

Preliminary Ecological Appraisal and Roost Assessment

Survey site:

Premier inn Portsmouth (Havant) 65 Bedhampton Hill, Havant PO9 3JN

Client:

Whitbread Group PLC

Survey date:

26th September 2024

Project:

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

The construction of a 30-bedroom annexe to the existing Premier Inn building alongside the demolition of the existing restaurant to facilitate a new 37-bedroom annexe, and a Solus 1.5 restaurant conversion of 7 bedrooms is proposed at the ground floor of the existing hotel [Unsubmitted]

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

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

Site Location and Context					
<p>The survey site is centred on National Grid Reference SU 69696 06243 and has an area of approximately 0.8ha.</p> <p>The site comprises two buildings – the main restaurant (B1) and a hotel (B2) which is enclosed with patches of vegetated lawn with scattered trees and introduced shrub, alongside tarmac car parks located east and western site boundary. It is situated west of the town of Havant, Hampshire, located just off of the A3. There are scattered trees within the site and extending into the local landscape. Aerial imagery shows the local landscape to have a woodland character, with several small copses and woodland swathes in close proximity to the site. Water bodies can be found nearby, such as Chalkdock Lake (located ~0.95km to the south. Such features likely enhance the area for a variety of species, including bats, amphibians and reptiles.</p>					
Survey Details					
The site survey was undertaken by Romany Poole BSc (Hons) MSc – Accredited agent (details available on request)					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
26/09/2024	16	83	100	8	None
Survey limitations					
<p>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.</p> <p>A biological records data search has not been undertaken. However, given 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.</p> <p>Both lofts within B2 were not accessible during the time of the survey.</p>					

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>	<p>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). However the site contains native and non-native hedgerows which are of good quality and could be of value to local wildlife populations. Other habitats within the site are common and widespread and have low ecological value. Notable habitats are present within 2km.</p> <p>On-site habitat descriptions</p> <p><u>u1b</u> – <u>Developed land/sealed surface</u> Hard standing is present in the form of two car parks and pathways located around the hotel</p> <p><u>u1b5</u> – <u>Buildings</u> There are two buildings on site, a restaurant (B1) and hotel (B2). See 'Bats' section for full details.</p> <p><u>g4 517</u> – <u>Modified grassland, recent management</u> Areas of modified grassland are present throughout the site. The grassland is regularly mown and managed to maintain a consistent sward length. These areas are accessed regularly by hotel guests and therefore signs of trampling damage were present throughout. Species composition was low and patches of bare ground were evident along footpath edges. Scattered trees were present to the east, south and west within the grassland. Species include;</p> <p>D: Perennial rye grass, white clover A: Creeping buttercup, common dandelion F: Creeping buttercup O: Common dock</p> <p>Grassland condition: A: There are less than 6 vascular species per m². B: Sward height is <7cm.</p>

	<p>C: No scrub present within grassland. D: Physical damage present in >5%. E: Bare ground coverage >10%. F: No bracken present.</p> <p><u>h2b – Non-native and ornamental hedgerow</u> Non-native hedgerow was present within the south-eastern corner of the site consisting of coral berry with some gorse.</p> <p><u>h2ag- Other native hedgerows</u> Native hedgerows were present along the southern borders of the site. The hedgerow appeared to be in good condition, however regular pruning was observed. Species found within the hedgerows include: D: Holly, bramble F: Spindle O: Old mans beard</p> <p>Native hedgerow conditions A1: The hedgerow was over 1.5m in length A2: The hedgerow was under 1.5m in width B1: There was no gap between the base of the canopy and the ground B2: No gaps in canopy C1: Undisturbed ground was not present within 1m of either side of the hedgerow C2: No indicator species present D1: No invasive or non-native species observed D2: The hedgerow and surrounding ground was not damaged E1: Less than one age class present (young and mature tree) E2: All trees are in good condition</p> <p><u>w1g 33 Broadleaf woodland – Line of trees</u> A line of trees made up of silver birch, ash, scots pine, hawthorn and hazel is present along the western site boundary. The ground flora comprises of mainly ground ivy.</p> <p>Line of trees conditions ➤ A: At least 70% of trees are native species. ➤ B: Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and individual gap being >5 metre wide ➤ C: No ecological niches present</p>
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	<p>➤ D: No- Car park directly to one side</p> <p>➤ E: No evidence of adverse impact on tree health from anthropogenic factors</p> <p>Local notable habitats</p> <p>Patches of lowland mixed deciduous woodland (LMDW) are present in close proximity to the site. The closest is located ~0.042km to the south, with a second patch of LMDW ~0.34 to the northwest. 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 Coastal saltmarsh, Mudflats, Coastal and Floodplain Grazing Marsh, Lowland Calcareous Grassland and Lowland Meadows.</p>
<i>Foreseen Impacts</i>	<p>On-site habitats</p> <p>The proposed development will result in the loss of hardstanding. This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats.</p> <p>Notable habitats</p> <p>No impacts to any notable habitats are anticipated due to the small scale and distance of the proposed development from such habitats as well as the urban location of the site with surrounding physical barriers.</p>
<i>Recommendations</i>	<p>On-site habitats</p> <p>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).</p> <p>Biodiversity net gain</p> <p>The project is unlikely to trigger the requirement for a biodiversity net gain assessment as only hardstanding will be impacted, therefore it falls under one of the exemptions as less than 25m² of habitat being impacted, however the Local Planning Authority may still request a net gain assessment under their own local planning policy.</p>
Locality and Designated Sites	
<i>Summary of Survey Findings</i>	<p>On-site designations</p> <p>The site is not subject to any designation.</p> <p>Statutory designated sites (within 2km)</p> <p>There are four statutory sites within 2km of the site, as detailed below:</p> <p><u>Langstone Harbour Site of Special Scientific Interest (SSSI) – Located ~0.8km south of the site</u></p> <ul style="list-style-type: none"> Langstone Harbour is a tidal basin which at high water resembles an almost landlocked lake. At low water extensive mud flats are exposed, drained by three main channels which unite to make a common and narrow exit to the sea. The

	<p>harbour includes one of the largest areas of mixed saltmarsh on the south coast, and extensive cord-grass <i>Spartina anglica</i> marsh in an advanced state of degeneration. The Site of Special Scientific Interest including Farlington Marshes, a peninsula of grassland and marsh on reclaimed tidal silt protected by a sea wall; and a similar but much smaller area at Southmoor in the north-east of the harbour.</p> <p><u>Solent Maritime Special Area of Conservation (SAC) - Located ~0.8km south of the site</u></p> <p><u>Annex 1 habitats that are a primary reason for designation</u></p> <ul style="list-style-type: none"> • 1130- Estuaries • 1320- <i>Spartina</i> Swards • 1330- Atlantic salt meadows. <p><u>Annex1 habitats that are a qualifying feature.</u></p> <ul style="list-style-type: none"> • 1110 Sandbanks which are slightly covered by sea water all the time • 1140 Mudflats and sandflats not covered by seawater at low tide • 1150 Coastal lagoons * Priority feature • 1210 Annual vegetation of drift lines • 1220 Perennial vegetation of stony banks • 1310 <i>Salicornia</i> and other annuals colonizing mud and sand • 2120 "Shifting dunes along the shoreline with <i>Ammophila arenaria</i> ("white dunes")" <p><u>Annex 2 species that are present as a qualifying feature.</u></p> <ul style="list-style-type: none"> • 1016- Desmoulin whorl snail <p><u>Chichester and Langstone Harbours Special Protection areas (SPA) -Located ~0.8km south of the site</u></p> <p>Species referred to in Article 4 of Directive 2009/147/EC and listed in Annex II of Directive 92/43/EEC and listed at being on site.</p> <table> <tr> <td>A054- Pintail</td><td>A069-Red-brested Merganser</td></tr> <tr> <td>A056 -Shoveler</td><td>A160- Curlew</td></tr> <tr> <td>A052 -Teal</td><td>A141- Grey Plover</td></tr> <tr> <td>A050 -Wigeon</td><td>A195- Little tern</td></tr> <tr> <td>A169-Turnstone</td><td>A193- Common tern</td></tr> <tr> <td>A675-Brant goose</td><td>A191- Sandwich tern</td></tr> <tr> <td>A144-Sanderling</td><td>A048- Shelduck</td></tr> <tr> <td>A672- Dunlin</td><td>A162- Redshank</td></tr> <tr> <td>A137-Ringed plover</td><td></td></tr> <tr> <td>A157-Bar-tailed godwit</td><td></td></tr> </table>	A054- Pintail	A069- Red-brested Merganser	A056 - Shoveler	A160- Curlew	A052 - Teal	A141- Grey Plover	A050 - Wigeon	A195- Little tern	A169- Turnstone	A193- Common tern	A675- Brant goose	A191- Sandwich tern	A144- Sanderling	A048- Shelduck	A672- Dunlin	A162- Redshank	A137- Ringed plover		A157- Bar-tailed godwit	
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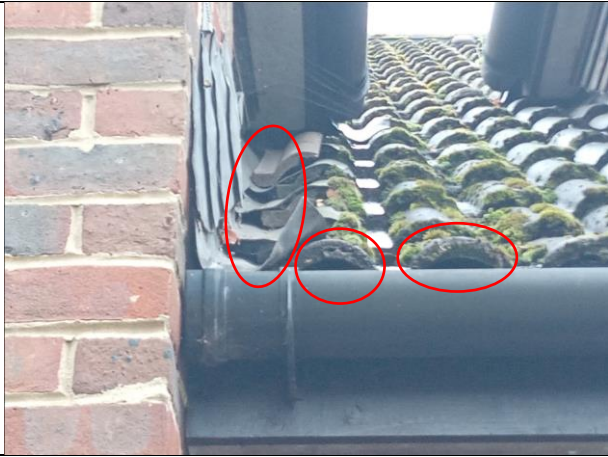
	<p><u>Farlington Marshes Local Nature Reserve (LNR) – Located ~1km south-west of the site</u></p> <ul style="list-style-type: none"> Farlington Marshes is the Trust's oldest nature reserve. It is 125 hectares (308 acres) of flower-rich grazing marsh on the northern shore of Langstone Harbour between Portsmouth and Havant. Farlington is internationally important for the bird populations that it supports, as well as being a blaze of colour in spring and summer with many flowers and butterflies. <p>The site lies within the impact risk zone for Langstone Harbour SSSI</p> <p>Non-statutory designated sites The presence of non-statutory designated sites within 2km of the site cannot be established without data from Hampshire Biodiversity Information Centre (HBIC)</p>
<i>Foreseen Impacts</i>	<p>On-site designations No impacts foreseen.</p> <p>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.</p>
<i>Recommendations</i>	<p>On-site designations None required.</p> <p>Statutory and non-statutory designated sites The Local Planning Authority (LPA) may be required to consult with Natural England regarding potential impacts to The site lies within the impact risk zone for Langstone Harbour SSSI.</p>
Invasive / Non-native species	
<i>Summary of Survey Findings</i>	No problematic invasive and non-native species recorded on site.
<i>Foreseen Impacts</i>	N/A
<i>Recommendations</i>	No further surveys but remain vigilant.
Invertebrates	
<i>Summary of Survey Findings</i>	The habitats present on-site, including lawns, 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	None foreseen.		
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 is one EPSL within a 2km radius of site as detailed below:		
	EPSL reference	Bat species affected	Distance from site
	2014-1826-EPS-MIT	Common pipistrelle	~1.15km east
	Impacts allowed by licence		
	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 species-poor grassland, hedgerows and shrubs. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. Most notably, the hedgerows on site extend beyond the site adding to the continuity of vegetated linear features present in the wider landscape. Bats are well known to utilise linear features to aid navigation whilst travelling between foraging resources and roost sites.		
	Roosting habitat		
	Buildings and trees to be impacted by the proposed development are assessed for their suitability to support roosting bats below. There are a total of 2 buildings on site; the main restaurant (B1), and the hotel (B2). Both buildings were surveyed as they will both be impacted by the proposed development. No evidence of roosting bats was identified on or within B1 or any of the surveyed trees on-site.		

B1 Building description			Photographs
<p><i>Summary</i></p> <p>B1 is a single storey detached brick-built restaurant. B1 includes a combination of hipped, gable and dormer roofs, with a projecting gable at the entrance, featuring brown clay effect interlocking tiles. The elevations mainly comprise red brick with a blue engineered soldier course banding and grey aluminium windows. The entrance features cream painted brick and some timber horizontal weatherboard and diagonal, grey-painted weatherboard above the entrance. The building has moderate habitat value.</p> <p>B1 is due to be demolished.</p>			
Feature	Materials	Condition/description/suitability	Photograph(s)
Walls	Brick, timber	<p>Condition/description</p> <p>Numerous raised boards around the entrance on the north-western elevation of B1.</p> <p>Suitability/access/evidence of bats</p> <p>Raised external boards provide ideal roosting habitat for crevice dwelling bats. No evidence found but recent and current rain would wash this away externally.</p>	

Roof	Clay	<p>Condition/description Gabled roof- split level. Raised tiles present on the north-western and south-western elevation.</p> <p>Suitability/access/evidence of bats Space under tiles could accommodate crevice dwelling bats alongside access points under the ridge tiles on the north-eastern elevation. No evidence found but recent and current rain would wash this away externally</p>	
Barge boards/fascia boards	Timber	Tight fitting	N/A
Window/doors frames and lintels	Timber	Tight fitting	N/A
Internal voids	Timber rafters and ridge beam.	<p>Condition/description Internal space measures approx. 9.4m long, 7.2m wide, floor to ridge height approx. 2.6m.</p> <p>Multiple access points directly into the loft space.</p> <p>No evidence of bats was identified internally.</p>	

B2 Building description	Photographs
<p><i>Summary</i></p> <p>B2 is a two storey brick built dwelling with a combination of hipped, gable and dormer roofs clad in brown clay effect interlocking tiles. All elevations are either part clad, or fully clad in timber weatherboards which have numerous gaps providing roosting opportunities for crevice dwelling bats.</p> <p>The building has high habitat value.</p>	

Feature	Materials	Condition/description/suitability	Photograph(s)
Walls	Brick, timber	<p>Condition/description Numerous raised boards on the north-west, south-west and south-east elevation</p> <p>Suitability/access/evidence of bats Raised external boards provide ideal roosting habitat for crevice dwelling bats and could support maternity roosts. No evidence found but recent and current rain would wash this away externally.</p>	
Roof	Clay	<p>Condition/description The clay roof tiles are mostly tight fitting, however there are some gaps between the lead flashing and roof tiles which could provide roosting opportunities and access into the roof structure.</p>	
Barge boards/fascia boards	Timber	Tight fitting	N/A
Window/doors frames and lintels	uPVC	Tight fitting	N/A
Internal voids	Not accessible – will need an inspection before bat emergence surveys.		

<i>Foreseen Impacts</i>	<p>Roosting habitat [Buildings]</p> <p>B1 The proposed development will result in the demolition of this building. This could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats.</p> <p>B2 The proposed development will result in the extension of this building. This could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats.</p> <p>Roosting habitat [Trees] All trees on site will be retained and therefore no impacts to roosting bats are anticipated.</p> <p>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.</p> <p>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.</p>
<i>Recommendations</i>	<p>Roosting habitat [Buildings]</p> <p>B1 Two bat emergence/re-entry surveys are required on B1 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building. These survey visits should be completed during the optimal survey period mid-May to August inclusive. The survey visits should be at least three weeks apart. Four surveyors are required to provide full coverage of the building’s elevations to look for emerging/re-entering bats. An infrared camera should also be employed as part of the survey to cover all elevations. Lighting mitigation may be required based on the outcome of the night bat surveys. If any bat roosts are confirmed from this survey schedule, a bat licence would be required to demolish the buildings as it would involve the destruction of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works. If bat roosts are confirmed in the building an EPSL application will be required to Natural England. The EPSL application requires that all surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission.</p>

	<p>B2</p> <p>Three bat emergence/re-entry surveys are required on B2 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building.</p> <p>These survey visits should be completed during the optimal survey period mid-May to August inclusive. The survey visits should be at least three weeks apart.</p> <p>Four surveyors are required to provide full coverage of the building's elevations to look for emerging/re-entering bats. An infrared camera should also be employed as part of the survey to cover all elevations.</p> <p>Lighting mitigation may be required based on the outcome of the night bat survey(s).</p> <p>If any bat roosts are confirmed from this survey schedule, a bat licence would be required to demolish the buildings as it would involve the destruction of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works.</p> <p>If bat roosts are confirmed in the building an EPSL application will be required to Natural England. The EPSL application requires that all surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission.</p> <p>Roosting habitat [Trees]</p> <p>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.</p> <p>Foraging and commuting habitat</p> <p>No further surveys are required.</p> <p>Artificial lighting</p> <p>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</p> <p>Suggested biodiversity enhancements</p> <p>Enhancements are dependent on the outcome of further surveys.</p>
Birds	
Summary of Survey Findings	<p>Buildings</p> <p>No evidence of nesting birds was identified on or within B1, however the lifted roof tiles and timber boards on both B1 and B2 could provide nesting opportunities.</p>

	<p>Trees and vegetation No bird nests were identified within the trees and hedgerows on-site, however they all offer nesting opportunities and nest-building resources for birds.</p> <p>Barn owls The site does not appear to provide any suitable nesting sites for barn owls.</p> <p>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.</p>
<i>Foreseen Impacts</i>	<p>Buildings The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.</p> <p>Trees No impacts are anticipated on nesting birds as a result of the proposed development.</p> <p>Barn owls None foreseen.</p> <p>Overwintering birds None foreseen.</p>
<i>Recommendations</i>	<p>Buildings Any building removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged.</p> <p>Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged.</p> <p>Barn owls None required.</p> <p>Overwintering birds None required.</p>

	<p>Suggested biodiversity enhancements</p> <p>The installation of a minimum of bird boxes on mature trees around the site boundaries or on retained buildings will provide additional nesting habitat for birds e.g.</p> <p>Schwegler No 17 Swift Nest Box (buildings)</p> <p>Schwegler 1SP Sparrow Terrace (buildings)</p> <p>Schwegler 1B Nest Boxes (trees)</p> <p>Schwegler 2H Robin Boxes (trees)</p> <p>Woodstone Nest Box (buildings or trees)</p> <p>Or a similar alternative brand.</p> <p>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.</p> <p>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.</p>
Reptiles	
<i>Summary of Survey Findings</i>	<p>EPSL data</p> <p>A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site.</p> <p>Habitat suitability</p> <p>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.</p>
<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>	<p>EPSL and survey data</p> <p>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.</p>

	<p>Aquatic habitat suitability (including ponds within 500m)</p> <p>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).</p> <p>No ponds are present on site or within 500m of the site.</p> <p>Terrestrial habitat suitability</p> <p>The site provides limited suitable terrestrial habitat for amphibians given the lack of optimal habitat (i.e. scrub, rank grassland). The areas of hard standing and short sward grassland offer sub-optimal habitat for terrestrial amphibians. The hedgerows 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.</p>
<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.
<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.
<i>Recommendations</i>	None required
Riparian animals	
<i>Summary of Survey Findings</i>	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.
<i>Foreseen Impacts</i>	No impacts are anticipated on riparian animals as a result of the proposed development.
<i>Recommendations</i>	None required.

Hazel dormouse	
Summary of Survey Findings	<p>EPSL data</p> <p>A review of the MAGIC database returned two granted EPSL records for hazel dormice within 2km of the site.</p> <p>2019-39163-EPS-MIT – Hazel or common dormouse- Destruction of a breeding site and a resting place 1.4km north west</p> <p>2014-3156-EPS-MIT – Dormouse - Destruction of a breeding site and a resting – 1.55km north</p> <p>Habitat suitability</p> <p>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.</p> <p>Furthermore, for isolated habitats in the UK, research indicates that dormice require 20ha of woodland habitat to support a viable population (Bright <i>et al.</i> 1994).</p> <p>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.</p>
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, with woodland habitat nearby.
Foreseen Impacts	Hardstanding 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.
Recommendations	<p>A precautionary working method will be implemented during construction, including the following measures:</p> <ul style="list-style-type: none"> 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. <p>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.</p>

	<p>Suggested biodiversity enhancements</p> <p>The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs:</p> <ul style="list-style-type: none">• 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.
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Appendix 1: Survey/Habitat map

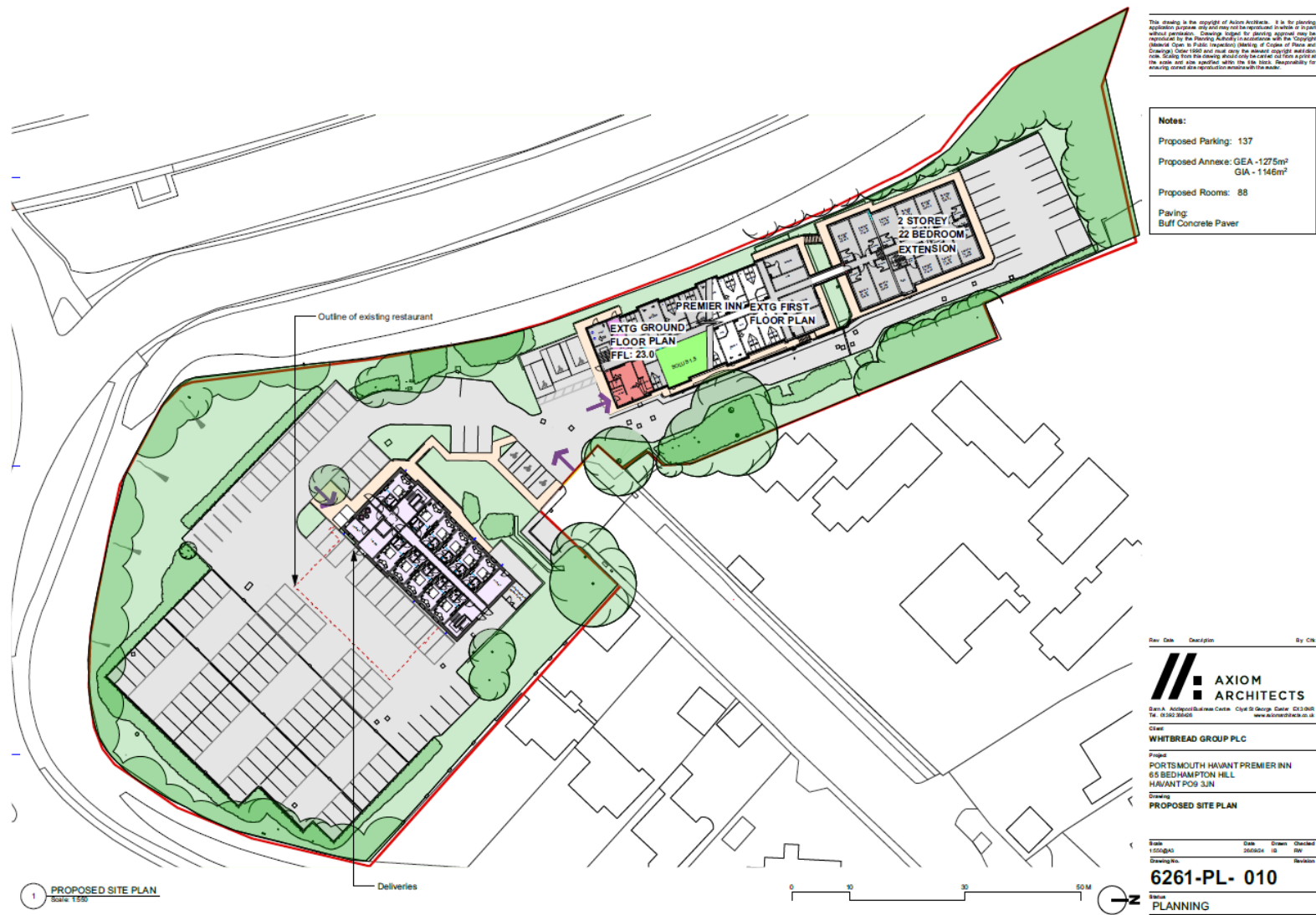




Appendix 2: Location map



Appendix 3: Proposed plan



Appendix 4: Habitat Photos

Buildings			
Photograph		Description	
		Figure 1: The hotel (B2) on site	
Other neutral grassland			
Photograph		Description	
		Figure 2: Grass lawn on site	

Introduced shrubs	
Photograph	Description
	<p>Figure 3: Introduced shrubs on site</p>
Scattered trees	
Photograph	Description
	<p>Figure 4: Scattered trees present on site (along eastern site boundary)</p>

Native hedgerow	
Photograph	Description
	Figure 5: Hedgerow along car park boundary
Non-native hedgerow	
Photograph	Description
	Figure 6: Hedgerow along car park boundary

Hardstanding	
Photograph	Description
	Figure 7: Hard standing tarmac car park

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