

Preliminary Ecological Appraisal

Survey site:

Southfield House, 366, London Road, Waterlooville, Hampshire PO7 7SY

Client:

Southfield House Freehold Ltd

Survey date:

12th June 2025

Project:

This report is prepared to inform a planning application with the Havant Borough Council. The proposal is described as:

The split of existing flat no.7 and development of existing conservatory into a single storey extension.

[Unsubmitted]

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2024.](#)

Site Location and Context					
The survey site is centred on National Grid Reference SU 68547 09904 and has an area of approximately 0.09ha. The site comprises one dwelling (B1), gravel car park with unmanaged areas of lawn and scattered trees. It is situated within the town of Waterloo. There are scattered trees within the site and extending into the local garden landscape. Aerial imagery shows the local landscape to have a residential character, with the Queens Enclosure deciduous and ancient woodland located 350m north-east. Hermitage stream runs adjacent to the southern boundary of the woodland and flows along 250m to the south-west of the site.					
Survey Details					
The site survey was undertaken by Romany Poole BSc (Hons) Accredited on a Level 2 Natural England Bat Licence (Number available on request)					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
12/06/2025	16	78	100	7	Light rain
Survey limitations					
It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records. A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report. The loft was not accessible due to the unsafe location of the loft hatch. However given the excellent condition of the building, and the lack of impacts to the roof and main building this will not alter the conclusions and recommendations outlined in this report.					

Ecological Survey Factor Conclusion, Impact or Recommendations	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposal plan in appendix 3 and photos in appendix 4). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
<i>Summary of Survey Findings</i> <i>(UKHab codes used)</i> - Urban: Developed Land, Sealed Surface (Building) [u1b5] - Urban: Built up areas and gardens (Vegetated Garden) [u1 828 32] - Heathland and Shrub: Non-Native, Ornamental Hedgerow [h2b] - Scattered trees [32]	The site does not contain any habitats listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). Notable habitats are present within 1km/2km. <u>Urban: Developed Land, Sealed Surface (Building) [u1b5]</u> There is 1no. buildings on site: B1 is a large building split into flats. The building is further detailed in the bat appraisal section below. <u>Urban: Built up areas and gardens (Vegetated Garden) [u1 828 32]</u> Areas of unmanaged lawn are present to the rear of B1. Species comprise mainly of ruderals such as common nettle, common thistle and common dock. <u>Heathland and Shrub: Non-Native, Ornamental Hedgerow [h2b]</u> Two separate linear hedgerows were identified on site, all of which with less than 70% canopy coverage of native species and are as such classified as ornamental hedges. Such hedgerows are preconditioned at POOR condition. ❖ H1 is A mixed boundary screening hedge with no dominant species, it comprises garden privet, hawthorn, holly, and yew standing on average ~2m tall and ~1m wide. ❖ H2 is a sporadic hedge of predominantly box, standing on average ~1.5m tall and ~1m wide. <u>Scattered trees [32]</u> A number of scattered trees are present around the pitch, the majority of which could be considered as peripheral trees which lines the site boundary. Trees ranged from semi-mature to mature with species including ash, hazel, holly, hawthorn, Leyland cypress plum and yew. No natural ecological niches were observed, which could be utilised by a number of species such as nesting birds or roosting bats. No trees will be removed to facilitate the development.

The condition assessment criteria for trees on site is displayed in the table below:

Tree no.	Species	Size (mm) for BNG	Assessment Criteria						Condition Achieved
			A	B	C	D	E	F	
T02	Common Hawthorn	Small (128mm)	Pass	Fail	Fail	Pass	Fail	Pass	Moderate
T03	Common Hazel	Small (141mm)	Pass	Fail	Fail	Pass	Fail	Pass	Moderate
T04	Myrobalan Plum	Small (120mm)	Pass	Fail	Fail	Pass	Fail	Pass	Moderate
T05	Leyland Cypress	Medium (420mm)	Fail	Pass	Fail	Pass	Fail	Pass	Moderate
T06	Common Ash	Small (110mm)	Pass	Fail	Pass	Pass	Fail	Pass	Moderate
T07	Myrobalan Plum	Medium (490mm)	Pass	Pass	Pass	Pass	Fail	Pass	Good
T08	Myrobalan Plum	Small (250mm)	Pass	Fail	Fail	Pass	Fail	Fail	Poor
T13	Common Holly	Small (110mm)	Pass	Fail	Fail	Pass	Fail	Fail	Poor
T15	Common Yew	Small (262mm)	Pass	Fail	Fail	Pass	Fail	Fail	Poor
T17	Common Yew	Small (128mm)	Pass	Fail	Fail	Pass	Fail	Fail	Poor

Local notable habitats

Patches of lowland mixed deciduous woodland (LMDW) are present nearby to the site. The closest is located ~0.35km to the northeast, with a second patch of LMDW ~0.53km to the southeast. The trees on-site likely have functional connectivity to these patches of woodland, given their proximity to the site and the presence of numerous trees throughout the garden landscape. LMDW is classed as a priority habitat under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006. Further priority habitats are present within 2km of the site, including:

	• Traditional orchards- 0.13km southeast • Ancient woodland – 0.35km northeast • Coastal and floodplain grazing marsh- 1.7km west
<i>Foreseen Impacts</i>	On-site habitats The proposed development will result in the loss of a small section of tall ruderals. This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats. Notable habitats No direct impacts to any notable habitats will occur as a result of the proposed development.
<i>Recommendations</i>	On-site habitats Retained trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012). Notable habitats None required. Biodiversity net gain The Environment Act (2021) requires all developments to deliver a 10% net gain in biodiversity. A Biodiversity Net Gain Assessment will be required to demonstrate a 10% net gain through use of the Statutory Biodiversity Metric. The development impacts less than 25m² of habitat and therefore is within the scope of the de minimis exemption.
Locality and Designated Sites	
<i>Summary of Survey Findings</i>	On-site designations The site is not subject to any designation. Statutory designated sites (within 2km) There are no known statutory sites nearby. No national network sites (SAC, SPA, Ramsar) are located within 2.5km.
<i>Foreseen Impacts</i>	On-site designations No impacts foreseen. Statutory and non-statutory designated sites No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers.

Recommendations	On-site designations None required. Statutory and non-statutory designated sites None required.		
Invasive / Non-native species			
Summary of Survey Findings	No problematic invasive and non-native species recorded on site.		
Foreseen Impacts	N/A		
Recommendations	No further surveys but remain vigilant.		
Invertebrates			
Summary of Survey Findings	The habitats present on-site include ornamental shrubs and trees, likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.		
Foreseen Impacts	Modified grassland and bramble scrub will be removed during construction. The loss of such habitats is likely to be inconsequential to local invertebrate populations owing to their low value and the presence of more extensive habitat locally.		
Recommendations	No further surveys.		
Bats			
Summary of Survey Findings	EPSL data A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are three EPSLs within a 2km radius of site as detailed below:		
	EPSL reference	Bat species affected	Distance from site
	EPSM2013-5591	Brown long-eared bat	0.3km south
	EPSM2010-1953	Common pipistrelle and soprano pipistrelle	1.45km north west
	EPSM2012-4933	Common pipistrelle and soprano pipistrelle	1.52km north west
			Impacts allowed by licence
			Destruction of a resting place
			Destruction of a resting place
			Destruction of a resting place

	There are no Special Areas of Conservation designated for bats within 10km of the site. Foraging and commuting habitat Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of hedgerows and scattered trees. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. Roosting habitat Buildings and trees to be impacted by the proposed development are assessed for their suitability to support roosting bats below. No evidence of roosting bats was identified on any of the surveyed trees on-site.
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<i>B1 Building description</i>	<i>Photographs</i>
<i>Summary</i> B1 is a two storey brick-built building, with hipped and gabled tile roof. The roof appears in excellent condition throughout. A single storey flat roof section is located to the rear of the building with a brick based conservatory. Only the single storey section on the south-eastern elevation will be impacted by the proposed works. No evidence of bats was found externally during the survey. The building has negligible habitat value for roosting bats.	 

Feature	Materials	Condition/description/suitability	Photographs
Roof	Clay	Condition/description Roof tiles appear in good condition, fitting flush to one another with no gaps identified underneath. Suitability/access/evidence of bats No gaps that could provide roosting opportunities for crevice dwelling bats, or access into the roof structure.	
Barge boards/fascia boards	uPVC	Condition/description uPVC soffit boards are present under the eaves, and these appeared in good condition and were tight fitting against the brickwork with no gaps. Suitability/access/evidence of bats No gaps that could provide roosting opportunities for crevice dwelling bats, or access into the roof structure.	

Conservatory	Brick, uPVC	Condition/description The conservatory is well sealed and appears in excellent condition. Suitability/access/evidence of bats No gaps that could provide roosting opportunities for crevice dwelling bats.	
Foreseen Impacts	Roosting habitat [Buildings] Bats are very unlikely to be roosting within this building and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development. Roosting habitat [Trees] None foreseen. Foraging and commuting habitat The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. However, the proposed development will include the use of lighting which could spill on to bat roosting, foraging or commuting habitat and deter bats from using these areas. Artificial lighting The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.		

<i>Recommendations</i>	Roosting habitat [Trees] In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice. Foraging and commuting habitat No further surveys are required. Artificial lighting A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2 Suggested biodiversity enhancements The installation of one bat box at the site will provide additional roosting habitat for bats. The bat boxes will be incorporated onto the existing dwelling. They will be suitable for pipistrelles (which have been identified locally through EPSL data). Suitable bat boxes include Habitat Bat Box, Ibstock Enclosed Bat Box or similar alternative brand. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.
Birds	
<i>Summary of Survey Findings</i>	Building No evidence of nesting birds was identified on or within B1. B1 is deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points. Trees and vegetation No bird nests were identified within the trees and shrub on-site, however they all offer nesting opportunities and nest-building resources for birds. Barn owls The site does not appear to provide any suitable nesting sites for barn owls.

	Overwintering birds Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
<i>Foreseen Impacts</i>	Buildings No impacts are anticipated on nesting birds as a result of the proposed development. Trees No trees will be removed to facilitate the proposed development. Barn owls None foreseen. Overwintering birds None foreseen.
<i>Recommendations</i>	Building None required. Trees None required. Barn owls None required. Overwintering birds None required. Suggested biodiversity enhancements The installation of a minimum of two bird boxes on mature trees around the site boundaries or on retained buildings will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings) Schwegler 1SP Sparrow Terrace (buildings)

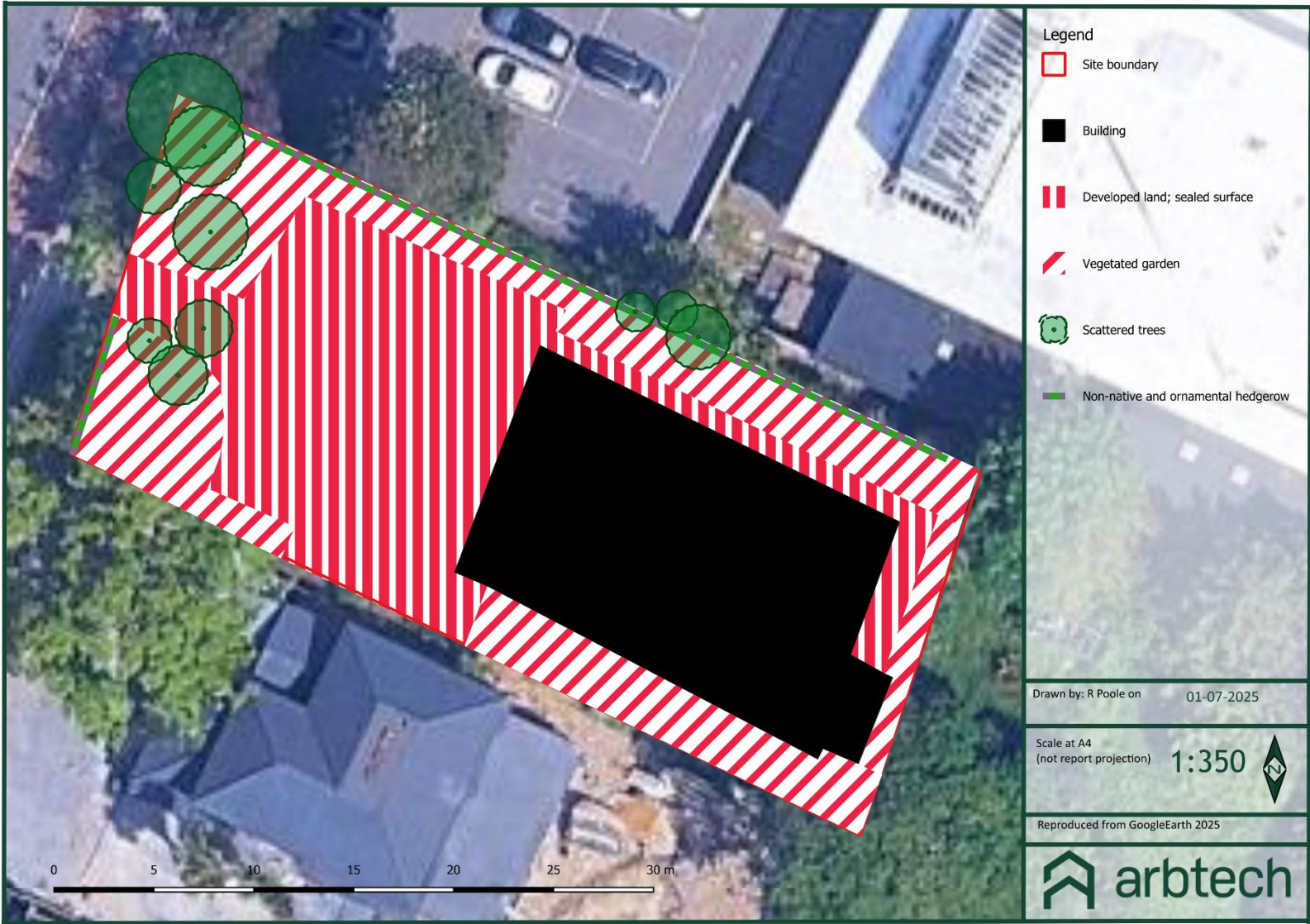
	Schwegler 1B Nest Boxes (trees) Schwegler 2H Robin Boxes (trees) Woodstone Nest Box (buildings or trees) Or a similar alternative brand. Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole. Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.
Reptiles	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. Habitat suitability There is no suitable habitat present on site for reptiles due to a lack of habitats such as scrub and rank grassland which would offer refuge for these species. Further, the site is surrounded by urban development (i.e. roads and buildings) which is considered sub-optimal for reptile migration and therefore reptiles are considered unlikely to migrate from any nearby suitable habitats to the development site. As such it is likely that reptiles are absent from the development site. Further the proposed works impact the existing building only and not the surrounding habitat.
<i>Foreseen Impacts</i>	No impacts are anticipated on reptiles as a result of the proposed development.
<i>Recommendations</i>	None required.
Amphibians	
<i>Summary of Survey Findings</i>	EPSL and survey data A review of the MAGIC database returned no granted EPSL records for great crested newts within 2km of the site. Further, no positive class survey licence return or DLL historic survey data (2017 – 2019) were present within 2km of the site. Aquatic habitat suitability (including ponds within 500m) Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001).

	No ponds are present on site or within 500m of the site. The areas of hard standing and amenity grass offer sub-optimal habitat for terrestrial amphibians. The scrub may offer refuge for these species, however given the urban nature of the surrounding landscape (i.e. dominated by roads and hard standing which are sub-optimal for amphibians) it is unlikely that amphibians will migrate on to site. Further, there is limited suitable terrestrial habitat across the wider landscape reducing the likelihood of amphibians being present on site and across the surrounding areas.
<i>Foreseen Impacts</i>	Given the lack of suitably connected breeding ponds within 500m of the site, the presence of GCN on-site is considered unlikely and therefore impacts to amphibians as a result of the proposed development are deemed to be acceptably low. Further the proposed works impact the existing building only and not the surrounding habitat.
<i>Recommendations</i>	None required.
Badger	
<i>Summary of Survey Findings</i>	No badger setts were noted on site or within a 30m radius of the site. The site is considered unsuitable for badgers given the lack of suitable sett excavation areas/ground. Further, there is limited suitable badger foraging habitat on site given the lack of fruiting trees/scrub. The site is also surrounded by urban development (i.e. roads and buildings), which is sub-optimal habitat therefore reducing the likelihood of badgers being present within the surrounding area of the site.
<i>Foreseen Impacts</i>	No impacts are anticipated on badgers as a result of the proposed development. No works will be undertaken within 30m of a badger sett. Scrub and grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local badger populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of badgers, if present.
<i>Recommendations</i>	Owing to the nature of the proposed development and the low potential for impacts to badgers, further badger surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures: - Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. - The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which badgers could use. - Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. In the unlikely event that a badger sett is identified, works must cease and advice must be sought from a suitably qualified ecologist.

Riparian animals				
Summary of Survey Findings	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance.			
Foreseen Impacts	No impacts are anticipated on riparian animals as a result of the proposed development.			
Recommendations	None required.			
Hazel dormouse				
Summary of Survey Findings	EPSL data			
	A review of the MAGIC database returned three granted EPSL records for hazel dormice within 2km of the site.			
	EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence
	2014-456-EPS-MIT	Dormouse	1.5km south -east	Destruction of a resting place Destruction of a breeding site Damage of a resting place Damage of a breeding place
	2016-21182-EPS-MIT	Hazel or common dormouse	1.45km south-east	Destruction of a resting place Damage of a resting place Damage of a breeding site
EP2012-5388	Dormouse	1.7km south-west	Destruction of a resting place Destruction of a breeding site	
Foreseen Impacts	Habitat suitability			
	Dormice typically utilise a three-dimensional habitat structure as to commute between feeding and breeding sites whilst avoiding predation. As such habitats on site are considered unsuitable for hazel dormice and therefore the likelihood of this species being present on site is considered acceptably low. The site is enclosed by urban infrastructure including roads and significant residential development. These landscape features fragment suitable dormice habitat in the wider landscape and are likely to limit dispersal opportunities to the site. As such it is considered likely that hazel dormice are absent from site.			
Foreseen Impacts	No impacts are anticipated on hazel dormice as a result of the proposed development.			
Recommendations	None foreseen.			
Other e.g. hedgehog				
Summary of Survey Findings	The ruderal herb onsite provides limited foraging and commuting opportunities for hedgehogs.			

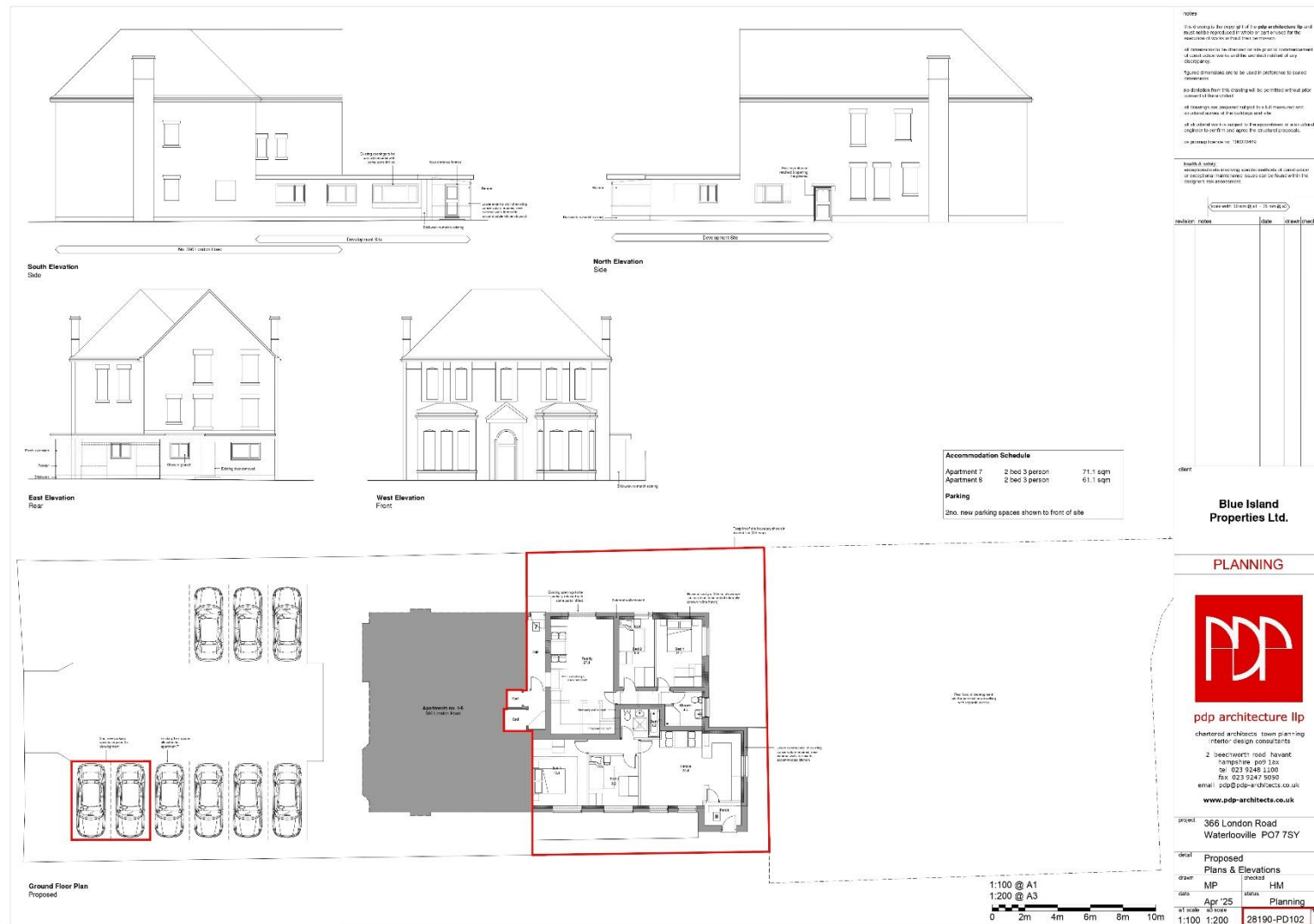
<i>Foreseen Impacts</i>	Vegetated garden will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.
<i>Recommendations</i>	Similar to the badgers, a precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. Suggested biodiversity enhancements The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs: • Planting fruit bearing trees and species-rich grassland to increase foraging opportunities. • Creation of brash piles or installation of hedgehog houses in shady areas. • Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.

Appendix 1: Survey/Habitat map



Appendix 2: Location map





Appendix 4: Habitat Photos

Buildings	
Photograph	Description
	Figure 1: Main dwelling (B1) on site
Vegetated garden	
Photograph	Description
	Figure 2: Unmanaged ruderals on site

Scattered trees	
Photograph	Description
	Figure 3: Scattered trees present on site
Non-native hedgerow	
Photograph	Description
	Figure 4: Hedgerow along northern site boundary

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Version control			
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Draft	0.1	Romany Poole BSc (Hons) MSc, Consultant Ecologist	01/07/2025
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