM before and after visiting the application site. The study utilised data from the local environmental records centre and open access online resources to acquire information on the nature of the site and its surroundings and highlight any potential ecological features.

5.1.2 Hampshire Biodiversity Information Centre (HBIC) was commissioned to undertake a search of pre-existing records of protected and/or notable species and non-statutorily designated wildlife sites held by them within a 1 kilometre radius around a central point inside the site.

5.1.3 The DEFRA Data Services Platform was used to obtain geospatial datasets for designated sites (i.e. RAMSAR, SPA, SAC, SSSI) and important habitats (i.e. Priority Habitat Inventory, Ancient Woodland Inventory) to be analysed in QGIS. The Multi-Agency Geographical Information Centre (MAGIC) website was examined for granted European Protected Species (EPS) licence applications. These geospatial datasets and Google Earth satellite imagery were used to determine the extent and connectivity of habitats, how the site is linked to the surrounding landscape and whether the development could have wider scale impacts on biodiversity.

5.1.4 Historical OS maps and Google Earth satellite imagery were consulted to provide insight into historic and current land use; such information helps contextualise the continuity of habitats and determine the importance of existing ecological features on site.

5.1.5 The type of soil on site was inferred using geological information taken from the British Geological Survey and on-site interpretation.

5.2 Field Survey

UK Habitat Classification Survey

5.2.1 A site walkover was undertaken on the 5th August 2024 by Meghan Porter – a Qualifying member of CIEEM, with an updated survey visit undertake on 23rd July 2025 by Conor Watson ACIEEM. The site was surveyed using the UK Habitat Classification (UKHab) system (UKHab Ltd 2023) in accordance with the Guidelines for Preliminary Ecological Appraisal (2nd Edition) (CIEEM 2017). Particular attention was given to evidence of protected and priority species (NERC Act 2006 Section 41 species of principal

importance) and the site's potential to support such species.

5.2.2 There were no significant survey constraints because full access was available to the site. The survey was subject to seasonal constraints because not all plant and animal species are visible throughout the year and therefore the report represents a snapshot of the site at the time of the survey only.

5.2.3 This report will likely be valid for up to 18 months; after which point a professional ecologist may need to undertake a site visit and update the desk study to review the report's validity (CIEEM 2019b).

6 DESK STUDY FINDINGS

6.1 Designated Sites and Habitats

6.1.1 The desk study returned three internationally designated statutory sites and three nationally designated statutory sites within a 5km radius of the site. Six locally designated non-statutory sites, i.e. Site of Importance for Nature Conservation (SINC), were highlighted within a 1km search radius – see **Table 1** below.

Table 1. Statutory designated sites within the vicinity of the site (Source: Natural England).

Site name	Designation	Description	Distance from nearest site boundary (m)
Solent & Isle of Wight Lagoons	Special Area of Conservation (SAC)	A series of coastal lagoons, consisting of percolation, isolated and sluiced lagoons. The nearest lagoon is in Farlington Marshes in Langstone Harbour.	2800S
Chichester and Langstone Harbours	RAMSAR Site & Special Protection Area (SPA)	Two large estuarine basins linked by a channel comprising extensive intertidal mudflats, saltmarsh, spits and dunes supporting reedbeds and grassland. Wintering waterfowl and wader numbers regularly exceed 10000 and 20000 individuals respectively. There are internationally important numbers of several resident and migratory species, and it is a breeding site for three species of tern (*Sterna* spp.).	2800S
Solent Maritime	Special Area of Conservation (SAC)	A series of coastal plain estuaries and bar-built estuaries covering 11243ha. A unique complex of functionally linked estuaries characterised by extensive areas of intertidal mudflats and sandflats, subtidal sandbanks, saltmarsh and natural shoreline transitions.	2800S
Langstone Harbour	Site of Special Scientific Interest (SSSI)	A tidal basin which almost resembles a land-locked lake at high water, and forms extensive mudflats at low water. Internationally important intertidal system supporting high densities of invertebrates and large populations of overwintering waterfowl and waders.	3070S
Warblington Meadow	Site of Special Scientific Interest (SSSI)	A site covering 4.26ha of unimproved grazing marsh adjoining Chichester Harbour. The site is of special interest for its gradation from freshwater, base rich marsh to old reclaimed saltmarsh, and for its rich associated flora, with a total of 158 species of flowering plants	2800S
Chichester Harbour	Site of Special Scientific Interest (SSSI)	A large estuarine basin that covers 2657ha in total. At low water extensive mud and sandflats are exposed, and the site is of particular significance for wintering wildfowl and waders and also breeding birds both within the Harbour and in the surrounding permanent pasture fields and woodlands.	2750S

Table 1. Non-statutory designated sites within the vicinity of the site (Source: HBIC).

Site name	Designation	Description	Distance from nearest site boundary (m)
Battins Copse	Sites of Importance for Nature Conservation (SINC)	2.75ha site of other ancient and semi-natural woodland.	~200SW

Great Copse, Havant	Sites of Importance for Nature Conservation (SINC)	5.71ha site of ancient semi-natural woodland.	~455NW
High Lawn	Sites of Importance for Nature Conservation (SINC)	11.74ha site of semi-improved or impoverished grasslands which retain a significant element of unimproved grassland and floodplain grassland.	~665N
Wakeford's Copse, Havant	Sites of Importance for Nature Conservation (SINC)	2.53ha site of ancient semi-natural woodland.	~800N
Thicket Lawn	Sites of Importance for Nature Conservation (SINC)	10.56ha site of semi-improved or impoverished grasslands which retain a significant element of unimproved grassland and floodplain grassland.	~885NW
Barton's Copse & The Slip	Sites of Importance for Nature Conservation (SINC)	18.04ha site of ancient semi-natural woodland and pasture woodland and wooded commons.	~930E

6.1.2 The application site contains no irreplaceable habitats (e.g. Ancient Semi-natural Woodland) or priority habitats (NERC Act 2006 Section 41 habitats of principle importance).

6.1.3 Pro Vision Ecology (October 2020) reported the following findings for the application site; 'The site was previously owned by SSE energy and the site contained large buildings and a tree line along the boundaries. Following the decommissioning of the site the buildings were demolished and all vegetation was cleared. The site in its current condition has no ecological value and comprises bare ground with remaining tree stumps'.

6.2 Protected and Notable Species

6.2.1 The search of the HBIC database revealed a range of protected and notable species records starting from the late 1980s. Only recent records defined as fewer than ten years old are included in this report (see **Tables 2a** & **2b**).

Table 2a. Recent protected and/or notable species records within the vicinity of the site (Source: HBIC).

Common name	Scientific name	No. of records	Most recent record	Nearest record (m)	Precision (m)	Status
Amphibians & Reptiles						
Slow worm	*Anguis fragilis*	3	2023	~520SE	1	WCA_5s91k NERC_s41
Common lizard	*Zootoca vivipara*	2	2015	~880N	100	WCA Sch5 s9.1 kill

						NERC_s41
Invertebrates						
Stag beetle	*Lucanus cervus*	24	2021	~150S	1	NERC_s41
White admiral	*Limentis camilla*	1	2014	~980N	100	NERC_s41
Small heath	*Coenonympha pamphilus*	3	2022	~815N	1000	NERC_s41
Dingy skipper	*Erynnis tages*	1	2022	~885NW	100	NERC_s41
Birds						
Black redstart	*Phoenicurus ochruros*	2	2022	~850N	1000	WCA Sch1 BOCC-Red
Crossbill	*Loxia curvirostra*	1	2020	~850N	1000	WCA Sch1 BOCC-Red
Fieldfare	*Turdus pilaris*	2	2021	~850N	1000	WCA Sch1 BOCC-Red
Firecrest	*Regulus ignicapilla*	11	2022	~850N	1000	WCA Sch1
Garganey	*Spatula querquedula*	1	2022	~900N	1000	WCA Sch1
Goshawk	*Accipiter gentilis*	1	2019	~0	1000	WCA Sch1
Green Sandpiper	*Tringa ochropus*	3	2022	~850N	1000	WCA Sch1
Hobby	*Falco Subbuteo*	2	2017	~850N	1000	WCA Sch1
Honey-buzzard	*Pernis apivorus*	1	2016	~100	1000	WCA Sch1
Kingfisher	*Alcedo atthis*	1	2017	~850N	1000	WCA Sch1
Mediterranean gull	*Ichthyaetus melanocephalus*	12	2022	~20N	1000	WCA Sch1
Osprey	*Pandion haliaetus*	2	2022	~150W	1000	WCA Sch1
Peregrine	*Falco peregrinus*	3	2020	~0	1000	WCA Sch1
Red kite	*Milvus milvus*	9	2020	~540S	100	WCA Sch1
Redwing	*Turdus iliacus*	2	2021	~850N	1000	WCA Sch1
Terrestrial Mammals (bats)						
Serotine	*Eptesicus serotinus*	16	2021	~150W	100	HabReg_2 WCA_5s94b/c
Noctule	*Nyctalus noctula*	6	2021	~600NW	100	HabReg_2 WCA_5s94b/c
Common pipistrelle	*Pipistrellus pipistrellus*	51	2022	~190SW	1	HabReg_2 WCA_5s94b/c
Daubenton's	*Myotis daubentonii*	1	2015	~980N	100	HabReg_2 WCA_5s94b/c
Nathusius' pipistrelle	*Pipistrellus nathusii*	3	2017	~450NW	100	HabReg_2 WCA_5s94b/c
Soprano pipistrelle	*Pipistrellus pygmaeus*	17	2022	~450NW	1	HabReg_2 WCA_5s94b/c NERC_s41
Whiskered bat	*Myotis mystacinus*	1	2019	~800NE	100	HabReg_2 WCA_5s94b/c
Terrestrial Mammals (excl. bats)						
Hedgehog	*Erinaceus europaeus*	14	2020	~215E	10	NERC_s41

Table 2b. Species status key.

Abbreviation	Legislation
HabReg_2	Schedule 2 of Conservation of Habitats and Species Regulations 2010 (European Protected Species animal) – It is an offence (subject to exceptions) to deliberately capture, kill, disturb, or trade in the animals listed in Schedule 2.
NERC_s41	Priority Species listed under Section 41 of the Natural Environment and Rural Communities Act 2006.
WCA_5s91k	Schedule 5 Section 9 Part 1 (taking) of the Wildlife and Countryside Act 1981 (as

	amended) – Animals which are protected from being intentionally killed or injured.
WCA_5s94b/c	Schedule 5 Section 9 Parts 4b/c of the Wildlife and Countryside Act 1981 (as amended) – Animals which are protected from intentional disturbance while occupying a structure or place used for shelter or protection / Animals which are protected from their access to any structure or place which they use for shelter or protection being obstructed.

6.2.2 Bat mitigation licences that have been granted within the last 10 years inside a 2-kilometre radius of the application site are detailed in **Table 3** below.

Table 3. Bat mitigation licences granted within a 2km radius (Source: MAGIC).

Case Reference of Granted Licence	Species on the Licence	Licensable Period	Licensable Works	Distance (m)
2019-40030-EPS-MIT-1	Common pipistrelle	09/05/2019-30/04/2024	Destruction of resting place	~950N
2014-1826-EPS-MIT	Common pipistrelle	20/08/2014-01/11/2015	Destruction of resting place	~2000SW

6.3 Historic and Current Land Use

6.3.1 Google Satellite imagery dating from 1999 -2016 shows the site used as an office building, with associated parking and tree line boundary. By 2019 the site was cleared of all buildings and vegetation was cleared from the boundary of the site in 2020. The site has been unmanaged since the clearance in 2020, allowing vegetation to recolonise.

6.3.2 Historical OS mapping dating from the early 1900s labels the site as a ‘Nursery’.

6.4 Geology, Soils and Topography

6.4.1 The geology of the application site is South Coast Plain (Sand, Silt and Clay) bedrock which gives rise to slowly permeable, seasonally wet, acid but base-rich loamy and clayey soils; habitats associated with such soils include grassland and some arable, and woodlands.

7 UK HABITAT CLASSIFICATION SURVEY

7.1 Overview

7.1.1 The application site was 1.7 hectares of land located on the southern side of Bartons Road, on the corner with the B2149, in Havant, Hampshire. The site had been previously cleared of commercial buildings, with a large spoil pile in the centre of the site, surrounded by loose gravel, with colonised ruderal and grassland vegetation across the site and scrub along the boundary.

7.1.2 The following UK Habitat Classification (UKHab) habitats were observed during the site walkover: g3c Other neutral grassland; h3d bramble scrub; h3h mixed scrub; u1b Developed land – sealed surface; u1f 80 Sparsely vegetated urban land (OMHPDL).

7.1.3 The UKHab primary habitats and secondary codes are described alongside photographs (see **Photographs 1-8**) and a habitat plan (see **Figure 1**), as follows:

7.2 h3d Bramble scrub

81 Ruderal/ephemeral |202 Young trees - self set |524 Invasive non-native species

7.2.1 There was bramble scrub adjacent to the entrance and along the western, northern and eastern boundaries of the site. A dominant cover of bramble (*Rubus fruticosus*) was present along the eastern and northern boundaries and included occasional buddleia (*Buddleja davidii*), bamboo sp., hawthorn (*Crataegus monogyna*), cherry (*Prunus* sp.) whitebeam (*Sorbus aria*.), silver birch (*Betula pendula*), poplar (*Populus alba*), ash (*Fraxinus excelsior*) and sycamore (*Acer pseudoplatanus*) saplings present (**Photographs 1 & 2**) Three different Cotoneaster species were present on site including *Cotoneaster horizantalis* – which is a schedule 9 species (as listed under Section 14 part II of the WCA 1981) - and Franchets cotoneaster (*Cotoneaster franchetii*) and willow cotoneaster (*Cotoneaster salicifolius*).

Photograph 1. Bramble scrub along the eastern side of the site (h3d) – July 2025.

Photograph 2. Bramble scrub along the northern side of the site (h3d 81 202 824) – July 2025.

7.2.2 The western boundary also featured dominant bramble scrub with occasional hawthorn, sycamore, ash, hornbeam (*Carpinus betulus*) and elder (*Sambucus nigra*) bushes, with dog rose (*Rosa canina*) also present (**Photograph 3**).

Photograph 3. Bramble scrub along the western side of the site (h3d 81 202 824) – July 2025.

7.3 h3h – Mixed scrub

81 Ruderal/ephemeral |202 Young trees - self set

7.3.1 At the south-western corner of the site there was a section of mixed scrub that was dominated by aspen (*Populus tremula*) with willow (*Salix* sp.), bramble and dog rose also present (**Photograph 3**). One mature sycamore tree was present onsite along the south-western boundary within the scrub (**Photograph 4**). A mature Monterey pine (*Pinus radiata*) tree was present just beyond the south-eastern boundary.

Photograph 3. Mixed scrub with a dominant cover of aspen (h3h 81 202) – July 2025.

Photograph 4. Sycamore tree within mixed scrub (h3h 202 203) – July 2025.

7.4 u1f Sparsely vegetated urban land

10 Scattered scrub |80 Open mosaic habitats on previously developed land |81 Ruderal or ephemeral |82 Vacant or derelict land | 510 Bare ground |524 Invasive non-native species |532 Scattered grass

7.4.1 The centre of the site was disused urban land characterised by loose hardcore with patchy colonisation by annual and ruderal communities, with rough grassland along the edges of the parcel and a large spoil pile in the centre of the site (**Photographs 5-8**). Species representative of the annual community, such as hare's foot clover (*Trifolium arvense*), and the ruderal community, such as black medick (*Medicago lupulina*), were sparsely distributed across the parcel of land. Other patchily distributed species included: Yorkshire fog (*Holcus lanatus*), prickly sow thistle (*Sonchus asper*), Canadian fleabane (*Erigeron canadensis*), common ragwort (*Jacobaea vulgaris*), broadleaved plantain (*Plantago major*), buddleia (*Buddleia davidii*) and a cotoneaster (*Cotoneaster horizontalis*).

7.4.2 The grassland along the edges of the parcel were highly variable and subject to bramble (*Rubus fruticosus* agg.) encroachment with an abundance of sub-optimal ruderals like creeping thistle (*Cirsium arvense*), but it did include occasional wildflowers such as common knapweed (*Centaurea nigra*), common bird's foot trefoil (*Lotus corniculatus*) and red clover (*Trifolium pratense*). Other species included: cock's foot (*Dactylis glomerata*), creeping bent (*Agrostis stolonifera*), false oat grass (*Arrhenatherum elatius*), hard rush (*Juncus inflexus*), creeping buttercup (*Ranunculus repens*) and common ragwort (*Jacobaea vulgaris*).

7.4.3 This parcel of the site represents open mosaic habitat on previously developed land due to the presence of bare substrate with at least three of the successional communities: annuals, ruderals and flower-rich grassland.

Photograph 5. Large spoil pile in the middle of the site (u1f 10 80 81 82 510 524 532) – July 2025.

Photograph 6. Colonised vegetation within loose hardcore at the northern end of the parcel(u1f 10 80 81 82 510 524 532) – July 2025.

Photograph 7. Colonised vegetation on the eastern side of the parcel (u1f 10 80 81 82 510 524 532) – July 2025.

Photgraph 8. Colonised vegetation on bare substrate to the western side of the parcel (u1f 10 80 81 82 510 524 532) – July 2025.

7.5 Other neutral grassland

10 Scattered scrub | 81 Ruderal or ephemeral

7.5.1 The southern side of the site had been colonised by grassland, forming one homogeneous, distinct parcel with a visible change in habitat down a slope from the bare substrate (**Photographs 9 & 10**). The species present were similar to those found along the edges of the sparsely vegetated parcel with an abundance of Yorkshire fog and creeping bent present. There were additional species such as grey sedge (*Carex divulsa*), hemp agrimony (*Eupatorium cannabinum*), ribbed melilot (*Melilotus officinalis*), hoary willowherb (*Epilobium parviflorum*), common fleabane (*Pulicaria dysenterica*), creeping cinquefoil (*Potentilla reptans*), dandelion (*Taraxacum officinale*), dock (*Rumex* sp.), wood small-reed (*Calamagrostis epigejos*), perforated St John's wort (*Hypericum perfo*ratum), hairy hawkbit (*Leontodon saxatilis*), self-heal (*Prunella vulgaris*). There were frequent willow and aspen saplings through out the grassland.

Photograph 9. Other neutral grassland to the south of the site (g3c 10 81) – July 2025.

Photograph 10. Transition down slope from bare substrate to other neutral grassland to the south of the site (g3c 10 81) – July 2025.

7.6 u1b Developed land; sealed surface and u1e Built linear feature

612 Fence |800 Road

7.6.1 The site had a tarmac road leading from the entrance off of Bartons Road at the north-eastern corner and along the eastern side of the site (**Photograph 11**). The entire site was surrounded by metal fencing, which crossed the application site at the southern end, with ivy growing around the base.

Photograph 11. Tarmac road access onto the site (u1b 800) – July 2025.

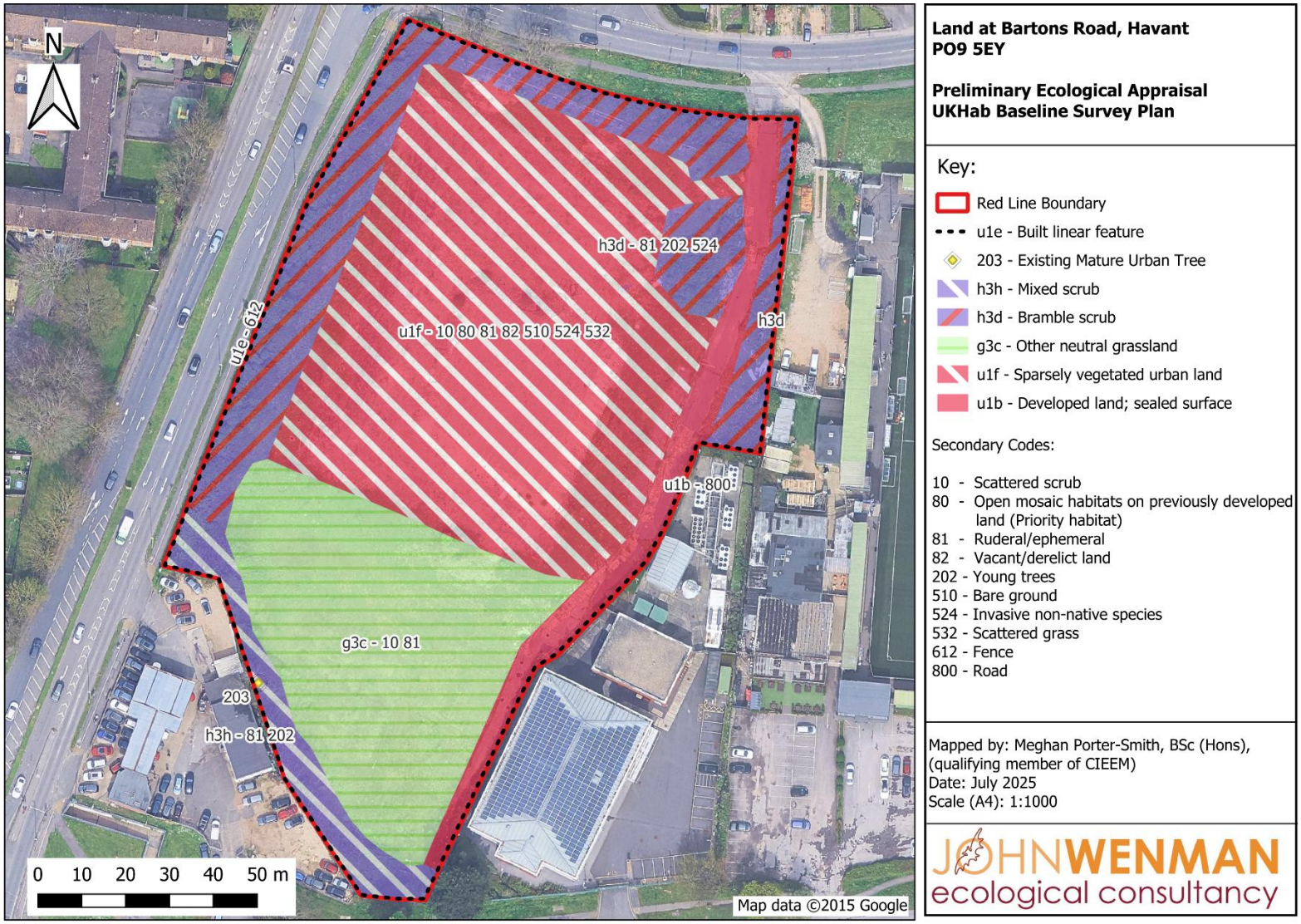

Figure 1. UKHab Survey Plan.

8 DISCUSSION

8.1 Designated Sites for Nature Conservation

Evaluation of Baseline

8.1.1 The desk study revealed that the application site is not statutorily or non-statutorily designated for its wildlife interest and therefore is not currently recognised as being of international, national or county level conservation significance. However, the site falls within the 5km zone of influence for the Chichester and Langstone Harbours Ramsar and Special Protection Area (SPA) and Solent Maritime Special Area of Conservation (SAC).

8.1.2 The desk study data included six locally designated Sites of Importance for Nature Conservation (SINCs) within a 1km radius of the application site; the closest is Battins Copse SINC approximately 200 metres to the south-west.

Impact Assessment

8.1.3 Any development sites with an increase in residential units, that fall within the 5km Zone of Influence of the SPA, are considered to have an impact on the nearby designated sites through increased recreational pressures. The site itself does not offer suitable habitat for the interest features of the SPA, i.e. Brent geese and waders, and no direct impacts are foreseen due to the distance from designated sites. Due to the scale of the proposals, avoidance and mitigation comprising a financial contribution towards implementing the Bird Aware Solent Strategy could be applied - refer to **Section 9.2**.

8.2 Habitats

Evaluation of Baseline

8.2.1 The application site is primarily disused urban land characterised by loose hardcore with colonisation by ruderal vegetation and grassland since demolition in 2016/2017 and a full site clearance in 2020 (i.e. vacant and derelict land) – and the central parcel meets the criteria of Open Mosaic Habitats on Previously Developed Land (OMPDL) priority habitat which is representative of a transitory habitat. OMHPDL can support important assemblages of invertebrates and the findings of an invertebrate survey will assist in the evaluation of the level of importance of the habitat. The southern side of the site had been colonised by grassland, forming one homogeneous, distinct parcel with a visible change in habitat down a slope from the bare substrate – a habitat of medium distinctiveness of value at the site level.

8.2.2 The tarmac path (i.e. developed land – sealed surface) along the eastern side of the site resembles a very low distinctiveness habitat with negligible ecological value. Whereas the bramble scrub, mixed scrub and scattered trees present along the south-western boundary of the site, and the off-site trees, are medium distinctiveness habitats with local value for wildlife (e.g. foraging bats and nesting birds).

8.2.3 *Cotoneaster horizontalis* is present on site and listed on Schedule 9 (W&CA) and therefore due to its invasive properties, it is at risk of spreading from the site and causing nuisance to other land or property. Buddleia has invasive properties but is not listed on Schedule 9 (W&CA). Neither species are listed on the species of special concern under the Invasive Non-native Species (Amendment etc.) (EU Exit) Regulations 2019.

Impact Assessment

8.2.4 The proposals will result in the loss of an area of OMPDL priority habitat which has potential value for invertebrate species at the local level, and is recognised as a valuable habitat within urban areas. The scrub and grassland – with site level value - will also be lost through the redevelopment of the site. The retained mature sycamore tree and offsite trees will be protected during the works – refer to **Section 9.3**.

8.2.5 During site clearance, there is a risk that the invasive cotoneaster (*Cotoneaster horizantalis*) present on site could spread and therefore precautions during removal will need to be adhered to – refer to **Section 9.3**.

8.2.6 The proposed development does not qualify for exemption from mandatory biodiversity net gain (BNG) and will need to demonstrate a minimum of 10% net gain for biodiversity – refer to **Section 9.3**.

8.3 Bats

Evaluation of Baseline

8.3.1 Two bat mitigation licences have been granted within the last 10 years inside a 2 kilometre radius of the application site, covering licensable works affecting common pipistrelle (*Pipistrellus pipistrellus*) bats; the closest licence was for the destruction of a common pipistrelle resting place, approximately 950 metres north. Furthermore, HBIC holds records of serotine (*Eptesicus serotinus*), common pipistrelle, soprano pipistrelle (*Pipistrellus pygmaeus*) and Nathusius' pipistrelle (*Pipistrellus nathusii*) within 500m of the site from 2017 and 2022.

8.3.2 There were no buildings or mature trees present on site with features to support roosting

bats. The small scattered trees, mature sycamore as well as the mature offsite trees on the northern and southern boundaries provide some foraging habitat for bats but are fragmented and not part of a linear vegetated corridor in the local area. However, the site is already subject to high levels of artificial lighting from streetlighting on all sides of the site and additional floodlighting at the football stadium to the east. The scattered trees and offsite trees are therefore likely to be used only on an opportunistic basis by species adapted to urbanised environments such as the common pipistrelle (*Pipistrellus pipistrellus*).

Impact Assessment

8.3.3 The proposed development will not directly impact the offsite trees and the mature onsite sycamore and therefore not adversely impact the existing bat foraging habitat present. Furthermore, the proposed landscaping is incorporating scrub and hedgerow planting on all site boundaries. The scheme should incorporate a sensitive lighting scheme to prevent additional disturbance from artificial lighting on newly created habitats and prevent the indirect loss of the offsite trees as a resource for foraging bats. Furthermore, enhancements for roosting bats should be included within the new buildings constructed on site – refer to **Sections 9.4 and 9.8**.

8.4 Great Crested Newt (and other amphibians)

Evaluation of Baseline

8.4.1 The desk study data included no GCN (*Triturus cristatus*) records or recent records for other notable amphibians within a 1 kilometre radius of the application site. There were no bodies of water within a 500m radius of the site.

8.4.2 The vacant and derelict land characterising the site was not considered optimal terrestrial GCN habitat by Pro Vision in 2020 and although there has been further colonisation by ruderal vegetation and grassland, as well as an increase in mixed scrub on site, the site remains largely unsuitable for GCN and other amphibians and is extremely isolated from potential colonisation of amphibian populations by major roads and urban infrastructure on all sides of the site.

Impact Assessment

8.4.3 The risk of GCN and other amphibians presence on site is very low, and due to the isolated location and urban habitats surrounding the site the risk of colonisation by individuals is also very low; therefore, no adverse effects on these species are

anticipated.

8.5 Hazel Dormouse

Evaluation of Baseline

8.5.1 The desk study data included no hazel dormouse (*Muscardinus avellanarius*) records within a 1 kilometre radius of the application site and a search of MAGIC for granted EPS licence applications returned none within a 2km radius.

8.5.2 The bramble and mixed scrub on site is fragmented and sub-optimal for dormice and the site lacks the scale and connectivity to suitable habitat to support a population of this species. Therefore, the presence of hazel dormouse on site is considered highly unlikely.

Impact Assessment

8.5.3 The risk of hazel dormouse presence on site is negligible and therefore no adverse effects on this species are anticipated.

8.6 Reptiles

Evaluation of Baseline

8.6.1 The desk study data included recent records of slow worm (*Anguis fragilis*) and common lizard (*Zootoca vivipara*) (closest 520 metres south east) within a 1 kilometre radius of the application site. Historic records of grass snake (*Natrix natrix*) and adder (*Vipera berus*) are associated with Staunton Country Park over 600m to the north. These reptile records are all in locations that are isolated from the site by substantial barriers to reptile dispersal such as major roads and urban development.

8.6.2 There are suitable habitats on site for common and widespread species such as the slow-worm and common lizard which could opportunistically traverse the suitable ruderal vegetation and grass patches if present in neighbouring habitats. However, the site is isolated from potential colonisation of reptiles on all other sides of the site by major roads and urban infrastructure on all sides of the site. The only adjacent habitat is closely mown grassland used as recreational land frequently disturbed by humans to the north east of the site, i.e. sub-optimal habitat for reptiles unlikely to support significant populations that would spread and colonise the site.

Impact Assessment

8.6.3 The risk of reptile presence on site is very low, however precautionary reasonable avoidance measures will prevent the contravention of legislation protecting these common and widespread reptile species – refer to **Section 9.5**.

8.7 Birds

Evaluation of Baseline

8.7.1 The desk study data included recent records of protected and notable bird species within a 1 kilometre radius of the application site, which may be present on site primarily for foraging. The habitats on site do not offer suitable habitat for a significant proportion of the notable and protected bird species recorded in the local area but the open mosaic and associated invertebrate assemblage could act as foraging habitat for bird species such as the black redstart (*Phoenicurus ochruros*) – a Schedule 1 species - the house sparrow (*Passer domesticus*) and starling (*Sturnus vulgaris*). The bramble scrub, mixed scrub and scattered trees on and adjacent to the site provide some suitable nesting opportunities for common and widespread bird species such as the wren (*Troglodytes troglodytes*), robin (*Erithacus rubecula*) and dunnock (*Prunella modularis*).

Impact Assessment

8.7.2 The proposals will result in the loss of scrub and small scattered trees and therefore a precautionary method of working would enable compliance with legislation protecting nesting birds. Furthermore, compensation for loss of foraging habitat will be in the form of a mosaic of scrub and grassland habitats and hedgerows on the site boundaries and enhancements for nesting birds adapted to urban environments will be included within the new buildings – refer to **Section 9.6** and **9.8**.

8.8 Badgers (and other mammals)

Evaluation of Baseline

8.8.1 The desk study data included no records of badger. No evidence of badger activity (i.e. setts, trails, snuffle holes or mammal diggings) was identified within the application site. Therefore, the presence of badger on site is considered highly unlikely.

8.8.2 The desk study did include recent records of hedgehog – a priority species (NERC Act 2006 Section 41 species of principle importance) – and the scrub habitat on site provides some suitable forage and shelter for this species across the site.

Impact Assessment

8.8.3 The risk of badger presence on site is extremely low and therefore no adverse effects are anticipated.

8.8.4 There is a low chance for individual hedgehogs to be present on site within the scrub habitat and along the boundary of the site – therefore precautions should be undertaken when clearing the site to reduce impact on individuals that may be present on site - refer to **Section 9.5**.

8.9 Invertebrates

Evaluation of Baseline

8.9.1 The desk study data included recent records of four priority species, although the site does not currently support substantial foodplants and habitats for the species such as deadwood for stag beetle and fine grasses for small heath. There is occasional bird's foot trefoil present which is a preferred food for the dingy skipper, and this species has been recorded over 885m from the site. The OMHPDL can be particularly valuable to invertebrates and the parcel features variation in vegetation that could provide a variety of niches for a good assemblage of invertebrates. The mixed scrub and grassland parcels within the application site are likely to also support a range of invertebrates but with limited plant species diversity and the site's recent history of being developed and bare ground, it is unlikely to be a significant assemblage.

Impact Assessment

8.9.2 The proposed development will impact on a site with the potential to be important for invertebrates and therefore the site should be assessed for the importance of invertebrates and associated value of the OMHPDL – refer to **Section 9.7**. The development also provides opportunities to enhance the site for invertebrate priority species – refer to **Section 9.8**.

9 RECOMMENDATIONS

9.1 Overview

9.1.1 This chapter provides the details regarding proposed avoidance, mitigation, compensation and enhancement measures; including measures to enable legislative compliance.

9.2 Statutorily Designated Sites

9.2.1 Due to the scale of the proposals, avoidance and mitigation comprising a financial developer contribution towards implementing the Bird Aware Solent Strategy could be applied.

9.3 Habitat Protection Measures

9.3.1 The mature trees along the boundary (offsite) and the onsite mature sycamore tree will be protected during construction. The following protection measures are recommended:

- Erection of Heras fencing in advance of demolition and construction activities, enclosing Root Protection Areas (RPAs); and
- Prohibition of construction activities, material storage, use of vehicles, fires etc. within the fenced RPAs to prevent damage to tree roots and soil compaction.

9.3.2 The areas of *Cotoneaster horizontalis* will be separately cleared prior to the main site clearance and then disposed of at a licensed landfill as it will be identified as a controlled waste.

9.3.3 Due to the loss of OMHPDL priority habitat onsite, the proposed landscape plan will integrate a mosaic of habitats that would benefit invertebrates in an urban area. As part of mandatory BNG onsite, habitat creation will be similar to existing habitats wherever feasible focusing on creating a mosaic of habitats, and habitats will be managed to improve the condition of each habitat (BNG assessment is reported separately: R2724_BNG_b).

9.4 Bats (Lighting)

9.4.1 During construction, external lighting should be kept to a minimum and if security lighting is required, this should be controlled by passive infra-red motion sensors with no light spillage onto trees neighbouring the site.

9.4.2 In the long-term, dark corridors should be retained on site on the northern boundary thereby maintaining foraging habitat for bats across the site, i.e. trees neighbouring the site and proposed hedgerows and scrub (refer to biodiversity enhancement plan in **Appendix 4**). Exterior lighting on the new block of flats to the north and west facing these dark corridors should be avoided, but where essential the lighting should be downward facing, make use of low UV lamps, e.g. warm white LED lamps, and be controlled using passive infrared sensors so that lighting operates only when necessary.

9.5 Reptiles & Hedgehogs (Precautionary Avoidance Measures)

9.5.1 The following precautionary avoidance measures should be adopted to minimise the low risk of harming individual reptiles and hedgehogs that may be present on site since previous site clearance was undertaken:

Pre-commencement of construction activities

- Any removal of dense scrub will be carefully searched by hand looking for reptiles and hedgehogs; and
- Any dense scrub and ruderal vegetation will be cleared via a two-stage process to gradually reduce the suitability of the site for reptiles and small mammal. An initial cut will be made to a minimum height of 20cm using brush-cutters/strimmers, followed by a second cut to ground level.
- The vegetation clearance will be undertaken directionally so that any animals present are encouraged to move to the site boundaries (but not the major road to the west). The vegetation will be maintained at ground level prior to the commencement of site work.

During construction activities

- Any stored building materials or waste, such as bricks or debris etc., that might offer shelter for reptiles and hedgehogs will be kept raised off the ground on pallets or on existing hard standing, and efforts should be made to process and removed from site as soon as possible; and
- Excavation works will be avoided after dusk and any open excavations or trenches will be backfilled (after a check for amphibian/reptile presence) or left with escape ramps to prevent reptiles and hedgehogs from becoming trapped.

9.5.2 In the unlikely event that a reptile or hedgehog is found during the course of construction, works will stop immediately and an appropriately experienced ecologist will be called onto site to ensure the reptile is not harmed and provide further advice on how to proceed; work will recommence only once further written advice has been received.

9.6 Nesting Birds

9.6.1 Removal of the scrub and small scattered trees on site should be completed outside of the peak bird nesting season (March to August) or alternatively, following an inspection by an ecologist confirming that there is no current nesting activity. If nesting birds are discovered prior to or during any work, work should stop immediately and should only continue once bird nesting has finished, i.e. young have fledged and left the nest.

9.7 Invertebrate survey

9.7.1 An experienced invertebrate specialist will carry out a site walkover survey during which samples would be collected for later analysis (1-2 visits dependent on the assemblage found). Samples would be collected using both a butterfly net and sweep net with beating used to sample invertebrates within scrub and foliage, and direct searching used to look for invertebrates under debris or associated with dead wood.

9.7.2 The assessment would consider the site's importance to invertebrates, particularly notable species of conservation importance, and set out any additional measures within the scheme e.g. specific planting in the landscaping and/or re-creation of microhabitats. **Please note that the invertebrate survey is in progress.**

9.8 Ecological Enhancement

9.8.1 The development proposals will provide opportunities for the enhancement of the site's biodiversity value and to deliver a net gain in biodiversity. Early stage discussions with the landscape consultant has resulted in a scheme that has provided optimal low-nutrient mosaic landscaping within the constraints of an allocated site for 90-units (refer to proposed enhancement plan in **Appendix 4**).

9.8.2 The inclusion of the following recommendations would be of ecological benefit and be in line with the National Planning Policy Framework (NPPF):

- Proposed mixed scrub and grassland habitats will be created on low nutrient soil, to recreate the early successional and mosaic habitats that were previously onsite. There will be a distinction between those habitats whereby natural succession and a mosaic will be encouraged and maintained, e.g. scrub with a scalloped edge grading into unmanaged grassland in the northwest corner (c.500m^2), and those habitats which are managed in areas that provide amenity value for residents and will also have biodiversity value, e.g. flower-rich lawns in the central open space and northwest corner (c. 500m^2) and 40 native trees.

- Proposed hedgerow boundaries will enhance the ecological value of the site by making use of native plant species of local provenance to enhance the site for invertebrates. The hedgerow boundaries will comprise field maple (*Acer campestre*), hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*), holly (*Ilex aquifolium*), dog-rose (*Rosa canina*) and guelder rose (*Viburnum opulus*).
- Provision of hibernacula and buried log piles amongst the mixed scrub in the north-western corner of the site will provide opportunities for invertebrates, such as the locally recorded stag beetle and shelter for hedgehogs.
- Provision of integral bird nest boxes at the eaves of the new dwellings on site for priority species such as the black redstart (*Phoenicurus ochruros*), the house sparrow (*Passer domesticus*) and swift (*Apus apus*) for example Ibstock and Vivara boxes or functionally equivalent woodcrete/woodstone boxes.
- Provision of integral bat roosting features, to be incorporated into the new residential dwellings to provide crevice roosting opportunities for bats, for example Schwegler 1FR or 2FR bat boxes or functionally equivalent woodcrete box.

10 REFERENCES

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APPENDIX 1 – LEGISLATIVE BACKGROUND

Amphibians

The seven native species of amphibian receive protection under the W&AC 1981 (as amended). The four widespread and common amphibians (common frog, toad, smooth newt and palmate newt) receive only limited protection – making their sale illegal.

The great crested newt (*Triturus cristatus*) receives full protection under the W&CA 1981 (as amended) and under the Habitat Regulations 2019. The combined legislation makes it illegal to:

- intentionally or recklessly kill, injure or take a great crested newt;
- possess or control any live or dead specimen or anything derived from a great crested newt;
- intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by a great crested newt; and
- intentionally or recklessly disturb great crested newts; in particular, any disturbance which is likely to impair their ability to survive, breed or reproduce or nurture their young; or in the case of hibernating or migrating animals, to hibernate or migrate.

Great crested newts (*T. cristatus*) and common toads (*Bufo bufo*) are species of principal importance for the conservation of biodiversity in England (*'UKBAP Priority Species'*) under Section 41 of the NERC Act 2006.

Badgers

Badgers are protected by the Protection of Badgers Act 1992. The Act makes activities such as development that would harm or disturb badgers or damage, obstruct or destroy their setts illegal. If badgers are to be affected by the proposed development, activities can be undertaken only under a licence issued by Natural England.

Bats

All bat species in Britain are fully protected by the W&CA 1981 (as amended) and by the Habitat Regulations 2019. In summary, the combined legislation makes it an offence to:

- damage or destroy a breeding site or resting place or intentionally or recklessly obstruct access to a structure or place used for shelter by a bat;

- deliberately, intentionally or recklessly disturb bats; in particular, any disturbance which is likely to impair the ability of bats to survive, breed or reproduce or nurture their young; or in the case of hibernating or migrating bats, to hibernate or migrate; or to significantly affect the local distribution or abundance of the species; and
- deliberately kill, injure or take any bat.

Birds

All wild birds are protected under the W&CA 1981 (as amended). The Act makes it an offence to kill, injure or take a wild bird or to damage or destroy the nest of a wild bird whilst in use or being built. Species listed on Schedule 1 of the Act, such as barn owls and kingfishers, are afforded additional protection against disturbance while nesting.

Hazel dormice

Hazel dormice receive full protection under the W&CA 1981 (as amended) and under the Habitat Regulations 2019. These make it illegal to:

- intentionally or recklessly kill, injure or take a dormouse;
- possess or control any live or dead specimen or anything derived from a dormouse;
- damage or destroy a breeding site or resting place or intentionally or recklessly obstruct access to a structure or place used for shelter by a dormouse; and
- intentionally or recklessly disturb dormice; in particular, any disturbance which is likely to impair their ability to survive, breed or reproduce or nurture their young; or in the case of hibernating or migrating animals, to hibernate or migrate.

Invasive non-native plants

The W&CA 1981 (as amended) provides the primary controls on the release of non-native species into the wild in Great Britain. It is an offence under Section 14(2) of the Act to 'plant or otherwise cause to grow in the wild' any plant listed in Schedule 9, Part II. The species listed in the Act include Japanese knotweed (*Fallopia japonica*), giant hogweed (*Heracleum mantegazzianum*) and Himalayan balsam (*Impatiens glandulifera*).

Otters

Otters are fully protected by the W&CA 1981 (as amended) and by the Habitat

Regulations 2019. In summary, the combined legislation makes it an offence to:

- damage or destroy a breeding site or resting place or intentionally or recklessly obstruct access to a structure or place used for shelter by an otter;
- deliberately, intentionally or recklessly disturb otters; in particular, any disturbance which is likely to impair the ability of otters to survive, breed or reproduce or nurture their young; or to significantly affect the local distribution or abundance of the species; and
- deliberately kill, injure or take any bat.

Reptiles

The four widespread reptiles most likely to be encountered (adder, grass snake, slow worm and common lizard) are protected under the W&CA 1981 (as amended). The Act makes it an offence to intentionally kill, injure, possess or sell any of the species.

The aforementioned species are all listed as being of principal importance for the conservation of biodiversity in England (*'UKBAP Priority Species'*) under Section 41 of the NERC Act 2006.

Water voles

Since April 2008, water voles have received full protection under Section 9 in Schedule 5 of the W&CA 1981 (as amended). This makes it an offence to intentionally kill, injure or take water voles or to possess or control live or dead water voles or derivatives. It is an offence to intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection or intentionally or recklessly disturb water voles whilst occupying a structure or place used for that purpose.

The water vole is listed as being of principal importance for the conservation of biodiversity in England (*'UKBAP Priority Species'*) under Section 41 of the NERC Act 2006.

Wild mammals

Under the Wild Mammals (Protection) Act 1996 it is an offence to intentionally inflict unnecessary suffering, as specified by the Act, on any wild mammal.

APPENDIX 2 – PROPOSED SITE LAYOUT

APPENDIX 3 – PROPOSED LANDSCAPE PLAN

Notes:

- Please do not scale from this drawing except for planning purposes.
- Unless otherwise stated all dimensions are in millimetres.
- Please read in conjunction with all relevant architectural and engineering information.
- Contractor to confirm all dimensions, levels, and setting out on site.

Revisions:

Rev:	Date:	Description:
P01	31.07.25	For planning
P02	31.74.25	Apartment balconies added

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Job	Scale	Date
BARTONS ROAD, HAVANT	1:200 @ A3	JUL 25
Drawing Name	**Dwg no.**	**Rev.**
LANDSCAPE SURFACE FINISHES AND DETAIL TAB LOCATION PLAN	CLDL 2445 (04) 01 01	P02
Status	**Drawn by.**	**Checked by.**
FOR PLANNING	JS	EL

APPENDIX 4 – PROPOSED BIODIVERSITY ENHANCEMENT PLAN

3S Vivara Pro WoodStone® Build-in Open Nest Box (or equivalent for black redstart) x3 across the site	1FR Schwegler Bat Tube (or equivalent) x9 installed across site
1SP Schwegler Sparrow Terrace (or equivalent) x3 across the site	No.17 Schwegler Swift brick (or equivalent) x3 on apartment block
Buried log piles for stag beetles	
Indicative dark corridors across the site	

Plan Layout drawn by: Charnwood Landscape Design LTD Plan amended by: Meghan Porter-Smith	Scale: Not to scale Date: July 2025	Land at Bartons Road, Havant Indicative Enhancements Plan	JOHN WENMAN ecological consultancy