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ECOLOGICAL IMPACT ASSESSMENT

Client

Foreman Homes Ltd

Project

Goodwillies Timber Yard, Purbrook

Date

February 2026

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1.0 NON-TECHNICAL SUMMARY

Report Scope and Methodology

FPCR were commissioned by Foreman Homes to undertake a Ecological Impact Assessment of Goodwillies Timber Yard, Purbrook, Hampshire to identify any potential ecological constraints and opportunities regarding a proposed residential development.

An extended habitat survey (UKHab) and desk study were completed by FPCR to inform this assessment. This included a walkover of the site on 27th March 2024 to assess the habitats and potential to support protected/notable species. A suite of ecological surveys has been undertaken to inform this assessment, including a UKHab Survey, a desktop study and a range of protected/notable species surveys.

Ecological Baseline

The site was dominated by hardstanding and buildings with pockets of modified grassland, mixed and bramble scrub, and ruderal habitats. These were considered to be of no more than local importance due to the widespread and common species present.

The site provided some degree of suitable habitat for a range of protected/notable species including bats, nesting birds and reptiles.

The site falls within the Solent Recreation Mitigation Strategy 5.6km Zone of Influence and therefore a financial contribution will be required to mitigate for recreational impacts.

Following Natural England's updated guidance on preventing impacts from excess nitrogen arising from developments on the Solent statutory protected sites, a nutrient budget should be submitted for the scheme at the application stage. Mitigation will be required where a net increase in nitrogen arising from the development is calculated.

The baseline value of the site has been calculated using the Biodiversity Net Gain Statutory Biodiversity Metric Tool. The baseline score for the site is 5.63 habitat units and 0.02 hedgerow units.

One building onsite, building B4, was found to support a roosting common pipistrelle. Before any works are conducted on this building, a Natural England EPS mitigation licence will be required.

The scrub and grassland mosaic offer suitable habitat to support widespread and common breeding birds.

Reptile surveys conducted show that the Site supports an exceptional population of slow worm.

Any areas of vegetation and rubble pile removal will need to be carried out at a suitable time of year and under ecological supervision to prevent harm to nesting birds and reptiles. Extensive vegetation removal will be dependent on the exact proposals and further surveys.

Residual Effects

The assessment has demonstrated that in the absence of mitigation, proposals would lead to, at most, a "Likely significant effect at an International level" on the Solent Marine Sites SPA/SAC/Ramsar and a "Likely significant effect at a local level" on bats, reptiles and birds.

A combination of intrinsic mitigation, targeted mitigation, compensation and ecological enhancement detailed within this EclA and appendices, have demonstrated that the proposals will lead to no likely significant effects on any of the important ecological features.

The proposals will lead to a Biodiversity Net Gain in excess of 10% for habitat and hedgerow units highlighting the ecological benefits that the scheme will deliver. In addition, targeted fauna enhancement measures will provide additional opportunities to enhance the ecological value of the Site.

2.0 INTRODUCTION

- 2.1 The following Ecological Impact Assessment (EclA) has been prepared by FPCR Environment and Design Ltd on behalf of Foreman Homes for a proposed residential development at Goodwillies Timber Yard, Purbrook, Hampshire (central OS Grid Reference: SU 67678 08592).
- 2.2 To inform this assessment, a suite of ecological surveys have been undertaken on and around the Site. The reports with survey results up until the point of submission are appended to this report and include:
- Bat Survey Report (FPCR, 2024)
 - Reptile Survey Report (FPCR, 2024)
 - Biodiversity Net Gain Report (FPCR 2024)
- 2.3 The aim of the EclA is to:
- provide a summary of the methods and results of all new survey work and refer to previous work to establish an ecological baseline;
 - identify and describe all potentially significant ecological effects associated with the proposed development on important ecological features;
 - set out the mitigation measures required to ensure compliance with nature conservation legislation and to address any potentially significant ecological effects;
 - provide an assessment of the significance of residual effects;
 - identify appropriate enhancement measures and consider biodiversity net gain; and
 - set out the requirements for post-construction monitoring.

Site Location and Context

- 2.4 The site comprised predominantly hardstanding and buildings, with areas of modified grassland, mixed and bramble scrub as well as ruderal habitats. Fourteen buildings were present within the centre and northern extent of the site. The site is bounded by London Road to the north and residential dwellings to the east, south and west.
- 2.5 The site is situated within Purbrook, Hampshire. The surrounding landscape comprises largely of residential development with some parks.

Site Proposals

- 2.6 The proposals are for a residential development circa 111 dwellings, comprising a mix of apartments and houses, as well as new areas of public open space and biodiversity enhancement.
- 2.7 Habitat creation will focus on amenity habitats including vegetated gardens, and modified amenity grassland within the residential environs. Around the perimeter of the residential area better quality grasslands and scrub habitats will be created.

3.0 LEGISLATION

3.1 Detail on the relevant national and local policy and legislation for ecology in relation to development sites are provided in *Appendix A*. The national policy and legislation most relevant include:

- The Conservation of Habitats and Species Regulations (CHSR) 2017 (as amended) in relation to:
- European Protected Species (EPS) great crested newt *Triturus cristatus* (GCN), bats (all species) and hazel dormouse *Muscardinus avellanarius*.
- European protected sites – Special Areas of Conservation (SAC), Special Protection Areas (SPAs) and internationally protected Ramsar Sites (collectively known as “Natura 2000 sites”).
- The Wildlife and Countryside Act (WCA) 1981 (as amended) in relation to:
- All wild birds (including Schedule 1 species)
- Schedule 5 species
- Flora listed under Schedules 8 and 9
- Sites of Special Scientific Interest (SSSI)
- Protection of Badgers Act (PBA) 1992
- Natural Environmental and Rural Communities (NERC) Act 2006 in relation to various priority species and habitats
- Hedgerow Regulations 1997
- Environment Act 2021
- National Planning Policy Framework (NPPF) 2023
- Havant Borough Council Local Policies
- Solent Bird Aware Mitigation Strategy

4.0 METHODOLOGY

Desktop Study

- 4.1 In order to compile existing baseline information, relevant ecological information was requested from both statutory and non-statutory nature conservation organisations including:
- Hampshire Biodiversity Information Centre (HBIC);
 - Multi Agency Geographic Information for the Countryside (MAGIC) website (www.magic.defra.gov.uk); and
 - Inspection of colour 1:25,000 OS base maps (www.ordnancesurvey.co.uk) and aerial photographs from Google Earth (www.maps.google.co.uk) was also undertaken in order to provide additional context and identify any features of potential importance for nature conservation in the wider countryside.
- 4.2 The search area for biodiversity information was related to the significance of sites and species and potential zones of influence, as follows:
- 15km around the application area for sites of International Importance (e.g. Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Ramsar sites).
 - 2km around the application area for sites of National or Regional Importance (e.g. Sites of Special Scientific Interest (SSSIs) and species records (e.g. protected, Local Biodiversity Action Plan (LBAP) or notable species).
 - 1km around the application-site for sites of County Importance (e.g. Biological Heritage Sites Local Wildlife Sites (LWS)).
- 4.3 When handling data, species data was filtered to include records from the previous ten years only to keep the data relevant to the date of this assessment. Records were filtered to include those within 2km of the site boundary, from the last 10 years.

UKHab Survey

- 4.4 An initial habitat survey was conducted on the 27th March 2024.
- 4.5 Survey methods followed the UKHab Survey Methodology and included an assessment of the habitats' suitability for protected species. This involved a systematic walk over of the Site to classify the broad habitat types and identify any Habitats of Principal Importance (HPI) for the conservation of biodiversity as listed within Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act 2006. Habitats were broadly mapped in the field using a detailed topography map produced for the scheme using pens or pencils as appropriate.
- 4.6 Where feasible, target notes and species lists were compiled for individual areas and assessments of abundance were made using the DAFOR scale.
- 4.7 An updated UKHab survey was conducted 13th January 2026.

Impact Assessment

4.8 The assessment of significant ecological effects has been undertaken in accordance with CIEEM EclA guidelines¹. In summary, the process involves:

- **Establish Baseline** – this is based on desk study and field surveys which describes the existing and potential Important Ecological Features (IEFs) within the zones of influence specified.
- **Determine the Scale of Importance of Ecological Features** – importance is determined using geographical frames of reference: Local, Country, Regional, National and International. This assessment is based on a variety of factors, including statutory protection, statutory designation, conservation status, abundance and rarity.
- **Assess Significant Ecological Effects** –based on the importance of the ecological feature, magnitude of the effect and sensitivity of the features considered. This is description-based rather than applying a matrix which considers construction and operation effects only where relevant. The assessment assumes the proposed layout, intrinsic mitigation and routine ecological mitigation normally conditioned, and these are outlined clearly.
- **Mitigation** – This will be based on the mitigation hierarchy – avoidance, mitigation, compensation and enhancement. Any further mitigation measures required will be outlined to ensure residual effects are lowered to a level considered acceptable. Enhancements will seek biodiversity net gain in line with the NPPF and Local Plan Policy DP19: Biodiversity, Geological Conservation and Green Infrastructure. Monitoring will be considered where applicable.
- **Future Baseline and Residual Effects** – final conclusionary statements for the short, medium and long term.

Limitations

- 4.9 The assessment aims to provide baseline ecological data for the Site and as such presents an overview of the habitats and features present during the specific surveys undertaken to date. Due to the transient and complex nature of ecosystems, no investigation can provide a complete representation or prediction of the natural environment present, however every effort has been made to ensure an accurate description of the Site is presented, by following best practice guidance, experience, and professional judgement.
- 4.10 Given the transient nature of natural processes, ecological data should never be relied upon for more than two years from completion of surveys.
- 4.11 No other limitations specific to the surveys influenced this assessment.

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

5.0 ECOLOGICAL BASELINE

Desk Study

Designated Sites

Internationally Statutory Designated Sites

- 5.1 There are seven statutory sites of international conservation importance within 15km of the Site, as summarised in *Table 3* and locations shown in *Figure 1*.

Table 1: Internationally Designated Sites within 15km

Site Name	Designation	Distance from site	Rationale for Designation
Chichester & Langstone Harbours	Ramsar / SPA / SSSI	3.3km S	<p><u>Ramsar</u> Chichester and Langstone Harbours are large, sheltered estuarine basins comprising extensive mud and sand flats exposed at low tide. The site is of particular significance for over-wintering wildfowl and waders and also a wide range of coastal and transitional habitats supporting important plant and animal communities.</p> <p><u>SPA</u> During the breeding season the area regularly supports: <i>Sterna albifrons</i> (Eastern Atlantic - breeding) 4.2% of the GB breeding population 5 year mean, 1992-1996 <i>Sterna hirundo</i> (Northern/Eastern Europe - breeding) 0.3% of the GB breeding population 5 year mean, 1992-1996 <i>Sterna sandvicensis</i> (Western Europe/ Western Africa) 0.2% of the GB breeding population 5 year mean, 1993-1997 Over winter the area regularly supports: <i>Limosa lapponica</i> (Western Palearctic - wintering) 3.2% of the GB population 5 year peak mean 1991/92-1995/96. Over winter the area regularly supports: <i>Anas acuta</i> (North-western Europe) 1.2% of the population in Great Britain 5 year peak mean 1991/92-1995/96 <i>Anas clypeata</i> (North-western/Central Europe) 1% of the population in Great Britain 5 year peak mean 1991/92-1995/96 <i>Anas crecca</i> (North-western Europe) 0.5% of the population 5 year peak mean 1991/92-1995/96 <i>Anas penelope</i> (Western Siberia/North-western/North-eastern Europe) 0.7% of the population in Great Britain 5 year peak mean 1991/92-1995/96 <i>Arenaria interpres</i> (Western Palearctic - wintering) 0.7% of the population in Great Britain 5 year peak mean 1991/92-1995/96 <i>Branta bernicla bernicla</i> (Western Siberia/Western Europe) 5.7% of the population 5 year peak mean 1991/92-1995/96 <i>Calidris alba</i> (Eastern Atlantic/Western & Southern Africa - wintering) 0.2% of the population 5 year peak mean 1991/92-1995/96 <i>Calidris alpina alpina</i> (Northern Siberia/Europe/ Western Africa) 3.2% of the population 5 year peak mean 1991/92-1995/96 <i>Charadrius hiaticula</i> (Europe/Northern Africa - wintering) 3% of the population in Great Britain 5 year peak mean 1991/92-1995/96 <i>Mergus serrator</i> (North-western/Central Europe) 3% of the population in Great Britain 5 year peak mean 1991/92-1995/96 <i>Numenius arquata</i> (Europe - breeding) 1.6% of the population in Great</p>

Site Name	Designation	Distance from site	Rationale for Designation
			Britain 5 year peak mean 1991/92-1995/96 <i>Pluvialis squatarola</i> (Eastern Atlantic - wintering) 2.3% of the population 5 year peak mean 1991/92-1995/96 <i>Tadorna tadorna</i> (North-western Europe) 3.3% of the population in Great Britain 5 year peak mean 1991/92-1995/96 <i>Tringa totanus</i> (Eastern Atlantic - wintering) 1% of the population 5 year peak mean 1991/92-1995/96. Over winter the area regularly supports: 93230 waterfowl (5 year peak mean 1991/92-1995/96) Including: <i>Branta bernicla bernicla</i> <i>Tadorna tadorna</i> , <i>Anas penelope</i> , <i>Anas crecca</i> , <i>Anas acuta</i> , <i>Anas clypeata</i> , <i>Mergus serrator</i> , <i>Charadrius hiaticula</i> , <i>Pluvialis squatarola</i> , <i>Calidris alba</i> , <i>Calidris alpina alpina</i> , <i>Limosa lapponica</i> , <i>Numenius arquata</i> , <i>Tringa totanus</i> , <i>Arenaria interpres</i> .
Solent Maritime	SAC	3.4km S	Major estuarine system with a complex of marine and estuarine habitats including Annex 1 habitats (Estuaries, Spartine swards and Atlantic salt meadows) which are the primary reasons for designation.
Portsmouth Harbour	Ramsar / SPA / SSSI	4.5km SW	<u>Ramsar</u> Portsmouth Harbour is a large, industrialised estuary and includes one of the four largest expanses of mudflats and tidal creeks on the south coast of Britain. The mudflats support large beds of narrow-leaved and dwarf eelgrass, extensive green alga and sea lettuce. The harbour has only a narrow connection to the sea via the Solent, and receives comparatively little freshwater, thus giving it an unusual hydrology. The site supports internationally important numbers of wintering dark-bellied brent geese and nationally important numbers of grey plover, dunlin and black-tailed godwit. <u>SPA</u> Over winter the area regularly supports: <i>Branta bernicla bernicla</i> (Western Siberia/Western Europe) 0.9% of the population 5 year peak mean 1991/92-1995/96 <i>Calidris alpina alpina</i> (Northern iberia/Europe/Western Africa) 1% of the population in Great Britain 5 year peak mean 1991/92-1995/96 <i>Limosa limosa islandica</i> (Iceland - breeding) 0.4% of the population in Great Britain 5 year peak mean 1991/92-1995/96 <i>Mergus serrator</i> (North-western /Central Europe) 0.9% of the population in Great Britain 5 year peak mean 1991/92-1995/96.
Butser Hill	SAC	10.1km NE	Supports the richest terricolous lichen flora of any chalk grassland site in England and the largest known example of southern hepatic mat associate of leafy liverworts and mosses on north-facing chalk slopes. The site is also of interest for its yew woodlands.
Solent & Isle of Wight Lagoons	SAC	12.4km SW	A series of coastal lagoons, including percolation, isolated and sluiced lagoons of varying salinities and substrates. These support diverse fauna including large populations of three notable species; foxtail stonewort <i>Lamprothamnium papulosum</i> , lagoon sand shrimp <i>Gammarus insensibilis</i> , and starlet sea anemone <i>Nematostella vectensis</i> .

Site Name	Designation	Distance from site	Rationale for Designation
Kingley Vale	SAC	12.7km E	Is of interest for its yew woodlands which is considered the best example of which in Britain. Chalk grassland, chalk heath, juniper scrub and yew scrub are also present, and the site supports a rich community of breeding birds and diverse invertebrate assemblage.
Solent & Southampton Water	Ramsar / SPA	13.4km SW	<p><u>Ramsar</u></p> <p>The area covered extends from Hurst Spit to Gilkicker Point along the south coast of Hampshire and along the north coast of the Isle of Wight. The site comprises of estuaries and adjacent coastal habitats including intertidal flats, saline lagoons, shingle beaches, saltmarsh, reedbeds, damp woodland, and grazing marsh. The diversity of habitats support internationally important numbers of wintering waterfowl, important breeding gull and tern populations and an important assemblage of rare invertebrates and plants.</p> <p><u>SPA</u></p> <p>During the breeding season the area regularly supports: <i>Larus Melanocephalus</i> 15.4% of the GB breeding population 5 year peak mean, 1994-1998. <i>Sterna albifrons</i> (Eastern Atlantic - breeding) 2% of the GB breeding population 5 year peak mean, 1993-1997. <i>Sterna dougallii</i> (Europe - breeding) 3.1% of the GB breeding population 5 year peak mean, 1993-1997. <i>Sterna hirundo</i> (Northern /Eastern Europe - breeding) 2.2% of the GB breeding population 5 year peak mean, 1993-1997. <i>Sterna sandvicensis</i> (Western Europe/Western Africa) 1.7% of the GB breeding population 5 year peak mean, 1993-1997. Over winter the area regularly supports: <i>Anas crecca</i> (North-western Europe) 1.1% of the population 5 year peak mean, 1992/3-1996/7. <i>Branta bernicla bernicla</i> (Western Siberia/Western Europe) 2.5% of the population 5 year peak mean, 1992/3-1996/7. <i>Charadrius hiaticula</i> (Europe/Northern Africa - wintering) 1.2% of the population 5 year peak mean, 1992/3-1996/7. <i>Limosa limosa islandica</i> (Iceland - breeding) 1.7% of the population 5 year peak mean, 1992/3-1996/7. Over winter the area regularly supports: 51361 waterfowl (5 year peak man 1991/92-1995/96) Including: <i>Branta bernicla bernicla</i>, <i>Anas crecca</i>, <i>Charadrius hiaticula</i>, <i>Limosa limosa islandica</i></p>

National Designations

- 5.2 There are no statutory sites of national importance within 2km of the Site. SSSI sites within the Solent Designated Network including Portsmouth Harbour SSSI and Langstone Harbour SSSI are both within 5km.

Non-Statutory Designated Sites

- 5.3 There are 12 local sites located within 1km of the site boundary, all of which are Sites of Importance for Nature Conservation (SINC). The locations of these are shown in *Figure 2* and are summarised in *Table 4*.

Table 2: Non-Statutory Designated Sites within 1km

Site Name	Distance from site	SINC Criteria or Species supported that meet SINC Selection Criteria
Newlands Row & Plant Row	435m W	<ul style="list-style-type: none"> Ancient Semi-natural Woodlands Hazel Dormice <i>Muscardinus avellanarius</i>
Stakes Coppice Remnant 1	440m E	<ul style="list-style-type: none"> Other woodland where there is a significant element of ancient semi-natural woodland surviving
Newlease Copse, Havant	440m SE	<ul style="list-style-type: none"> Ancient Semi-natural Woodlands
Marelsmoor Coppice	455m SW	<ul style="list-style-type: none"> Ancient Semi-natural Woodlands Hazel Dormice <i>Muscardinus avellanarius</i>
Newlands Farm Meadow	500 m W	<ul style="list-style-type: none"> Semi-improved grasslands which retain a significant element of unimproved grassland
Marrelsmoor Row	555m SW	<ul style="list-style-type: none"> Ancient Semi-natural Woodlands
Alsfordmoor Coppice	750m W	<ul style="list-style-type: none"> Other woodland where there is a significant element of ancient semi-natural woodland surviving Wet Woodlands such as Alder or Willow Woods and Birch Bog Woods which Support a Good Diversity of Woodland and/or Marsh/Swamp/Mire Species Hazel Dormice <i>Muscardinus avellanarius</i>
Purbrook Heath	845m SW	<ul style="list-style-type: none"> Agriculturally unimproved grasslands which are not of recent origin Hazel Dormice <i>Muscardinus avellanarius</i>
London Road Fen	865m SW	<ul style="list-style-type: none"> Wet Woodlands such as Alder or Willow Woods and Birch Bog Woods which Support a Good Diversity of Woodland and/or Marsh/Swamp/Mire Species Fens, flushes, seepages, springs and inundation grasslands of floodplains that support a flora and fauna of less-improved wet conditions (seasonal or permanent)
Frank's Coppice	900m NE	<ul style="list-style-type: none"> Other woodland where there is a significant element of ancient semi-natural woodland surviving
Sandy Dell	910m S	<ul style="list-style-type: none"> Ancient Semi-natural Woodlands
Stakes Coppice Remnant 2	975m E	<ul style="list-style-type: none"> Other woodland where there is a significant element of ancient semi-natural woodland surviving

Protected/Notable Species

- 5.4 This information has not been provided by HBIC yet but will be updated in due course. Numerous records of protected and notable species were returned from HBIC. Those which were located within 1km of the site boundary and were from the last 10 years have been plotted in *Figure 2* and are summarised below in *Table 5*.

Table 3: Protected and Notable Species Records Summary

Species	Designation	Date of record
Mammals		
Hazel Dormouse <i>Muscardinus avellanarius</i>	HabRegs, NERC S41, WCA5	2020
West European Hedgehog <i>Erinaceus europaeus</i>	NERC S41	2018 - 2020
Bats		
Brandt's Bat <i>Myotis brandtii</i>	WCA5	2020
Common Pipistrelle <i>Pipistrellus pipistrellus</i>	WCA5	2015 - 2022
Myotis Bat Sp. Myotis sp.	NERC S41, WCA5	2019 - 2021
Serotine <i>Eptesicus serotinus</i>	WCA5	2020 - 2022
Soprano Pipistrelle <i>Pipistrellus pygmaeus</i>	NERC S41, WCA5	2015 - 2022
Reptiles and Amphibians		
Grass Snake <i>Natrix helvetica</i>	NERC S41, WCA5	2015
Great Crested Newt <i>Triturus cristatus</i>	NERC S41, WCA5	2013 - 2015
Birds		
Black Redstart <i>Phoenicurus ochruros</i>	BoCC Red, WCA1	2021
Bullfinch <i>Pyrrhula pyrrhula</i>	NERC S41	2015 - 2021
Dark-bellied Brent Goose <i>Branta bernicla</i>	NERC S41	2014
Firecrest <i>Regulus ignicapilla</i>	WAC1	2014 - 2021
Great Black-backed Gull <i>Larus marinus</i>	County Rare	2014 - 2021
Green Sandpiper <i>Tringa ochropus</i>	WCA1	2015 - 2020
Grey Partridge <i>Perdix perdix</i>	BoCC Red, NERC S41	2017
Grey Wagtail <i>Motacilla cinerea</i>	BoCC Red	2015 - 2021

Species	Designation	Date of record
Herring Gull <i>Larus argentatus</i>	BoCC Red	2018
House Sparrow <i>Passer domesticus</i>	BoCC Red, NERC S41	2019
Kingfisher <i>Alcedo atthis</i>	WCA1	2015 – 2021
Linnet <i>Linaria cannabina</i>	BoCC Red	2015 – 2016
Little Egret <i>Egretta garzetta</i>	County Rare	2015 – 2021
Mediterranean Gull <i>Ichthyaeetus melanocephalus</i>	WCA1	2014 – 2021
Red Kite <i>Milvus milvus</i>	WCA1	2014 – 2018
Redwing <i>Turdus iliacus</i>	BoCC Red, WCA1	2017
Reed Bunting <i>Emberiza schoeniclus</i>	NERC S41	2015
Ring Ouzel <i>Turdus torquatus</i>	BoCC Red, NERC S41	2019
Shoveler <i>Spatula clypeata</i>	County Scarce	2020
Song Thrush <i>Turdus philomelos</i>	BoCC Red	2021
Starling <i>Sturnus vulgaris</i>	BoCC Red	2019 – 2021
Woodcock <i>Scolopax rusticola</i>	BoCC Red	2016
Invertebrates		
Brown hairstreak <i>Thecla betulae</i>	NERC S41	2021
Small Heath <i>Coenonympha pamphilus</i>	NERC S41	2021
Stag Beetle <i>Lucanus cervus</i>	NERC S41	2015 – 2021
Invasive Non-native Species		
Canada Goose	INNS	2018
Curly Waterweed <i>Lagarosiphon major</i>	INNS	2021
Rhododendron <i>Rhododendron ponticum</i>	INNS WCA9	2021
Three-cornered Garlic <i>Allium triquetrum</i>	INNS	2021

5.5 A single record of a greater horseshoe bat was also returned. This was from 2022 and was located approximately 1.8km south of the site.

UKHab Survey

- 5.6 Habitats described below, with UKHab primary and secondary codes, and target notes are illustrated in *Figure 2*. Site photographs can be found in Appendix B and a botanical species list is provided in *Appendix C*.

Built Environment

- 5.7 The largest habitat extent on site is comprised of large areas of hardstanding (u1b) were present in the form of an access road, parking and storage areas throughout the Site. Unsealed surfaces (u1c) were also present close to the outbuildings.
- 5.8 There were fourteen buildings (u1b5) present within the centre and northern areas of the site.
- 5.9 The built environment is not considered to be of importance at any level, unless they have the potential to support roosting bats.

Other neutral grassland

- 5.10 There is an area of other neutral grassland in the south-west of the Site. The sward height was variable and areas of bare ground were present where the grassland bordered the ruderal/ephemeral vegetation. Bracken and scrub were extending into the grassland. The grassland comprised of Yorkshire-fog *Holcus lanatus*, cocksfoot *Dactylis glomerata* and red fescue *Festuca rubra* along with a variety of forb species such as common vetch *Vicia sativa*, catsear *Hypochaeris radicata*, doves-foot cranesbill *Geranium molle*.

Modified grassland (g4)

- 5.11 The site comprised small pockets of modified grassland, characterised by the abundance of perennial ryegrass *Lolium perenne* can be found across the site. The sward height varied from short, where it had been mown adjacent to entrance to Site and buildings in the northern extent, to tussocky with a litter layer where management had been halted for some time in the southern extent of the Site. Other grass and herb species included, but were not limited to, locally abundant bristly ox-tongue *Picris echinoides* and creeping buttercup *Ranunculus repens*, frequent annual meadow grass *Poa annua*, ribwort plantain *Plantago lanceolata*, daisy *Bellis perennis* and occasional Yorkshire-fog, cocksfoot and ragwort *Senecio jacobaea*.
- 5.12 Modified grassland is a low distinctiveness habitat that is widespread and is not considered to be of importance in the context of this assessment

Bramble scrub (h3d)

- 5.13 A large dense patch of scrub was present in the southern tip of the site. This was dominated by bramble *Rubus fruticosus* agg. but also included elder *Sambucus nigra*. Smaller areas of bramble scrub were also present along the northern and western boundaries.

Mixed Scrub (h3h)

- 5.14 Pockets of mixed scrub were present throughout the southern extent of the Site. This was dominated by bramble *Rubus fruticosus* agg. but also included sycamore *Acer pseudoplatanus*, buddleja *Buddleja davidii*, blackthorn *Prunus spinosa*, elder *Sambucus nigra* and dogwood *Cornus sanguinea*.

Hedgerow (h2)

- 5.15 One hedgerow (H1) was present along the south-western boundary of the site. H1 was a non-priority (h2b) due to the abundance of leylandii *Cupressus x leylandii* and ornamental privet. It also did not classify as 'important' under the Hedgerow Regulations 1997.

Ruderal / Ephemeral (81)

- 5.16 Pockets of ruderal / ephemeral habitat was scattered throughout the central and northern areas of the site, as well as extending into the south of the site near the other neutral grassland. Species include, but not limited to abundant bristly ox-tongue, frequent ragwort, common nettle *Urtica dioica*, creeping thistle *Cirsium arvense* and oxeye daisy *Leucanthemum vulgare* with locally occasional dandelion *Taraxacum officinale* and garlic mustard *Alliaria petiolata*.

Introduced Shrub

- 5.17 Ornamental species in planters comprised *Phormium* species.

Conclusion

- 5.18 All of the above habitats are not considered to be of importance in the context of this assessment due to their low intrinsic conservation value and so are scoped out of further assessment.

Protected and Notable Species

- 5.19 The Site is considered to have the potential to support a small number of notable species / species groups, discussed in more detail below.

Bats (Appendix D)

- 5.20 Of the fourteen buildings onsite, two (B1 and B4) had moderate roosting bat potential and one (B7) had low roosting bat potential due to the dark environment and potential access points via features such as missing mortar, holes in wall and broken soffits etc. After a series of emergence surveys, it was found that building B4 supports a bat roost, with a single common pipistrelle recorded leaving the building on one occasion.
- 5.21 The scrub and grassland mosaic in the southern extent of the Site provides limited suitable foraging and commuting opportunities. Automated static surveys have identified a range of bats using the Site, which for the most part included common and widespread species with the most commonly encountered bats including common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus* and noctule *Nyctalus noctula* bats. A single registrations of barbastelle, an Annex II species, was recorded during the Autumn static survey along the western Site boundary. This was likely an individual travelling through the Site to better habitat to the west of the Site, potentially dispersing to search for a mate. The Site provides some limited foraging, commuting and roosting habitat for an assemblage of common and widespread bat species and is therefore considered to be of no more than Local importance for bats.
- 5.22 The Site is considered to be of Local importance for bats, due to supporting a roosting common pipistrelle and supporting commuting and foraging common species.

Birds

- 5.23 The scrub and grassland in the southern extent of the Site provides some very limited habitat for a range of common and widespread bird species, with some suitable habitat for both foraging and breeding present onsite. Common species including blackbird, goldfinch, robin and wren were recorded onsite. The Site is considered to be of no more than Local importance for its breeding bird assemblage due to the limited habitat.

Reptiles (Appendix E)

- 5.24 The scrub and grassland habitat to the southern extent of the Site was considered to support suitable foraging, commuting and refuge habitat for reptile species. The desk study returned records of grass snake from within 1km of the Site and no other reptile records.
- 5.25 Reptile surveys have found that there is an exceptional population of slow worm onsite, with a peak count of 29 adult slow worms. The slow worms were mostly restricted to the very south of the Site, with no other reptile species were recorded onsite. The Site is considered to be of Local importance for slow worms, due to this exceptional population.

Summary of Important Ecological Features

- 5.26 The suite of surveys conducted demonstrated that the proposals have the potential to impact a range of important ecological features. These are summarised in *Table 4* and assigned a geographic context based on survey results, relevant legislation and policy.

Table 4: Important Ecological Features On-Site and within Local Area

Important Ecological Feature	Relevant Legislation/ Policy	Geographic Scale	Rationale
Chichester & Langstone Harbours Ramsar / SPA / SSSI	NPPF	International	This SPA and Ramsar site is located within 15km of the site and is designated for supporting important numbers of breeding and wintering wildfowl.
Solent Maritime SAC	NPPF	International	This SAC site is located within 15km of the site and is designated for supporting a number of Annex 1 habitats relating to estuaries.
Portsmouth Harbour Ramsar / SPA / SSSI	NPPF	International	This SPA and Ramsar site is located within 15km of the site and is designated for a range of features, including wintering wildfowl.
Butser Hill SAC	NPPF	International	This SAC site is located within 15km of the site and is designated for supporting important lichen communities.
Solent & Isle of Wight Lagoons SAC	NPPF	International	This SAC site is located within 15km of the site and is designated for supporting a number of Annex 1 habitats relating to estuaries and a number of notable species.
Kingley Vale SAC	NPPF	International	This SAC site is located within 15km of the site and is designated for supporting important yew woodlands.
Solent & Southampton Water Ramsar / SPA	NPPF	International	This SPA and Ramsar site is located within 15km of the site and is designated for a range of features including supporting important gull and tern breeding populations.

Important Ecological Feature	Relevant Legislation/ Policy	Geographic Scale	Rationale
Newlands Row & Plant Row SINC	NPPF, Local Plan	County	This SINC is within 1km of the Site.
Stakes Coppice Remnant 1	NPPF, Local Plan	County	This SINC is within 1km of the Site.
Newlease Copse, Havant	NPPF, Local Plan	County	This SINC is within 1km of the Site.
Marelsmoor Coppice	NPPF, Local Plan	County	This SINC is within 1km of the Site.
Newlands Farm Meadow	NPPF, Local Plan	County	This SINC is within 1km of the Site.
Marrelsmoor Row	NPPF, Local Plan	County	This SINC is within 1km of the Site.
Alsfordmoor Coppice	NPPF, Local Plan	County	This SINC is within 1km of the Site.
Purbrook Heath	NPPF, Local Plan	County	This SINC is within 1km of the Site.
London Road Fen	NPPF, Local Plan	County	This SINC is within 1km of the Site.
Frank's Coppice	NPPF, Local Plan	County	This SINC is within 1km of the Site.
Sandy Dell	NPPF, Local Plan	County	This SINC is within 1km of the Site.
Stakes Coppice Remnant 2	NPPF, Local Plan	County	This SINC is within 1km of the Site.
Reptiles (slow worm)	NERC S41	Local	An exceptional population of slow worm was recorded onsite (peak count of 29 adults).
Bats	CHSR, WCA Sched 5, NERC S41	Local	Low levels of common bat species activity were recorded on Site and one building was found to support a bat roost of a single common pipistrelle.
Birds	WCA, NERC S41, Local Plan	Local	On-site habitats provided limited suitable habitat for an assemblage of common and widespread urban edge/generalist species.

Where NPPF = National Planning Policy Framework 2019; NERC S.41 = Natural Environment and Rural Communities Act 2006 Section 41; CHSR = Conservation of Habitats and Species Regulations 2017; WCA = Wildlife and Countryside Act 1981.

6.0 IMPACT ASSESSMENT

Development Proposals and Intrinsic Mitigation

- 6.1 The proposals are for full planning permission for the development of the Site for 111 dwellings, comprising a mix of apartments and houses. Areas of public open space will be created around the residential environs and habitat creation will be carried out across the Site.
- 6.2 The proposals sought ecological input during an early phase of the design process to ensure that the impacts on ecological receptors will be kept to a minimum. BNG calculations have been completed (see Appendix F) from an early stage to guide the proposals and ensure that a gain in excess of 10% can be achieved. The results of faunal surveys have been used to ensure negative impacts are kept to a minimum. The proposed scheme includes the following intrinsic ecological avoidance, mitigation and enhancement measures:
- 0.94ha of green infrastructure is proposed. This will provide opportunities for habitat creation.
 - A SuDS basin in the south of the Site will provide seasonal aquatic habitat and increased habitat diversity.
 - Proposals include additional tree planting within the development area, with them included along streets and within GI areas around the Site peripheries.
 - New hedgerow planting will be carried out around the residential area of the Site.

Biodiversity Net Gain and Habitat Enhancements

- 6.3 The development framework has been assessed using Natural England's Statutory Biodiversity Net Gain Metric. Details of this assessment are provided in Appendix F. Based on proposing habitats that are readily achievable and common place in residential developments of this type, the BNG calculations will result in a 16.5% gain in habitat units and 17360.04% gain in hedgerow units. This will be achieved through the creation of new habitats such as SuDS, species-rich neutral grasslands, mixed scrub and the planting of hedgerows.
- 6.4 The Site will not meet the trading rules for medium distinctiveness habitats, lacking 0.8 units of other neutral grassland and 0.4 units of mixed scrub. To meet trading rules, offsite compensation will be required.

Core Documents

- 6.5 The following lists the core documents that will secure the mitigation and enhancement measures described in this report. They can be secured through appropriately worded pre-commencement planning conditions, attached to the application to be submitted and discharged prior to the commencement of works.
- Construction and Environmental Management Plan for Ecology (CEMP: Ecology): This pre-commencement document contains the necessary Method Statements to ensure protected species are not unlawfully harmed during ground clearance, earthworks and during construction. The document will include an Ecological Constraints and Mitigation Plan drawing that clearly shows the location of constraints and details mitigation required, where necessary.

- **Habitat Management and Monitoring Plan (HMMP):** this provides planting/landscape information that includes both the landscape and ecology features and their management for an appropriate period. The document will include ecological enhancement and management information as appropriate to demonstrate how the biodiversity net gain measures will be delivered and can also include the final Ecological Mitigation and Enhancement Plan that shows location of wildlife boxes and other proposed features.

Assessment of Likely Significant Effects on Important Ecological Features

- 6.6 The status of the important ecological features (IEFs) identified on-site have been reviewed against the proposals and intrinsic mitigation to determine whether there are any impact pathways and whether any of these will lead to a likely significant effect. These are assessed in Table 2. The requirement for additional mitigation measures above the intrinsic mitigation has been considered for each of the IEFs where they can reduce the scale of negative effects or encourage a positive effect.

Table 2: Assessment of Effects on Important Ecological Features

IEF: Solent Marine Sites SPA / SAC / Ramsar	
Assessment of Impacts	<p>The proposals are for 111 dwellings. All Solent Marine Sites are considered to be sufficiently distant from the Site (closest is 3.3km south) that there will be no impacts from construction operations (such as noise or dust deposition).</p> <p>The Site is within the 5.6km Zone of Influence for the Solent Protected Sites so has the possibility to result in increased visitor pressure on the designated sites. This could lead to disturbance of breeding and/or wintering bird species, particularly from an increase of dogs being walked within the sites. The habitats the sites are designated for also have the potential to be negatively impacted by an increase in recreational use.</p> <p>The Site lies within the Nutrient Neutrality catchment areas for the Solent Protected Sites, meaning the development has the potential to lead to increased nutrient levels within these protected sites, impacting the habitats supported.</p>
Predicted Effect	Likely significant negative effect at International level
Mitigation	<p>The Solent Bird Aware scheme provides an agreed financial mechanism to mitigate the effects of increase recreational disturbance from new developments that cannot provide onsite mitigation. This is fully costed under the 2017 Solent Recreation Mitigation Strategy, with tariffs revised each April in line with the Retail Prices Index.</p> <p>Following Natural England's updated guidance on preventing impacts from excess nitrogen arising from developments on the Solent statutory protected sites, mitigation may be required through an approved nutrient credit scheme within the same catchment as the site. A Solent Nutrient Budget Calculator should be included with any formal application.</p>
Residual Effect	No adverse effect on the integrity of the SAC
IEF: Butser Hill SAC	
Assessment of Impacts	<p>The Site is sufficiently distant from the SAC that there will be no impacts from construction operations (such as noise or dust deposition).</p> <p>Recreational pressure has the potential to lead to increased trampling of the chalk grassland and nutrient enrichment from dogs being walked at the site. However, the use of the SAC by numerous, large recreational events, such as county fairs, implies that the grasslands are not considered to be overly vulnerable to recreational pressure. This was the conclusion of the HRA of the East Hampshire Local Plan.</p>

Predicted Effect	No likely significant effect
IEF: Kingley Vale SAC	
Assessment of Impacts	<p>The Site is sufficiently distant from the SAC that there will be no impacts from construction operations (such as noise or dust deposition).</p> <p>Recreational pressure has the potential to lead to increased trampling of the grassland and yew woodlands and nutrient enrichment from dogs being walked at the site. However, the pressures on this designated site are considered to be over grazing by deer, scrub invasion, management of cutting and grazing regimes and atmospheric pollution. As such, recreational pressure is not considered a pressure / vulnerability on this Site.</p>
Predicted Effect	No likely significant effect
IEF: SINC	
Assessment of Impacts	<p>The SINC is all sufficiently distant (over 400m) from the Site that there will be no impacts from construction operations (such as noise or dust deposition).</p> <p>The majority of the SINC do not have public access and so will not be impacted by increased recreational pressure. Newlands Farm Meadow SINC and Alsfordmoor Coppice SINC both have public right of way (PROW) through them with the former approximately 500m from the Site and the latter 750m. These are both semi-natural ancient woodlands and may experience increased recreational pressure due to the development. However, there are already existing residential developments adjacent to these SINC so they will already be experiencing some recreational pressure. It is unlikely that the development will lead to such an increase in recreational pressure that the sites will be compromised.</p>
Predicted Effect	No likely significant effect
IEF: Bats (Appendix D)	
Assessment of Impacts	<p>Building B4 supports a roost of a single common pipistrelle and is to be lost in the current proposals. This is likely a transitional roost. Removal of this building has the possibility of leading to disturbance, injury or death to the bat – this is a legal compliance issue.</p> <p>The loss of scrub and grassland habitat to the south of the Site will lead to a loss in foraging habitat for bats utilising the Site. Hedgerows onsite will be retained and so commuting routes are unlikely to be impacted.</p> <p>Artificial lighting from the development has the potential to impact light sensitive bat species and reduce their usage of the Site.</p>
Predicted Effect	Likely significant negative effect at Local level
Mitigation	<p>A Natural England EPS mitigation licence or Low Impact Class License will be required to ensure an offence is not committed when building B4 is removed. The licence(s) can only be applied for once planning permission has been granted and any wildlife-related conditions have been approved. The mitigation licence will specify how and when licensable works will take place on the bat roost building. An integrated bat tube will be installed on a residential building near to greenspace as compensation. Ecological supervision of all tile and feature removal on the building will be undertaken, along with checks to ensure mitigation/compensation measures are installed correctly.</p> <p>Measures to reduce light spill will be detailed in the CEMP produced for the scheme. This will include the maintenance of dark corridors along retained and newly created habitats used by bats for foraging and commuting.</p> <p>The creation of grassland, SuDS and enhancement of hedgerows will continue to provide foraging and commuting habitat.</p>
Enhancement	Integrated bat boxes will be installed into new dwellings throughout the Site to increase roosting opportunities.
Residual Effects	No likely significant effect

IEF: Birds	
Assessment of Impacts	<p>The Site is likely to support an assemblage of common and widespread urban edge, woodland and generalist species within the mosaic of grassland and scrub habitat. The proposals have the potential to lead to a loss of breeding and foraging habitat for a variety of common species due to the loss of habitat onsite.</p> <p>Construction activities and vegetation removal have the potential to disturb, injure or kill birds.</p>
Predicted Effect	Likely significant negative effect at Local level
Mitigation	<p>Vegetation removal will be avoided during breeding bird season or will be carried out immediately following a nesting bird check by a suitably qualified ecologist.</p> <p>The proposed habitats, including grassland, hedgerows and SuDS basin, and the maturation of gardens, will continue to provide suitable breeding and foraging habitat for the species utilising the Site.</p>
Enhancement	A mixture of nest boxes, such as the 1B Schwegler nest box or similar woodcrete design will increase nesting opportunities throughout the developed area. Integrated nest boxes should be used wherever possible as these provide longevity, reduced maintenance and better temperate regulation. Nest boxes specifically designed for urban species such as house sparrow, house martin and starling will be provided.
Residual Effects	No likely significant effect
IEF: Reptiles (Appendix E)	
Assessment of Impacts	<p>An exceptional population of slow-worms was recorded onsite, with the population generally restricted to the south of the Site. No other reptile species were recorded onsite, although a record of grass snake was returned from the local records centre.</p> <p>There is an increased risk of harm during construction and vegetation clearance and an increase likelihood of road fatalities with newly created roads. Residential developments also increase the risk of cat predation.</p> <p>The loss of grassland and scrub habitats onsite will lead to a reduction in suitable reptile habitat, including foraging, commuting and refuge habitats.</p>
Predicted Effect	Likely significant effect at a Local level
Mitigation	<p>Trapping, translocation and passive displacement will be utilised as mitigation, with a reptile receptor site within West Meon habitat bank anticipated to be used. This habitat bank supports suitable habitat in the form of species-rich grassland, scrub and traditional orchard.</p> <p>The proposed grasslands within the open space and the maturation of gardens will provide suitable reptile habitat, should reptiles recolonise the Site.</p>
Enhancement	<p>The proposed SuDS in the south of the Site will provide a new habitat type for reptiles, particularly providing suitable habitat for grass snake.</p> <p>Retained grassland and scrub will be enhanced to a species-rich meadow creating a more tussock-forming grassland that will provide optimal habitat for reptiles.</p> <p>Log piles will be installed around retained grassland.</p>
Residual Effects	No likely significant effect

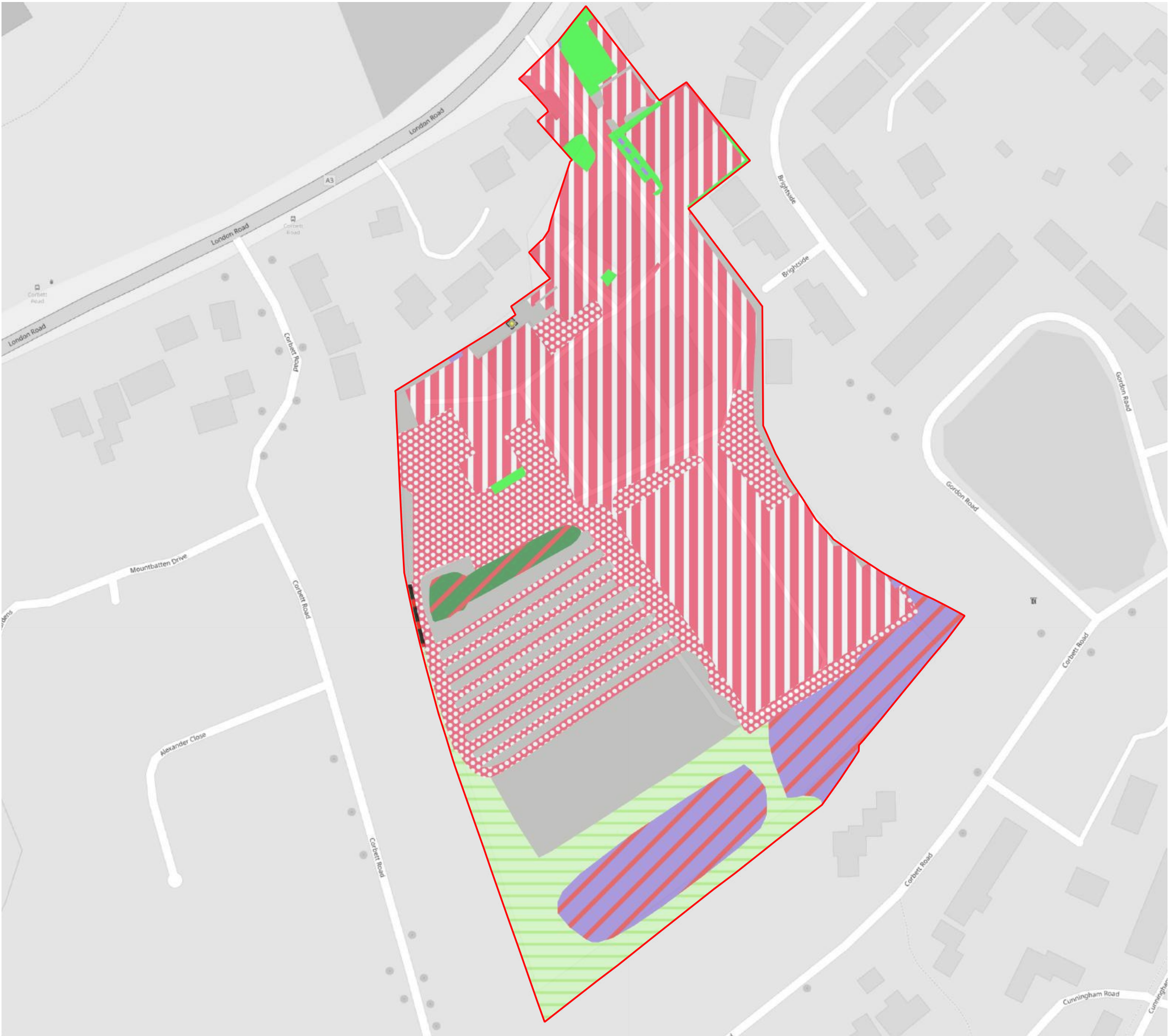
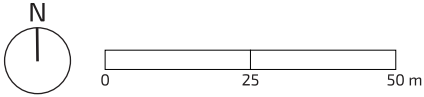
7.0 CONCLUSIONS

- 7.1 The suite of ecology surveys identified a range of important ecological features on-site and within its zone of influence. The impacts on these were assessed against the proposals for a residential development at Goodwillies Timber Yard.
- 7.2 The assessment has demonstrated that in the absence of mitigation, proposals would lead to, at most, a “Likely significant effect at an International level” on the Solent Marine Sites SPA/SAC/Ramsar and a “Likely significant effect at a local level” on bats, reptiles and birds.
- 7.3 The proposals include open-space to the south of Site, incorporating a SuDS basin, grassland and scrub planting, along with hedgerow enhancement and planting of new hedgerows and trees.
- 7.4 Through a combination of intrinsic mitigation, targeted mitigation, compensation and enhancement detailed within this EclA and appendices, it has been demonstrated that the proposals will lead to “no likely significant effect” on the features onsite and the designated sites within the Zone of Influence.
- 7.5 The proposals will lead to a Biodiversity net gain in excess of 10% for habitat and hedgerow units highlighting the ecological benefits that the scheme will deliver. In addition, targeted fauna enhancement measures will provide additional opportunities to enhance the ecological value of the Site.

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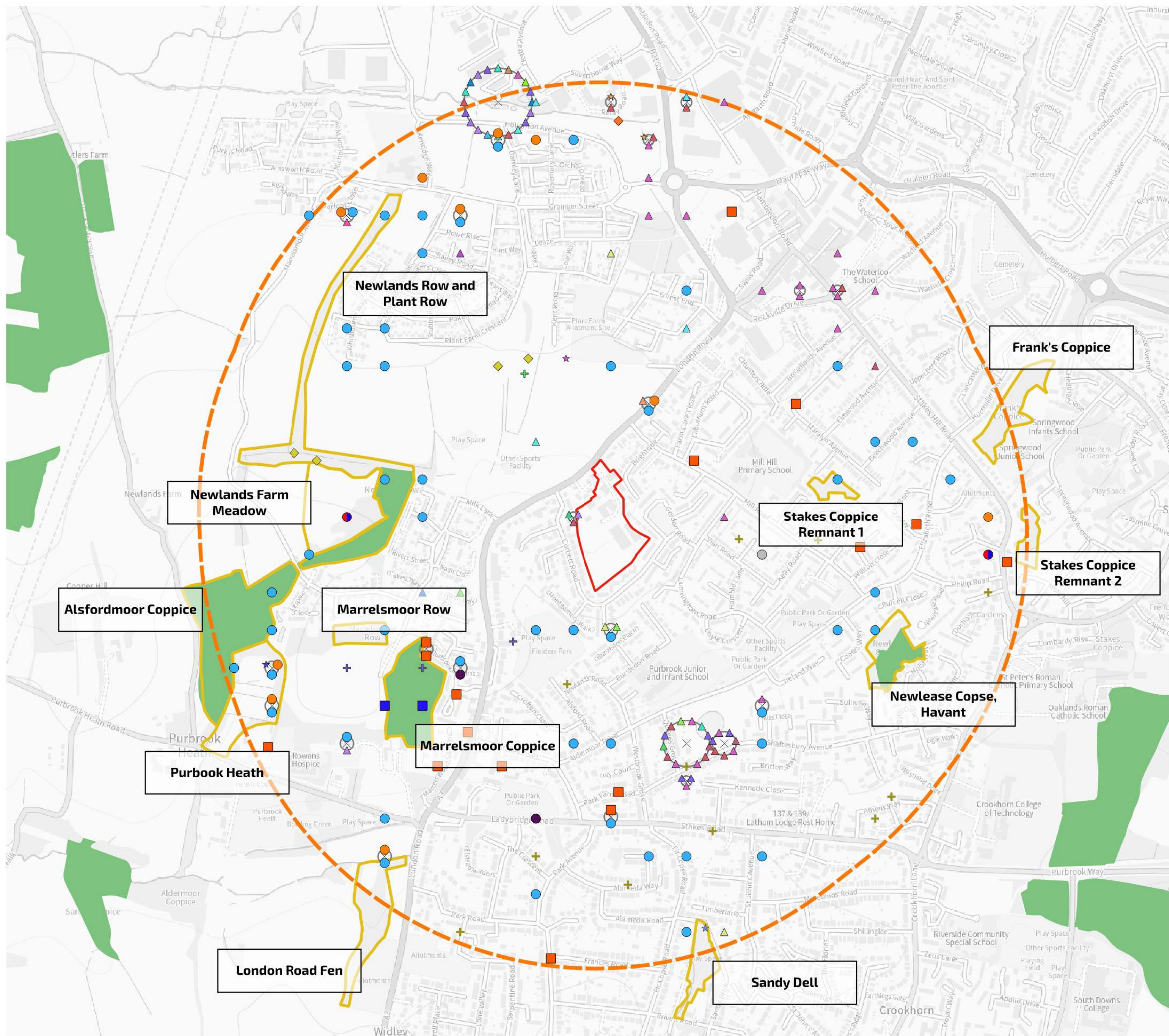
Registered Office: Lockington Hall, Lockington, Derby DE74 2RH
Company No. 07128076. [T] 01509 672772 [E] mail@fpcr.co.uk [W] www.fpcr.co.uk

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- Redline Boundary
- Baseline Habitats
 - Artificial unvegetated, unsealed surface
 - Bramble scrub
 - Developed land; sealed surface
 - Ground level planters
 - Introduced shrub
 - Mixed scrub
 - Modified grassland
 - Other neutral grassland
 - Ruderal/Ephemeral
 - Bare ground
- Baseline Hedgerow
 - Non-native and ornamental hedgerow
- Baseline Individual Trees
 - Existing small urban tree

date	27/02/26	drwn/chkd	DS / KAB
client	Foreman Homes Ltd		
project	Goodwillies Timber Yard, Purbrook, Hampshire		
title	UKHAB PLAN	scale	1:1,300 @ A3
number	FIGURE 2	rev	-



- Site Boundary**
1km Buffer
Ancient Woodland
Sites of Importance for Nature Conservation
- Birds**
- Black Redstart
 - Bullfinch
 - Dark-bellied Brent Goose
 - Firecrest
 - Great Black-backed Gull
 - Green Sandpiper
 - Grey Partridge
 - Grey Wagtail
 - Herring Gull
 - House Sparrow
 - Kingfisher
 - Linnet
 - Little Egret
 - Mediterranean Gull
 - Red Kite
 - Redwing
 - Reed Bunting
 - Ring Ouzel
 - Shoveler
 - Song Thrush
 - Starling
 - Woodcock
- Amphibians & Reptiles**
- Grass Snake
 - Great Crested Newt
- Bats**
- Brandt's Bat
 - Common Pipistrelle
 - Myotis Bat species
 - Serotine
 - Soprano Pipistrelle
- Mammals (exc. Bats)**
- Hazel Dormouse
 - Hedgehog
- Invertebrates**
- Brown Hairstreak
 - Small Heath
 - Stag Beetle
- Invasive non-natives**
- Canada Goose
 - Curly Waterweed
 - Rhododendron
 - Three-cornered Garlic

drawn date
27/02/26

drwn/chkd
REM / OMS

client
Foreman Homes Ltd.

project
Goodwillies Timber Yard, Purbrook, Hampshire

title
SPECIES RECORDS & LOCAL SITES PLAN

scale
1:10,000 @ A3

number
FIGURE 1

rev
-

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APPENDIX A: RELEVANT LEGISLATION AND POLICY

Legislative Framework

- 1.1 The applicable legislative framework is summarised as follows:
- Natural Environment and Rural Communities (NERC) Act 2006.
 - Wildlife and Countryside Act (WCA) 1981 (as amended).
 - The EC Birds Directive (Directive 79/409/EEC) as translated into UK law by The Conservation of Habitats and Species Regulations (CHSR) 2017 (as amended).
 - The EC Habitats Directive (Directive 92/43/EEC) as translated into UK law by the CHSR 2017 (as amended).
 - The Protection of Badgers Act (PBA) 1992.
- 1.2 Section 41 (S41) of the NERC Act 2006 places a duty on the Secretary of State to publish, review and revise lists of living organisms and types of habitat in England that are of principal importance for the purpose of conserving English biodiversity, and to consult Natural England before doing so.
- 1.3 The S41 list is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under Section 40 of the NERC Act 2006, to have regard to the conservation of biodiversity in England, when carrying out their normal functions.
- 1.4 The Environment Act 2021 came into force on 9th November 2021. Of particular relevance is the requirement for all developments subject to the Town and Country Planning Act to provide an at least 10% biodiversity net gain (BNG), with habitat used for net gain to be secured for a minimum of 30 years. Delivery of BNG may be on site, off-site or undertaken using statutory biodiversity credits. The requirement for BNG does not over-ride the need to apply the mitigation hierarchy (avoidance, mitigation and compensation) when considering biodiversity assets and their loss and does not change existing environmental and wildlife legal protection.
- 1.5 Whilst the Act mandates a 10% BNG delivery and for this to be a condition of planning permissions (Part 6 section 98 and Schedule 14 part 1), section 147 (3) states that this will only come into force once the secondary legislation is in place to support this requirement. Therefore, there is a transition period (the length of which is not defined but anticipated as being around 2 years) until the mandated 10% is required under law.

Habitats

- 1.6 The degree to which habitats receive consideration within the planning system relies on many mechanisms, including:
- Inclusion within a specific policy, for example, veteran trees, ancient woodland and linear habitats within the National Planning Policy Framework (NPPF) 2021, or local planning policies.
 - A non-statutory site designation (e.g. Local Wildlife Site).
 - Habitats of Principal Importance for the conservation of biodiversity and species as listed within Section 41 of the NERC Act 2006.

- Habitats identified as being a Priority Habitat within the Local Biodiversity Action Plan (LBAP).

Protected/Notable Species

- 1.7 Principal pieces of legislation protecting wild species are Part 1 of the WCA 1981 (as amended) and the CHSR 2017 (as amended). Some species, for example badgers, also have their own protective legislation (PBA 1992). The impact that this legislation has on the planning system is outlined in ODPM 06/2005 Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System.
- 1.8 This guidance states that the presence of protected species is a material consideration in any planning decision, and it is therefore essential that the presence or otherwise of protected species, and the extent to which they are affected by proposals, is established prior to planning permission being granted. Furthermore, where protected species are present and proposals may result in harm to the species or its habitat, steps should be taken to ensure the long-term protection of the species, such as through attaching appropriate planning conditions, for example.
- 1.9 In addition to protected species, there are those that are of conservation merit, such as those listed as species of principal importance for the purpose of conserving biodiversity under the NERC Act 2006. These are recognised in the NPPF which advises that when determining planning applications, local planning authorities (LPAs) should aim to conserve and enhance biodiversity by applying a set of principles including:
- If significant harm resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
 - Development proposals where the primary objective is to conserve or enhance biodiversity should be encouraged.

Relevant Planning Policy

National Planning Policy Framework (NPPF)

- 1.10 The latest version of the NPPF was published in December 2023. The premise of '*presumption in favour of sustainable development*' embedded within the previous versions of the NPPF has been carried forward to the current version. The NPPF considers that to achieve this, the planning system has three overarching objectives: economic, social and environmental. It considers these to be inter-dependent with a need for them to be mutually supportive of one another. For specific development proposals the NPPF considers applying a presumption in favour of sustainable development means:
- "...c) approving development proposals that accord with an up-to-date development plan without delay..."* [para.11].
- "They [decision makers] should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area".* [para. 38.].

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

...d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be 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 biodiversity." [para. 180].

- 1.11 In terms of 'environmental objects' (one of the three core planning objectives), the NPPF states that:

"Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate". [para 174].

Havant Council Local Policies

- 1.12 The Havant Local Plan (2013) includes the following policies of relevance:

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

"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 nonstatutory 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."*

Policy CS13 – Green Infrastructure

"Development will be permitted that:

- 1. Maintains and manages the network of green infrastructure identified at the subregional and local levels.*
- 2. Incorporates, where appropriate, improvements to existing green infrastructure through the restoration, enhancement or creation of additional resources.*
- 3. Does not undermine the functional integrity of the green infrastructure.*

4. *Creates, where appropriate, new green infrastructure (including access management measures) either through onsite provision or financial contributions.*

Development proposals that adversely affect green infrastructure will not be permitted unless superior alternative provision can be provided or where it is part of a service provider's plans to provide improved local services in equally accessible locations."

APPENDIX B: SITE PHOTOGRAPHS



Photo 1: Timberyard entrance and modified grassland



Photo 2: B1 close to the entrance



Photo 3: B2



Photo 4: B3



Photo 5: B4



Photo 6: B4, south-western aspect



Photo 7: B5



Photo 8: B6



Photo 9: B7, southern aspect



Photo 10: B7, northern aspect



Photo 11: B8



Photo 12: B8 internal



Photo 13: B9



Photo 14: B10



Photo 15: B11



Photo 16: B12



Photo 17: B13



Photo 18: B14



Photo 19: Introduced shrub



Photo 20: Ephemeral / unsealed surface



Photo 21: H1 along western boundary



Photo 22: Ruderal/ephemeral in the centre of site



Photo 23: Bramble scrub in centre of site



Photo 24: Less managed grassland in south of site



Photo 25: Debris piled on grassland in south of site



Photo 26: Mixed scrub in south of site

APPENDIX C: BOTANICAL SPECIES LIST

DAFOR Scale: Dominant, Abundant, Frequent, Occasional, Rare

Scientific Name	Common Name	Modified grassland	Ruderal	Scrub	Ephemeral
<i>Poa alpina</i>	Alpine meadow grass	✓F			✓O
<i>Fraxinus excelsior</i>	Ash	✓F			
<i>Prunus spinosa</i>	Blackthorn	✓O		✓LF	
<i>Anemone nemorosa</i>	Bowles's purple				✓R
<i>Pteridium aquilinum</i>	Bracken	✓LO		✓LF	
<i>Rubus fruticosus</i>	Bramble	✓F	✓F	✓LA	✓F
<i>Picris echioides</i>	Bristly ox tongue	✓LA/A	✓A		✓A
<i>Rumex obtusifolius</i>	Broad-leaved dock	✓O			✓F
<i>Buddleja davidii</i>	Butterfly bush	✓F		✓F	
<i>Hypochoeris radicata</i>	Catsear	✓O			
<i>Galium aparine</i>	Cleavers				✓F
<i>Dactylis glomerata</i>	Cocks foot	✓LF/O	✓LO		✓LF
<i>Veronica persica</i>	Common field-speedwell	✓LO			✓LO
<i>Heracleum sphondylium</i>	Common hogweed		✓LF		
<i>Cerastium fontanum</i>	Common mouse-ear	✓LO			✓O
<i>Urtica dioica</i>	Common nettle	✓LF/O	✓F		✓F
<i>Senecio jacobaea</i>	Common ragwort	✓LO/O			✓F
<i>Vicia sativa</i>	Common vetch	✓LO			
<i>Cotoneaster sp(p)</i>	Cotoneaster	✓LA	✓LO		
<i>Ranunculus repens</i>	Creeping buttercup	✓LA	✓F		
<i>Cirsium arvense</i>	Creeping thistle	✓LO/F	✓F		
<i>Narcissus pseudonarcissus</i>	Daffodil	✓LO			
<i>Bellis perennis</i>	Daisy	✓F			
<i>Taraxacum officinale</i>	Dandelion	✓O	✓LO		
<i>Cornus sanguinea</i>	Dogwood			✓LO	
<i>Geranium molle</i>	Doves foot cranesbill	✓O			✓O
<i>Sambucus nigra</i>	Elder			✓O	
<i>Ligustrum ovalifolium</i>	Garden privet	✓F		✓LF	
<i>Alliaria petiolata</i>	Garlic mustard		✓LO		✓LF
<i>Plantago major</i>	Greater plantain		✓LF		
<i>Aegopodium podagraria</i>	Ground elder		✓LO		✓LF
<i>Senecio vulgaris</i>	Groundsel	✓O			✓F
<i>Juncus inflexus</i>	Hard rush	✓O			
<i>Hedera helix</i>	Ivy	✓LO	✓LO		✓LF
<i>Stachys byzantina</i>	Lambs ear		✓LO		
<i>Arum maculatum</i>	Lords and ladies	✓LR	✓R		
<i>Geranium pratense</i>	Meadow cranesbill		✓O		

Scientific Name	Common Name	Modified grassland	Ruderal	Scrub	Ephemeral
<i>Leucanthemum vulgare</i>	Oxeye daisy	✓LF	✓F		✓F
<i>Arecaceae</i>	Palm tree saplings		✓LR		
<i>Lolium perenne</i>	Perennial rye grass	✓D			✓LF
<i>Carex pendula</i>	Pendulous sedge	✓O			
<i>Trifolium pratense</i>	Red clover		✓LO		
<i>Lamium purpureum</i>	Red deadnettle	✓R			
<i>Festuca rubra</i>	Red fescue	✓LF/LO			✓LO
<i>Plantago lanceolata</i>	Ribwort plantain	✓F/LO	✓F		
<i>Rosa sp.</i>	Rose	✓F	✓O		
<i>Leontodon hispidus</i>	Rough hawkbit	✓LO			
<i>Prunella vulgaris</i>	Self-heal	✓O			
<i>Sonchus oleraceus</i>	Smooth sow thistle				✓O
<i>Daphne laureola</i>	Spurge laurel	✓LO			✓LO
<i>Hypericum androsaemum</i>	St. John's Wort		✓LO		
<i>Acer pseudoplatanus</i>	Sycamore	✓F		✓F	
<i>Trifolium repens</i>	White clover	✓LF			✓LO
<i>Epilobium sp(p)</i>	Willowherb	✓R	✓LF		
<i>Achillea millefolium</i>	Yarrow	✓F			
<i>Holcus lanatus</i>	Yorkshire fog	✓O/LF	✓LF		✓LF

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APPENDIX D - BAT SURVEY REPORT

Client

Foreman Homes

Project

Goodwillies Timberyard, Purbrook

Date

February 2026

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FIGURES

Figure 1: Building Plan (B1-B13)

Figure 2: Static Detector Location Plan

Rev	Issue Status	Prepared/Date	Approved/Date
-		REM / 28.10.2024	
-		LW / 22.01.2026	DJC / 26.02.2026

1.0 NON-TECHNICAL SUMMARY

Report Scope and Methodology
<p>FPCR Environment and Design Ltd. were commissioned by Foreman Homes to undertake bat surveys at Goodwillie's Timberyard, Purbrook Hampshire to provide an ecological baseline for the application Site.</p> <p>A desk study, preliminary roost assessments (PRA), building emergence surveys and static bat detector surveys were undertaken onsite to inform this assessment.</p>
Results
<p>Desk studies identified records of five bat species within 2km, consistent with the urban setting.</p> <p>The on-site habitats were assessed as having low suitability for bats, with the mosaic of grassland and scrub to the south of the Site having some potential to support foraging and commuting bat species.</p> <p>Thirteen buildings are present on the Site (B1-B13). The initial 2024 PRA identified Building B7 as having low bat roosting potential, and Buildings B1 and B4 as having moderate bat roosting potential. A series of bat emergence surveys was undertaken on these three buildings between July and September 2024. The surveys confirmed that Building B4 supported a single roosting common pipistrelle. All other remaining buildings were assessed as having negligible bat roosting potential. An updated PRA of all on-site buildings was completed on 13 January 2026. No evidence of bats was found and the suitability for roosting bat potential was unchanged for all buildings.</p> <p>Seasonal static bat detector surveys were undertaken between May-September 2024 and showed that a range of common and widespread bat species utilise the habitats onsite, with common and soprano pipistrelle the most frequently recorded species, a single barbastelle registration was recorded.</p>
Discussion and Recommendations
<p>A Natural England European Protected Species (EPS) mitigation licence will be required prior to the demolition of Building B4 to ensure legal compliance. The loss of the grassland and scrub mosaic to the south of the Site would, in the absence of mitigation, result in the loss of bat foraging and commuting habitat. However, the creation of new habitats, including a large SuDS basin, grassland, and a combination of individual trees and treeline planting, will ensure the retention of suitable foraging and commuting habitat within the Site. These measures will also enhance ecological connectivity both across the Site and with the surrounding landscape. A sensitive lighting strategy, secured through a Construction Environmental Management Plan (CEMP), will minimise lighting-related impacts on bats. In addition, integrated bat tubes will be installed within residential buildings located adjacent to areas of open space, providing enhanced roosting opportunities for bats on Site.</p>
Conclusion
<p>The Site supports low levels of activity from widespread and common bat species, including a single roosting common pipistrelle. The implementation of appropriate mitigation measures, including a sensitive lighting strategy and the creation of new habitats, will ensure that suitable foraging and commuting habitat is retained on site post-development. A Natural England European Protected Species (EPS) mitigation licence will be required to ensure legal compliance prior to the demolition of Building B4.</p>

2.0 INTRODUCTION

2.1 The following report has been prepared by FPCR Environment and Design Ltd on behalf of Foreman Homes. Its purpose is to present the results of bat surveys completed on the site at Goodwillies Timberyard, Purbrook Hampshire (central OS Grid Reference: SU 67678 08592) herein referred to as 'the Site'.

2.2 The scope and objectives of the report are to:

- present the findings of the bat surveys undertaken in 2024.
- present the findings of the updated preliminary roost inspection in 2026
- assess the relative importance of the survey area for bats.
- review the site proposals and provide recommendations for mitigation, compensation and enhancement.

3.0 LEGISLATION

- 3.1 Bats are afforded full protection under the Wildlife & Countryside Act (WCA) 1981 (as amended) and the Conservation of Habitats and Species Regulations (CHSR) 2017 (as amended). All UK species are European Protected Species (EPS).
- 3.2 In summary, it is illegal to:
- deliberately or recklessly capture, injure or kill any bats.
 - deliberately disturb bats and impair their ability to survive, to breed/reproduce or to rear/nurture their young.
 - deliberately disturb bats and impair their ability to hibernate or migrate.
 - deliberately disturb bats and significantly affect the local distribution or abundance of the species to which they belong.
 - intentionally or recklessly disturb any bat while it is occupying a structure or place which it uses for shelter or protection.
 - intentionally or recklessly obstruct access to any structure or place which a bat uses for shelter or protection.
 - damage or destroy a breeding site or resting place of a bat.
- 3.3 If impacts to bats or their roosts cannot be avoided, an appropriate licence is required from Natural England to derogate from the relevant legislation.
- 3.4 Some bat species are listed as species of principal importance for the conservation of biodiversity in England as required under Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act 2006. The S41 list is used to guide decision-makers, including local planning authorities, in implementing their duty under section 40 of the Act, to have regard to the conservation of biodiversity in England, when carrying out their normal functions.

4.0 METHODOLOGY

Desk Study

- 4.1 To compile existing baseline information, relevant ecological information was collected from the following consultees and sources:
- Hampshire Biodiversity Information Centre (HBIC);
 - Multi Agency Geographic Information for the Countryside (MAGIC); and
 - Further inspection of satellite imagery (www.maps.google.co.uk) was undertaken to provide context and identify any features of potential importance in the wider countryside.

4.2 Habitat Assessment

- 4.3 This assessment was undertaken to identify the suitability of the Site to foraging and commuting bats or areas which may be important for exhibiting various social behaviours. This was informed by the results of the site walkover and from information gathered in the desk study undertaken in March 2024. This assessment ensures that potential effects are considered in the context of the onsite habitats within the wider area.
- 4.4 The Site was categorised for its habitat suitability for bats, which would inform the necessary survey effort. The habitat suitability was assessed using guidance from 'Bat Surveys for Professional Ecologists: Good Practice Guidelines' (Bat Conservation Trust, 4th Edition, 2023). Table 4.1 of those guidelines provides an outline for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape. This should be applied using professional judgement. This groups a site into five categories based on habitat suitability for foraging and commuting bats which has been further summarised in *Table 1*, below:

Table 1: Criteria for Assessing Habitat Suitability for Commuting and Foraging Bats - Based on table 4.1 (Collins, 2023)

Suitability	Potential Flight Paths and Foraging Habitat	Proposed Further Survey Requirements
None	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines or generate/shelter insect populations available to foraging bats).	No further surveys required
Negligible	No obvious habitat features on site likely to be used as flightpaths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.	
Low	Habitat that could be used by small numbers of bats as flightpaths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.	Automated static detector monitoring and nighttime bat walkover surveys (flight path and transect) on a seasonal* basis.
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for flightpaths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.	Automated static detector monitoring on a monthly basis and nighttime bat walkover surveys (flight path and transect) on a seasonal* basis.
High	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.	
*Seasonal surveys should be increased to monthly where Annex II species are expected/ detected or if significant commuting routes are identified.		

Preliminary Roost Assessment

- 4.5 External and internal building assessments were undertaken on all Site buildings (B1-B13) on 30 June 2024 and 13 January 2026. These were carried out by both licensed and accredited ecologists from FPCR Environment and Design Ltd). The assessment was completed considering the guidance provided in chapters 4 and 5 of the Bat Surveys for Professional Ecologists, Good Practice Guidelines, 2023².

External Building Assessment

- 4.6 The exteriors of the buildings were visually assessed for potential access points and evidence of bat activity. Features such as small gaps under barge/soffit/fascia boards, raised or missing ridge tiles and gaps at gable ends, which have potential to be used as access points, were sought. In addition, structural features were noted that could provide suitable hibernation potential or not. Evidence that bats actively used potential access points includes staining within gaps and bat droppings or urine staining under gaps, a note being made wherever these

were present. Where they could be safely accessed crevices were inspected for the presence of bats or their signs using torches, mirrors and endoscopes.

Internal Assessment

- 4.7 The interior of the buildings, including all accessible roof voids, were also visually assessed with the aid of an endoscope, mirrors and torches to identify potential or actual bat access points and roosting places and for evidence of current or past bat roosts. Definitive evidence of a bat roosts was determined by the presence of:
- Dead or live bat(s); and/or
 - Droppings.
- 4.8 Other less definitive signs were also sought as indicators of potential roosting bats, these included:
- Urine staining;
 - Fur-oil staining;
 - Feeding remains such as moth wing fragments;
 - Audible calls;
 - Bat-fly (*Nycteribiid*) pupal cases; or
 - Odour
- 4.9 The absence of any of the above evidence was not considered to be definitive evidence that no roosts were present as bats may leave no visible sign of their presence particularly where they occupy inaccessible or hidden spaces within a building.
- 4.10 Subsequently, the buildings (or where relevant, sections of) were categorised according to their suitability to support roosting bats and whether they provide classic or non-classic hibernation potential or not. These were classified according to the features present within the buildings (see Table 2).

Potential Bat Roosting Suitability

- 4.11 Following the internal and external assessments each building was assigned a category according to its roosting suitability which is based on Table 4.1 of Collins (2023), this potential suitability is used to indicate the likely requirements for any further surveys to determine the presence or absence of roosting bats.

Table 2: Building bat roost habitat classifications (based on Table 4.1 Collins, 2023)

Roost Suitability	Description of Roosting Habitats	Further Survey Requirements to Provide Confidence in the Likely Absence of Roosting Bats Within a Structure
None	No habitat features on site that are likely to be used by bats at any time of the year.	No further surveys or consideration of roosting bats is required.
Negligible	No obvious habitat features are present that are likely to be used by roosting bats, but features may be present where a bat could theoretically roost but it is considered very unlikely.	No further surveys are required, but some vigilance may be required if the feature is impacted.

Roost Suitability	Description of Roosting Habitats	Further Survey Requirements to Provide Confidence in the Likely Absence of Roosting Bats Within a Structure
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or classic hibernation roost).	Up to one single dusk emergence survey undertaken between May and August. (requirement is based on professional judgment). Precautionary method statement if works are to be undertaken during the winter period (where non-classic hibernation potential exits).
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).	Two separate dusk emergence surveys undertaken between May and September and at least one between May and August and spread at least 3 weeks apart. Precautionary method statement if works are to be undertaken during the winter period (where non classic hibernation potential exits).
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support High conservation status roosts such as those used for maternity or hibernation (classic site).	Three separate dusk emergence surveys undertaken between May and September and at least two between May and August and spread at least 3 weeks apart. Where classic hibernation potential is present hibernation surveys should be undertaken during the winter period.
<p>A classic hibernation site is considered to provide stable climatic conditions including temperature humidity, and light level such as, but not exclusively limited to underground structures which are subject to low levels of disturbance or species specific habitual requirements such as where brown long-eared bats often use a the same roosts for maternity and hibernation purposes.</p> <p>A non-classic hibernation site is a location which does conform to the criteria above but could be used by individual hibernating bats. It usually not possible to identify non-classic hibernation sites through surveys work.</p>		

Nocturnal Building Surveys

- 4.12 Nocturnal surveys were carried out from June to September 2024 inclusive, in line with the guidance (BCT 2023), and in suitable weather conditions (*Table 3*). A single survey of Building B7 was conducted, two surveys of B1 and three of B4.

Table 3: Building Survey Dates and Weather Conditions

Date	Buildings	Start Time	Start temp (°C)	Wind (BF)	Rain	Cloud cover (%)
12 th June 2024	B7	21:03	14	1	None	5
17 th July 2024	B1	20:55	18	1	None	30
14 th August 2024	B4	20:11	19	2	None	100
17 th September 2024	B1 & B4	18:57	17	2	None	25
24 th September 2024	B4	18:42	14	1	None	80

- 4.13 The dusk emergence surveys began 15 minutes prior to sunset and finished 1.5 hours after sunset. Surveyors and IR cameras were positioned to visually cover all appropriate aspects of the buildings.

- 4.14 Surveyors recorded bat activity using a combination of the full spectrum Wildlife Acoustic Inc. Echo Meter Touch bat detectors in conjunction with the Echo Meter Touch app on Samsung Android phones.
- 4.15 Where any roosting behaviour was noted, bat calls were analysed post-survey using Wildlife Acoustics' Kaleidoscope software by experienced ecologists to verify bat species. Where infra-red camera footage was available, this was also reviewed.

Static Monitoring

- 4.16 Static (passive) monitoring was undertaken using an automated logging system (Wildlife Acoustics Inc. Song Meter® SM4BAT FS bat detectors with SMM-U2 microphones). During the survey period four static recording devices were positioned within the Site to record bat registrations for at least five consecutive nights per month.
- 4.17 The number of static detectors to be used and location of deployment was determined so that a representative sample of all habitats within the Site could be monitored. The locations were subjectively predetermined using professional judgment to be positioned at least 15m away from any known or likely roosts and also in consideration of likely impacts. In order to provide rigorous analysis, static detectors were placed in the same location during each survey and these are shown on *Figure 1*.
- 4.18 The devices were deployed for 5 consecutive nights during suitable weather conditions that were typical for the season/month of deployment and were programmed to activate 30 minutes before sunset and record continuously until 30 minutes following sunrise.
- 4.19 Static detectors were deployed during the following periods;
- 9 May 2024 – 14 May 2024
 - 16 July 2024 – 21 July 2024
 - 17 September 2024 – 22 September 2024
 - 18 October 2024 – 25 October 2024
- 4.20 Following collection, the recordings were analysed using Kaleidoscope Viewer® (Wildlife Acoustics, Inc.) software by experienced ecologists, or by using auto-analysis through Sonobat with QA carried out by experienced ecologists. Each sound file was counted as a single bat pass or registration for each species visible in the sound file. The total number of registrations provides an indication of the relative importance of the site and detector location for bats.
- 4.21 The data were analysed as soon as possible after retrieval of the static units using Kaleidoscope Viewer® (Wildlife Acoustics, Inc.) and SonoBat UK software package to assess the amount of bat activity on site by recording the number of bat registrations. Auto-analysis using Sonobat 30.1 was undertaken and subsequent manual vetting was then carried out based on internal statistical analysis to ascertain a robust confidence level in the auto-analysis process. The vetting process took measurements including peak frequency, inter-pulse interval, call duration and end frequency were taken to aid in species identification. The analysis was completed by a suitably experienced ecologist (Analysts are audited internally for quality control purposes and to maintain consistent results).

Limitations

- 4.22 Due to the overlapping properties of bat echolocation calls from *Myotis* and *Nyctalus* species, it is not always possible to identify a series of bat calls from these genera to species level. Identification to genus level is considered a suitable taxonomic level to allow potential impacts to be assessed and appropriate mitigation designed.
- 4.23 Access to all internal features and voids was not possible due to health and safety constraints. Where possible, an endoscope and camera pole was used to inspect inaccessible spaces from a safe distance.
- 4.24 The static detector units do not discern between individual bats or a single bat passing the microphone several times. Therefore, the data recorded can only provide an indication of bat activity as bat registrations per unit time.
- 4.25 Sonobat auto-analysis has been used to analyse some of the Static detector data. Acoustic species discrimination is still a relatively new “science” and it must be understood that any auto-classifier provides guidance and inference to species, but by virtue of the call variation from all species, the process of classification does produce false positives on species ID. A minimum of 10% of the data run through Sonobat has been QA'd by an experienced ecologist to ensure accuracy. Where Annex II species are detected these are also all checked manually.

5.0 RESULTS

Desk Study

- 5.1 A number of bat records were returned from the local records centre, a summary of these records is displayed in *Table 4*.

Table 4: Bat Records

Species	Relevant Legislation	Date of Record
Brandt's Bat <i>Myotis brandtii</i>	WCAS	2020
Common Pipistrelle <i>Pipistrellus pipistrellus</i>	WCAS	2015 - 2022
Myotis Bat Sp. <i>Myotis sp.</i>	NERC S41, WCAS	2019 - 2021
Serotine <i>Eptesicus serotinus</i>	WCAS	2020 - 2022
Soprano Pipistrelle <i>Pipistrellus pygmaeus</i>	NERC S41, WCAS	2015 - 2022

- 5.2 A search of MAGIC identified six EPS mitigation licences (EPSML) issued for bats by Natural England within 2km of the Site, a summary of these records is displayed in *Table 5*.

Table 5: Bat EPSML within 2km

Reference	Species	Purpose	Date of Record
EPSM2013-5591	Common pipistrelle Brown Long-eared	Destruction of resting place	2013
EPSM2012-4933	Common pipistrelle Soprano pipistrelle	Destruction of resting place	2012
EPSM2010-1953	Common pipistrelle Soprano pipistrelle	Destruction of resting place	2010
2015-10460-EPS-MIT	Brown Long-eared	Destruction of resting place	2020
2015-10460-EPS-MIT-1	Brown Long-eared	Destruction of resting place	2020
2015-10460-EPS-MIT-2	Brown Long-eared	Destruction of resting place	2020

Habitat Assessment

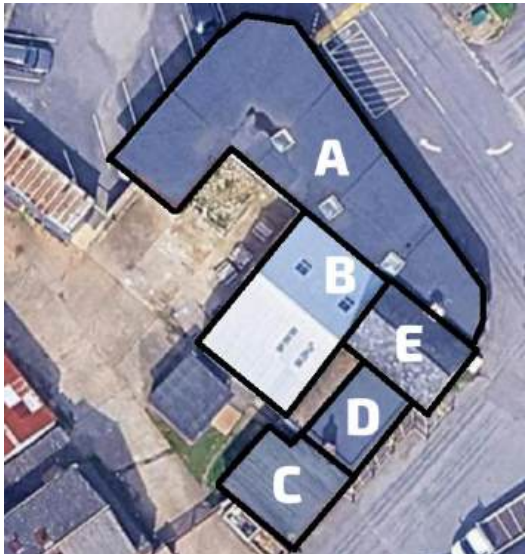
- 5.3 Habitats on Site are considered to be of "low" value to bats, the areas of scrub and grassland mosaic in the southern extent of the Site provide limited suitable foraging and commuting opportunities for bats. Boundary features provide some connectivity to habitats in the surrounding, wider landscape with the Site bounded by large residential developments to the east, south and west.

Preliminary Roost Assessment

- 5.4 The internal and external assessments of all on Site buildings B1-B13, are summarised in *Table 6* and the locations and are outlined in *Figure 1*. No evidence of roosting bats was found.

Table 6: Building Summary

Building (Figure 1)	Description	Photo	Bat roost potential
B1	<p>A single storey building with a clay tiled pitched roof and a barge board under the eaves, comprised of plastered brick walls.</p> <p>Features noted were missing mortar between tiles, a gap above the door into roof cavity and holes in the wall. There was no visible evidence found during the internal, although the northern extent of the roof void could not be accessed. There was no change in exterior of building during the updated PRA.</p>		Moderate
B2	<p>A large, corrugated metal warehouse with a double-span pitched roof with integrated plastic sky lights, capped down with concrete ridge tiles. The warehouse sits on a concrete base. Features include a poorly sealed roof and degraded sky lights. The two large warehouse doors are not well sealed.</p> <p>Inside space is well lit and open. Within SW corner of the warehouse is a small, raised room comprised of timber and plyboard. The room is dark but well-sealed, no cavities present. No evidence of bats was found during both internals.</p>		Neg
B3	<p>A single storey, office, outbuilding comprised of timber slats and a pitched roof. Slats fit tightly and soffit box/barge boards in good condition. No internal voids, room well sealed. No evidence of bats was found during both internals.</p>		Neg

Building (Figure 1)	Description	Photo	Bat roost potential
B4	<p>Comprised of five different parts consisting of different building types and materials, some with timber cladding, others with brick walls, built upon a concrete base. Parts A and E of the building had potential roost features.</p> <p>No evidence of bats was identified during the internal inspection of the initial PRA. During the updated PRA, internal access to B4 was not possible. All features were inspected using an endoscope externally, and no evidence of bats was recorded on all parts A-E.</p>		Low
	<p>Part A: This section is single storey with a flat roof and comprises timber and stone walls, large timber-framed windows, and a concrete and stone base. A section at the rear of building is constructed from painted brick.</p> <p>The soffits were deep, with gaps present in places. Large wooden vent on door allows access into building. To the rear of the property, missing mortar at the junction between timber and brickwork provides access to the brick cavity wall. A lifted wall board creates a gap into the roof, and a missing soffit board also allows potential access.</p>		

Building (Figure 1)	Description	Photo	Bat roost potential
	<p>Part B: This section is single storey with a pitched roof and comprises timber walls. The roof is formed of corrugated steel panelling and plastic skylights.</p> <p>The barge boards on the gable end are unsealed, with gaps present between the barge boards and the timber walls. A timber support post supporting the wall is undersized, creating a gap behind the junction with the barge boards. The building door is poorly sealed, with gaps that could allow access</p>		
	<p>Part C: This section is single storey with a felt covered, pitched roof and comprises painted timber with timber-framed windows.</p> <p>Building in good condition and well-sealed, no external features or access points.</p>		
	<p>Part D: This single-storey section has a felt covered, flat roof with brickwork elevations and timber-framed windows. A brick chimney is present. Flashing is present above window framing and is well sealed.</p> <p>The section is located between C and E, with a small, covered walkway separating C and D. The underside of the walkway roof is enclosed with timber panelling. A gap is present at the junction between the timber panelling and the brick chimney, providing access to a cavity.</p>		

Building (Figure 1)	Description	Photo	Bat roost potential
	<p>Part E: This two-storey section has a pitched slate roof, comprised of plastered, brick walls and timber-framed windows.</p> <p>On the southern gable, soffit boards are missing, allowing access. Several slate roof tiles are lifted or missing. The exterior of the building has deteriorated over time but remains generally well-sealed.</p>		
B5	<p>A corrugated metal outbuilding lined with plyboard, with a pitched roof with integrated plastic sky lights, comprised of corrugated metal sheets. Features include a poorly sealed roof, lifted in sections and degraded sky lights. The two large warehouse doors are not well sealed.</p> <p>Inside space is well lit and open. Wooden plyboard cover a large section of the western wall, creating a large void. Space is dark but heavily cobbed webbed/debris filled. No evidence of bats was found during the internal.</p>		Neg
B6	<p>A small open shelter comprised of timber cladding and a flat, felt roof. Soffit box well sealed. Timber cladding missing in sections. No cavities or voids present. No evidence of roosting bats was found.</p>		Neg

Building (Figure 1)	Description	Photo	Bat roost potential
B7	<p>A brick built, two storey construction with a pitched, corrugated asbestos roof and wooden fascia. On the eastern aspect is a single storey extension comprised of painted brick with a mono-pitched corrugated asbestos roof.</p> <p>The building has missing bricks, boarded windows with gaps at the top, gaps under the eaves and an open window on the second floor. The ground floor and extension are open and exposed. Extension provides no voids or cavities.</p> <p>Metal beams support the main roof. These have deteriorated and large sections of roofing have been removed due to storms, upstairs space now well-lit and damp. Accessed via camera pole, unable to enter second storey space.</p>		Low
B8	<p>A small bunker comprised of concrete blocks. The roof is capped with concrete and protrudes out from surface. Internal space dark but is damp with no cavities or roof voids present. Access includes decaying brick cap that once was a window, large hole in roof and the open doorway. No evidence of bats was found.</p>	 	Neg

Building (Figure 1)	Description	Photo	Bat roost potential
B9	<p>A large, corrugated metal warehouse with a triple span pitched roof supported by timber beams. Building is open and roofing damaged in sections.</p> <p>Interior space is open and well lit. No voids or cavities present. No evidence of bats was found.</p>		Neg
B10	<p>Large, corrugated metal warehouse, consisting of a pitched roof supported by timber beams and with integrated skylights.</p> <p>Interior space is open and well lit. A large plyboard wall separates the space into two sections. The wall is single skinned and does not extend to the full height of the warehouse. No voids or cavities present. No evidence of bats was found.</p>		Neg
B11	<p>The complex comprises eight connected warehouse/workshop sections (Part A–H). The buildings feature a combination of pitched and mono-pitched roofs, constructed from corrugated steel sheets with integrated plastic skylights in sections.</p> <p>B11 is constructed from a mix of materials, including steel sheeting, painted brick, and timber walls. Many of the sealed doors are now damaged and have been pulled away from building by storms. All sections built upon a concrete base.</p> <p>No evidence of bats was observed during the internal inspection of both PRA in B11.</p>		Neg

Building (Figure 1)	Description	Photo	Bat roost potential
	<p>Part A, B C: This section is a complex of pitched and mono-pitched corrugated metals roofs with plastic sky lights. The section is comprised of painted, corrugated sheet metal walls.</p> <p>All sections are well-lit and open. Doors and plastic skylights are damaged allowing access. The roof is unlined in all sections and supported by metal beams.</p> <p>In Section C walls lined with wooden panelling, which is damaged in sections, peeling back from steel sheet walls.</p> <p>A ceiling has been created from wooden sheets supported by timber beams in section A, many missing and damaged. Interior offices created from timber sheets and frames within section C.</p> <p>No suitable voids or cavities present.</p>		
	<p>Part D: A large open warehouse with a pitched, steel corrugated roof with plastic skylights, comprised of painted breeze block.</p> <p>Door and plastic skylights are damaged allowing access. Interior space well-lit and open. The roof is supported by concrete beams. No suitable voids or cavities present.</p>		
	<p>Part E: This section is a single storey outbuilding with corrugated steel sheet, mono-pitched roof, comprised of timber cladding. Cladding is gappy, allowing direct access into the outbuilding. All lining and insulation previously present, now removed.</p> <p>Ceiling is constructed of plyboard sheets. A void is present between the steel roof and timber ceiling. Void provides no suitable cavities and is open/uninsulated.</p>		

Building (Figure 1)	Description	Photo	Bat roost potential
	<p>Part F: This section is a single storey, open room comprised of breeze block with a large metal pipe running through the wood panel ceiling that is supported by machine cut wooden beams. This pipe connects to a blocked off machine that previously processed woodchip.</p> <p>The space is well lit, due to large door that has suffered storm damage. No suitable cavities or voids are present. A large hole in a section of the breeze block wall allows access into section E.</p>		
	<p>Part G: This section is a single storey outbuilding with a mono-pitched felt covered roof comprised of timber cladding and timber framed windows.</p> <p>Soffit board missing, some sections blocked with polystyrene. One section open, allowing access to a small cavity, cavity partially lit and entrance remains cobwebbed over.</p> <p>Interior space reasonably lit, fully internal access not possible. Hole present in wall of section F allows some access. No obvious voids or cavities, section of roof unlined and uninsulated.</p>		
	<p>Part H: This section is a single storey outbuilding with almost flat, corrugated steel sheet roof. The walls are constructed from painted breeze blocks.</p> <p>Gaps are present where the steel roof meets the breeze blocks. Roofing and walls are unlined.</p>		

Building (Figure 1)	Description	Photo	Bat roost potential
B12	<p>Large, open outbuilding originally used for the storage of timber. Structure comprised of corrugated metal sheets supported by timber beams.</p> <p>No interior space. The main space is open and well-lit/exposed to the elements, no voids or cavities present. A small, painted timber cladding room is present. Office is well lit, and in good condition, no access for bats present. No evidence of bats was found.</p>		Neg
B13	<p>Large, open outbuilding originally used for the storage of timber. Structure comprised of corrugated metal sheets supported by timber beams.</p> <p>No interior space. Structure is open to lit and the elements, no voids or cavities present. No evidence of bats was found.</p>		Neg

Nocturnal Building Surveys

- 5.5 A single common pipistrelle was observed emerging from the north-western side of Building B4 (part A of the building) on September 17th 2024. The common pipistrelle emerged from the most northern weep hole.
- 5.6 No other emergences were recorded on any of the survey occasions.

Static Monitoring

- 5.7 Automated surveys in May, July and September 2024 recorded eleven bat species/groups across six statics and a total of 847 registrations:
- Common pipistrelle – 74.14% of total registrations
 - Noctule – 6.38%
 - Soprano pipistrelle – 4.37%
 - *Plecotus* spp. – 3.66%
 - *Myotis* – 3.54%
 - Serotine – 2.95%
 - *Nyctalus* spp. – 2.83%
 - *Nyctalus* / *Eptesicus* – 1.06%
 - Nathusius' pipistrelle – 0.47%
 - Pipistrelle spp. – 0.47%
 - Barbastelle – 0.12%
- 5.8 Activity was generally low across the site with mostly common and widespread species recorded (Table 7).
- 5.9 Common pipistrelle made up the majority of registrations, with all other species / species groups comprising less than 7% of registrations each. Peak activity occurred on Unit A (located along the western site boundary) during the Spring static survey, with a total of 326 registrations, whereas both Autumn statics recorded very little activity, with a total of 74 registrations between the two statics.
- 5.10 A single barbastelle, an Annex II species, was recorded on Unit A during the Autumn survey occasion, with one registration between 3am and 4am.

Table 7: Static Detector Results Summary

Dates	Unit Reference (Figure 1)	Total Registrations	Species & Registration Count	Description
9 th – 14 th May 2024	Unit A: Western Site boundary on hedgerow H1	326	Common pipistrelle – 318 Noctule – 27 Soprano pipistrelle – 20 Nyctalus sp. – 7 Serotine – 7 Long Eared sp. – 4 Pipistrelle sp. – 1	Common pipistrelle made up the majority of registrations and was recorded on the first four nights with a peak count of 129 registrations in one night. Noctule was the second most frequently recorded species comprising approximately 7% of registrations and was also recorded on the first four nights. Soprano pipistrelle was recorded in similar numbers to noctule with a peak count of 15 registrations. The remaining species / species groups all comprised less than 2% of registrations each and usually with only one to two registrations per night.

Dates	Unit Reference (Figure 1)	Total Registrations	Species & Registration Count	Description
	Unit B: Southern Site boundary	114	Common pipistrelle – 79 Myotis sp. – 13 Noctule – 9 Soprano pipistrelle – 5 Pipistrelle sp.- 3 Nyctalus sp. – 2 Nyctalus / Eptesicus – 2 Long eared sp. – 2	Common pipistrelle was the most frequently recorded species, comprising approximately 69% of all registrations. This was the only species recorded across all five nights. Myotis sp. was the second most recorded and was recorded on four nights. Noctule was recorded in similar numbers but were recorded on three nights. The remaining species were recorded infrequently, with less than 5 registrations in a single night.
16 th – 21 st July 2024	Unit A	134	Common pipistrelle – 97 Serotine – 9 Noctule – 9 Soprano pipistrelle – 5 Nyctalus spp.- 5 Long Eared Sp. – 5 Nyctalus / Eptesicus – 4	Common pipistrelle was the most frequently recorded species, comprising 72% of registrations, and was recorded on all five nights. Noctule and serotine both had a total of nine registrations across three and four nights respectively. The remaining species were all recorded in similarly low numbers and were recorded infrequently across the five nights.
	Unit B	142	Common pipistrelle – 86 Long Eared Species – 17 Nyctalus spp. – 9 Myotis spp. – 8 Noctule – 8 Serotine – 7 Soprano pipistrelle – 4 Nyctalus / Eptesicus – 3	Common pipistrelle was recorded on all five nights and was the most frequently recorded species, comprising 60% of registrations. Long eared sp. comprised approximately 11% of registrations as the next most frequently recorded species and was recorded on all five nights. Nyctalus sp., Myotis sp., noctule and serotine were all recorded in similarly low numbers on between three and five nights. The two remaining species recorded had maximum counts of only two registrations a night.
17 th – 22 nd September 2024	Unit A	38	Common pipistrelle – 26 Nathusius' pipistrelle – 3 Myotis spp. – 3 Serotine – 2 Nyctalus spp. – 1 Noctule – 1 Soprano pipistrelle – 1 Barbastelle – 1	Common pipistrelle was the most frequently recorded species and was recorded on all of the five nights. Nathusius' pipistrelle and Myotis spp. both totalled three registrations, with the former recorded across three nights and the later on one night. Two serotine registrations were recorded, one on the first night and one on the fifth night. The remaining four species / species groups had single registrations each, including a single barbastelle registration between 3am and 4am.

Dates	Unit Reference (Figure 1)	Total Registrations	Species & Registration Count	Description
	Unit B	35	Common pipistrelle – 22 <i>Myotis</i> spp. – 6 Long Eared Sp. – 4 Soprano pipistrelle – 2 Nathusius' pipistrelle – 1	Common pipistrelle was the most frequently recorded species and was the only species recorded on all five nights. with very infrequent registrations from the remaining four species / species groups. <i>Myotis</i> spp. was recorded across four nights, long-eared bat on two nights and both soprano and Nathusius' pipistrelle on one night.

6.0 DISCUSSION AND RECOMMENDATIONS

- 6.1 Building B4 was found to support a single roosting common pipistrelle. No other buildings onsite were identified to have roosting bats.
- 6.2 During the updated PRA walkover in 2026, no new significant potential bat roosting features were identified. Buildings B1 and B4 remain largely unchanged. Several buildings have deteriorated and sustained storm damage, with sections of the roofs removed (notably B7, B9, B11, and B12), further reducing their suitability to support roosting bats. No evidence of roosting bats was found during the assessment.
- 6.3 The common and widespread bat species and low levels of activity recorded on site reflect the low value of the habitats for bats on site. Similar levels of bat activity were recorded on both the southern Site boundary, adjacent to the grassland and scrub, and the western boundary along the hedgerow.
- 6.4 A single registration of barbastelle, an Annex II species, was recorded during the Autumn survey on the static located along the western boundary. Barbastelle are known to roam large distances and can travel up to 20km between feeding Sites. A single registration from this species is not consistent with the level that would be expected if the Site did provide an important commuting corridor between foraging sites or for it to provide important foraging habitat for this species and the Site. Therefore, the Site is not considered to be of importance for Barbastelle bats.

Impact Assessment

- 6.5 The proposals include loss of the scrub and grassland mosaic to the south of the Site and retention of the western hedgerow. However, the creation of new habitats, including a large SuDS basin, grassland, and a combination of individual trees and street treeline planting, will ensure the retention of suitable foraging and commuting habitat within the Site for bats.
- 6.6 The buildings onsite are to be demolished, which would destroy the roosting place of the common pipistrelle in building B4.

Mitigation

- 6.7 To comply with legislation, a Natural England EPS licence or Low Impact Class License will be required to ensure an offence is not committed when the building is removed. The licence can only be applied for once planning permission has been granted and any wildlife-related conditions have been approved. The licence will specify how and when licensable works will take place on the bat roost building. Ecological supervision of all tile and feature removal on the building will be undertaken, along with checks to ensure mitigation/compensation measures are installed correctly. If works are not conducted within 18 months, then further update surveys of the buildings will be required to ascertain any changes in the roost / new roosts.
- 6.8 An integrated bat box / tube will be installed on a residential building near to greenspace as compensation for the loss of this roost.

6.9 A sensitive lighting strategy will be implemented across the development to minimise impacts on bats and other wildlife. Best practice measures^{1,2} include:

- The avoidance of unnecessary lighting and direct lighting on boundary habitats.
- Minimising light spill with the use of directional lighting.
- Restricting the height of light columns to reduce horizontal spill.
- Installing low wattage LED security lighting on timers on properties close to green infrastructure during construction to avoid future homeowners installing unsuitable lighting for bats.

Enhancements

6.10 The development should seek to provide roosting opportunities for the local bat population by installing bat incorporating bat tubes into the built fabric of residential dwellings. Bat boxes and bricks should be arranged around the development close to green infrastructure and on different aspects, to encourage choice of a variety of alternative roost sites.

Conclusion

6.11 The Site supports foraging and commuting bats, with low activity from common and widespread species recorded during the static bat detector surveys. Building B4 supports a roost of a single common pipistrelle.

6.12 Suitable mitigation will ensure that the Site remains suitable for foraging and commuting bats post development, with the inclusion of grassland creation, individual/treeline planting and SuDS in the greenspace onsite. A Natural England EPS mitigation licence will also be required to ensure legislation is complied with when removing building B4.

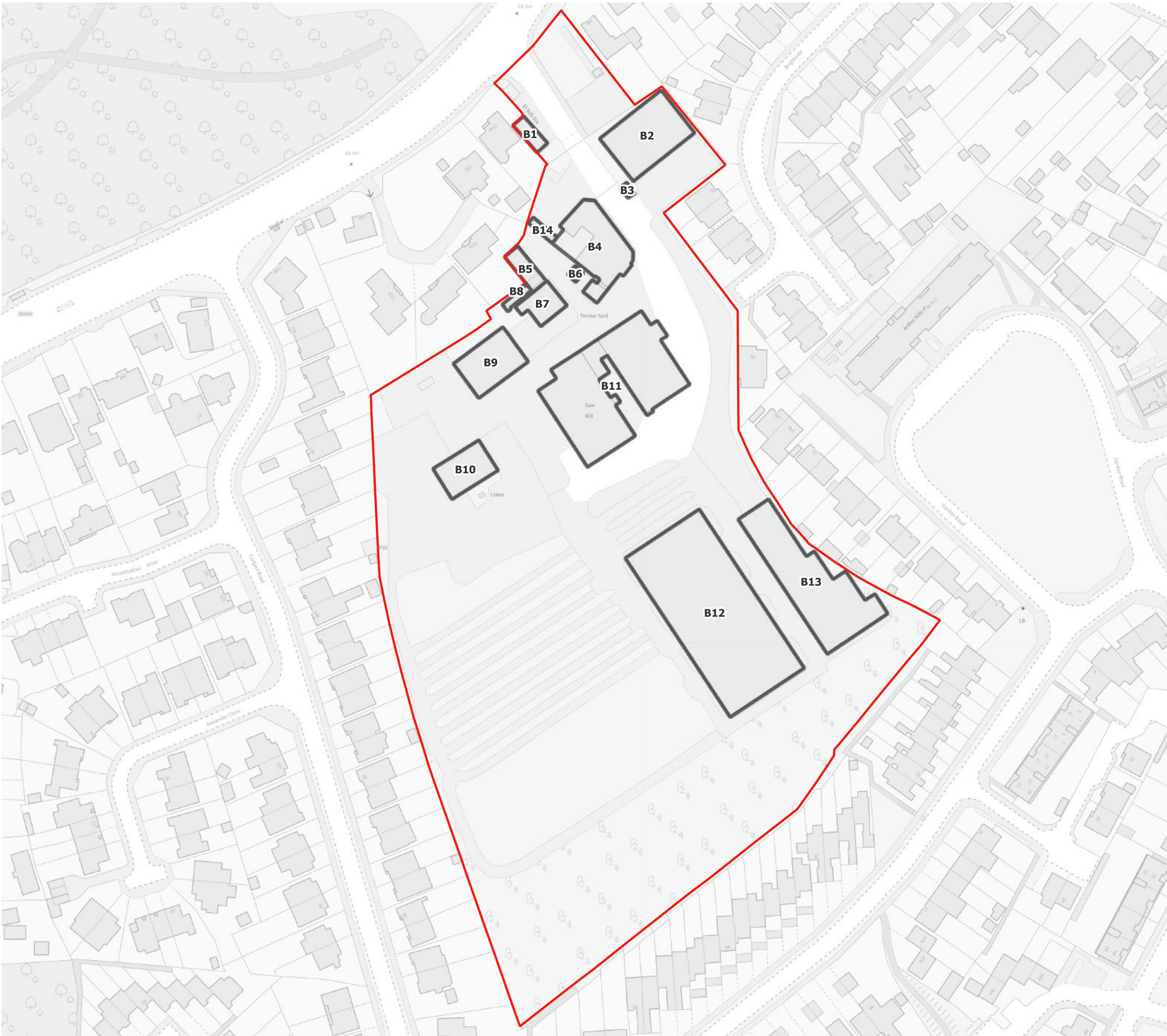
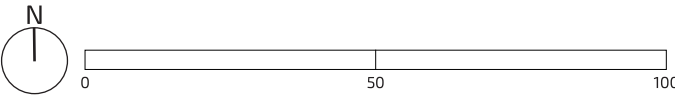
¹ Institute of Lighting Professionals (2021) *Guidance Note 01/21 The Reduction of Obtrusive Light*. ILP, Warwickshire.

² Institute of Lighting Professionals (2023) *Guidance Note 8 Bats and Artificial Lighting*. ILP, Bat Conservation Trust, London.

FPCR Environment and Design Ltd

Registered Office: Lockington Hall, Lockington, Derby DE74 2RH
Company No. 07128076. [T] 01509 672772 [E] mail@fpcr.co.uk [W] www.fpcr.co.uk

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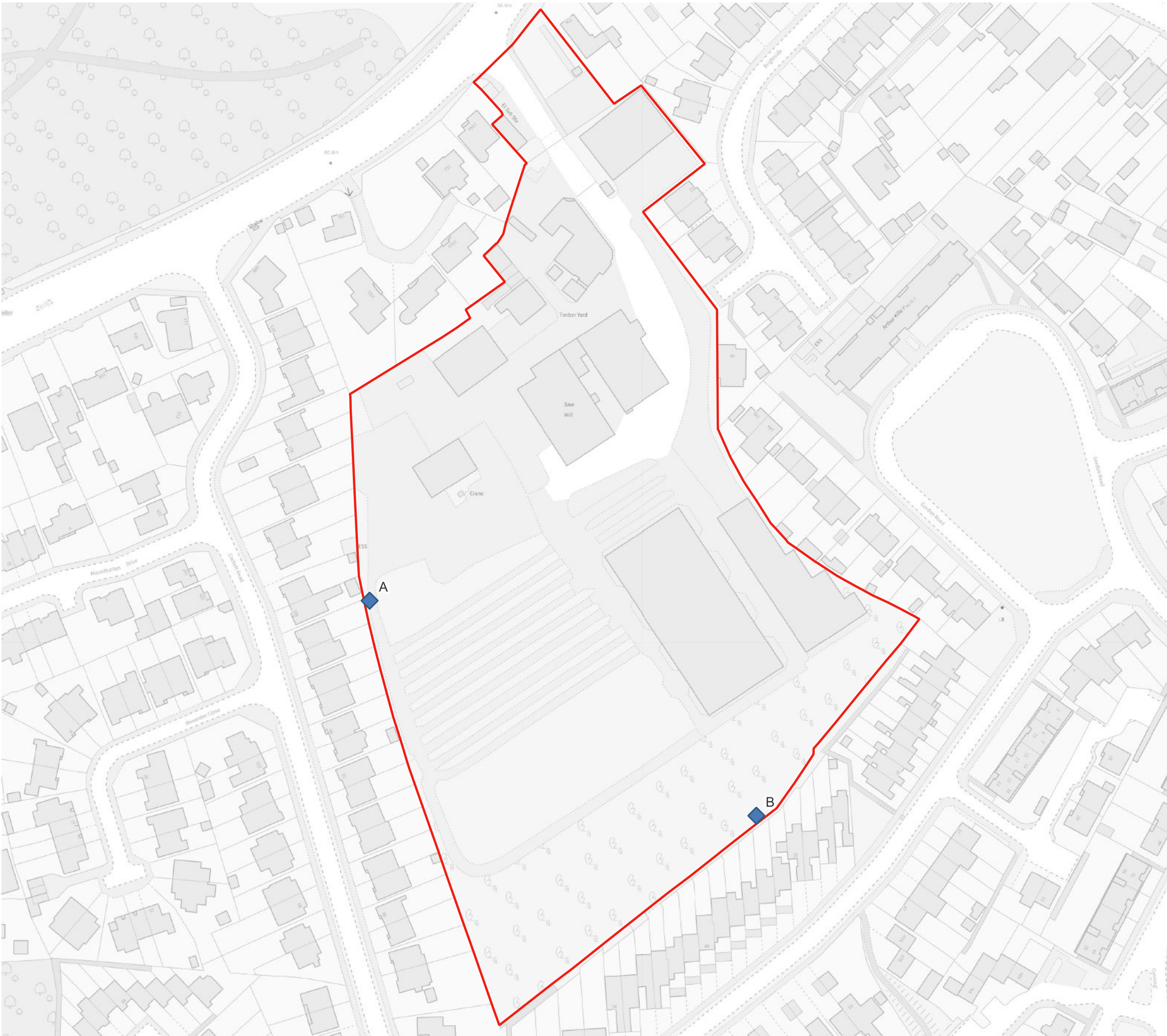
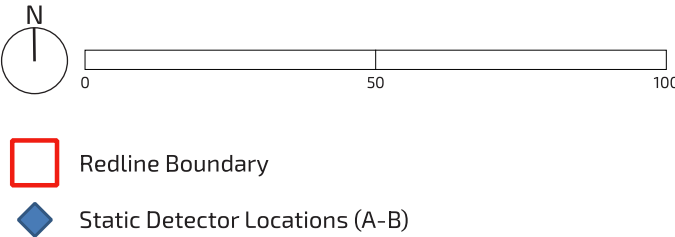
-  Red Line Boundary
-  Buildings (B1-B13)

date	27/01/26	drwn/chkd	LW / DH
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client	Foreman Homes
project	Goodwillies Timberyard, Purbrook

title	Building Plan (B1-B13)	scale	1:1,300 @ A3
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number	FIGURE 1	rev	-
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date	27/01/26	drwn/chkd	LW / DH
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client	Foreman Homes		
project	Goodwillies Timberyard, Purbrook		

title	STATIC DETECTOR LOCATION PLAN	scale	1:1,300 @ A3
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number	FIGURE 2	rev	-
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Appendix E: Reptile Survey Report

Client

Foreman Homes Ltd

Project

Goodwillies Timberyard, Purbrook, Hampshire

Date

February 2026

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Figure 1: Reptile Survey Plan

Rev	Issue Status	Prepared/Date	Approved/Date
-	Final	AC/ 26.02.2026	DJC / 26.02.2026

1.0 NON-TECHNICAL SUMMARY

Report Scope and Methodology
<p>FPCR were commissioned by Foreman Homes Ltd to undertake reptile surveys at Goodwillies Timber Yard to provide an ecological baseline for the application Site.</p> <p>Proposals include a full planning application for the redevelopment of the Site.</p> <p>Reptile presence/likely absence surveys were undertaken between May and October 2024 in accordance with good practice guidelines.</p>
Survey Results
<p>The Site is dominated by hardstanding and unvegetated ground with an area of ruderal vegetation, grassland and scrub in the west and southern aspects. The ruderal vegetation surrounds timber struts which provide optimal basking and resting opportunities for reptiles. The grassland and scrub in the south of the Site also provide optimal habitat for reptiles.</p> <p>Evidence of reptiles was found in the ruderal vegetation and grassland/ scrub to the south.</p>
Assessment of Impacts
<p>The proposals will result in the loss of the hardstanding onsite which is of limited suitability to reptiles. The ruderal vegetation in the western aspect will also be lost to the development. The area of grassland and scrub in the south will be retained and enhanced.</p> <p>The proposals include extensive habitat creation measures, including meadow grassland creation, native hedgerow planting and woodland and scrub creation.</p> <p>In the absence of mitigation, the vegetation clearance operations and disturbance during the operational phase have the potential to breach legislation protecting reptiles.</p>
Recommended Mitigation, Compensation and Enhancement
<p>Trapping, translocation and passive displacement will be utilised as mitigation for reptiles onsite.</p> <p>In addition to green infrastructure proposals that will benefit reptiles in the long-term, additional habitat creation measures will be employed. During the creation of new grassland habitats, a species rich grassland seed mix will be used and sympathetically managed.</p>

2.0 INTRODUCTION

- 2.1 The following Reptile Report has been prepared by FPCR Environment and Design Ltd. on behalf of Foreman Homes Ltd, to support a full planning application for the redevelopment of Goodwillies Timber Yard (Central OS Grid Ref: SU 67678 08592) herein referred to as 'the Site'.
- 2.2 This Reptile Report supports an Ecological Impact Assessment (EcIA) prepared for the full planning application. The EcIA contains broader ecological information and assessment for the Site, the Site context and proposals, and therefore, this report should be read in conjunction with it.

Report Aims and Objectives

- 2.3 The report has been prepared to achieve the following objectives:
- Summarise the survey and assessment methodologies employed in order to assess the importance of the Site for reptile species
 - Provide the desk study records of reptiles within a 1km radius of the Site
 - Provide the results of reptile surveys undertaken
 - Assess the likelihood of reptiles being present onsite and/or a population size estimate
 - Provide recommendations for avoidance, mitigation, compensation and/or enhancement to mitigate impacts of the proposals on reptiles

3.0 LEGISLATION

3.1 All widespread reptile species, including slow-worm *Anguis fragilis*, adder *Vipera berus*, common lizard *Zootoca vivipara* and grass snake *Natrix helvetica* are partially protected under Sections 9(1) and 9(5) of Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). This legislation protects these animals from:

- Intentional killing and injury;
- selling, offering for sale, possessing, or transporting for the purpose of sale or publishing advertisements to buy or sell a protected species.

3.2 The impact that this legislation has on the Planning system is outlined in ODPM 06/2005 Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System, this states:

'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. Local authorities should consult English Nature [now Natural England] before granting planning permission. They should consider attaching appropriate planning conditions or entering into planning obligations under which the developer would take steps to secure the long-term protection of the species. They should also advise developers that they must comply with any statutory species' protection provisions affecting the site concerned.'

3.3 This partial protection does not directly protect the habitat of these reptile species. Where these animals are present on land that is to be affected by development, the implications of legislation are that providing that injury or killing can reasonably be avoided then an operation is legal. Guidance provided by Natural England and the Amphibian and Reptile Groups of the UK recommends that this should be achieved by ensuring that:

- the animals are protected from injury or killing;
- mitigation is provided to maintain the conservation status of the species; and
- population monitoring is carried out subsequent to operations.

3.4 Reptiles native to the UK are also classified as a species of principle importance under the Natural Environment and Rural Communities Act 2006 (NERC).

4.0 METHODOLOGY

Desk Study

- 4.1 To compile existing baseline information, relevant ecological information was requested from both statutory and non-statutory nature conservation organisations including:
- Hampshire Biodiversity Information Centre (HBIC)
 - Multi Agency Geographic Information for the Countryside (MAGIC - <https://magic.defra.gov.uk/MagicMap.html>)
- 4.2 Further inspection of colour 1:25,000 OS base maps (www.ordnancesurvey.co.uk) and aerial photographs from Google Earth (www.maps.google.co.uk) was also undertaken in order to provide additional context and identify any features of potential importance for nature conservation in the wider countryside.

Reptile Presence/Likely Absence Surveys

- 4.3 Artificial refugia (0.5m² sections of roofing felt) were placed throughout the survey area at a density of 10 refugia per hectare of suitable reptile habitat. Refugia locations are shown in *Figure 1*.
- 4.4 Refugia were left to bed in for a minimum of 1-2 weeks. Then eight survey visits were undertaken by experienced FPCR ecologists between May and October 2024, following current guidelines^{1,2} and in suitable weather conditions (*Table 1*). These include air temperatures between 9-19°C in the absence of strong winds and heavy rain.
- 4.5 Each survey visit included the following:
- Checking all refugia within the survey area at least once.
 - Approaching refugia carefully from downwind and without casting a shadow so as not to disturb basking animals.
 - Lifting and replacing refugia with care to check for the presence of reptiles underneath.
 - Checking other suitable basking areas and resting places within the survey area, such as log piles.

Table 1: Reptile Survey Dates and Weather Conditions

Date	Time	Weather Conditions
23 rd May 2024	09:11	Bright and sunny, 50-60% cloud cover, light wind, 14°C
7 th June 2024	09:56	Clear, bright and sunny, 20-30% cloud cover, light wind, 15°C
10 th June 2024	10:15	Clear, bright and sunny, 50-60% cloud cover, light wind, 17°C
13 th June 2024	10:15	Clear, bright and sunny, 50-60% cloud cover, light wind 17 °C
20 th June 2024	10:30	Clear, bright and sunny, 30-40% cloud cover, light wind, 18°C
9 th September 2024	11:39	Overcast, 80-90% cloud cover, moderate wind, 16°C
17 th September 2024	10:30	Clear, bright and sunny, 10-20% cloud cover, light wind, 18°C

¹ Gent, T. & Gibson, S. (eds.) (2003) *Herpetofauna Workers' Manual*. JNCC, Peterborough.

² Froglife (2016) *Surveying for reptiles: Tips, techniques and skills to help you survey for reptiles*. Froglife, Peterborough.

Date	Time	Weather Conditions
9 th October 2024	9:20	Rain earlier in the day, 89-90% cloud cover, moderate wind, 11°C

Population Assessment

- 4.6 The reptile population was assessed in accordance with the Key Reptile Site Register criteria³. This system classifies populations of individual reptile species into three population categories according to importance (Table 2). These categories are based on the peak number of adults observed during individual surveys.

Table 2: Key Reptile Site Survey Assessment Categories (HGBI 1998)

Species	Low Population – Score 1 (No. of individuals)	Good Population – Score 2 (No. of individuals)	Exceptional Population – Score 3 (No. of individuals)
Adder	<5	5 - 10	>10
Common lizard	<5	5 - 20	>20
Grass snake	<5	5 - 10	>10
Slow worm	<5	5 - 20	>20

- 4.7 To qualify for the Key Reptile Site Register, the site in question must meet at least one of the following criteria:
- Supports three or more species
 - Supports two snake species
 - Supports an exceptional population of one species
 - Supports an assemblage of species scoring at least 4
 - Does not satisfy the above four points but is of particular regional importance due to local rarity (for example e.g. adders are very rare in the East Midlands of England, therefore even 'low' populations should be designated as Key Sites).

Limitations

- 4.8 Three of the surveys in June were undertaken less than seven days apart. This is an increased survey effort within one month of the year, however, the other five surveys were evenly spread across the optimal reptile survey period and therefore this does not pose a limitation to the assessment. Additionally, eight survey occasions took place during 2024, this is more than the recommended seven visits stated in the guidance, increasing the likelihood of reptile detection onsite.

³ Froglife (1999) *Reptile survey: an introduction to planning, conducting and interpreting surveys for snake and lizard conservation*. Advice Sheet 10. Froglife, Peterborough.

5.0 RESULTS

Desktop Study

- 5.1 Consultation with HBIC identified one record of a Grass snake approximately 900m north of the Site boundary in 2015. No other reptile records were returned within 1km of the Site.

Habitat Suitability Assessment

- 5.2 The northern part of the Site is dominated by hardstanding with no suitable habitat for reptiles. Reptile refugia were not set out in this area. The western perimeter of the Site sees a small strip of modified grassland that has previously been intensely managed, thus creating poor habitat for reptile with no vegetation to provide shelter.
- 5.3 On the western half of the Site is an area of regular timber struts, surrounded by patches of ruderal vegetation. The struts provide areas of potential refugia for reptiles are highly exposed to sunlight offering many basking spots.
- 5.4 The south of the Site is entirely dominated by an area of high scrub. The bordering grass is long, tussocky and shows limited signs of management, making it of high suitability for reptiles. The adjoining vegetation provides reptiles with areas to bask, forage and commute.

Field Surveys

- 5.5 Locations of reptile refugia are provided in *Figure 1* while the results of reptile surveys are summarised in *Table 3*.
- 5.6 Reptile presence/absence surveys undertaken at the Site have identified the presence of one species of reptile, including an exceptional population of slow worm.
- 5.7 In accordance with *Table 2* and associated Key Reptile Sites criteria, surveys have concluded that this site qualifies as a Key Reptile Site.
- 5.8 *Figure 1* shows that the majority of reptile sightings occurred within the southern area of the Site in the scrub, grassland and ruderal vegetation, with slow worms also recorded among the timber struts in the central/ western aspect of the Site.

Table 3: Summary of Reptile Survey Results

Date	Survey Results	Peak Count (Adults)
23rd May 2024	3 male adult slow worm, 7 female adult slow worm, 10 juvenile slow worm	Slow worm: 10
7th June 2024	1 male adult slow worm, 12 female adult slow worm, 14 juvenile slow worm	Slow worm: 13
10th June 2024	11 female adult slow worm, 9 juvenile slow worm	Slow worm: 11
13th June 2024	4 male adult slow worm, 8 female adult slow worm, 4 juvenile slow worm	Slow worm: 12
20 th June 2024	2 male adult slow worm, 12 female adult slow worm, 11 juvenile slow worm	Slow worm: 14
9th September 2024	8 male adult slow worm, 21 female adult slow worm, 12 juvenile slow worm	Slow worm: 29
17th September 2024	2 male adult slow worm, 15 female adult slow worm, 5 juvenile slow worm	Slow worm: 17
9th October 2024	2 male adult slow worm, 3 female adult slow worm, 3 juvenile slow worm	Slow worm: 5

6.0 DISCUSSION

- 6.1 The proposals will result in the loss of the small areas of modified grassland in the north of the Site, along with the areas of hardstanding and unvegetated unsealed surface, all of which are of little value to reptiles. The ruderal vegetation and bramble scrub in the western aspect of the Site will also be lost to the development. The area of grassland and scrub in the southern aspect of the Site will be retained and enhanced inline with the development.
- 6.2 The Site will include a range of habitat creation measures as part of the proposed green infrastructure include a strip of grassland and woodland creation along the southern boundary of the Site. Native species rich hedgerows will also be incorporated into the Site proposals along the southern boundary. The drainage proposals for the Site will include the creation of a SuDS feature in the south western corner of the Site.
- 6.3 The following section provides an assessment of the potential impacts of the proposals upon reptiles.

Impact Assessment

- 6.4 Surveys have identified that the Site supports an exceptional population of slow worm. When assessed against the criteria in *Table 2*, the populations identified onsite fall within the threshold for a Key Reptile Site.
- 6.5 Site proposals will result in the loss of a portion of the tussock forming grassland and scrub in the south of the Site along with the ruderal vegetation surrounding the wooden struts where slow worm have been recorded. In the absence of mitigation, Site clearance works have the potential to result in the killing or injury of reptiles which, because of the protection afforded to them, will need to be avoided. The loss of the hardstanding and unvegetated unsealed surface, however, are considered extremely unlikely to impact reptile populations given the limited suitability they offer to this species group.
- 6.6 To ensure the development is completed in accordance with the requirements of the Wildlife & Countryside Act 1981 (as amended) and the requirements of the NERC Act (2006), appropriate mitigation measures will be adopted as outlined in the following section.

Mitigation

- 6.7 Methods used to remove reptile habitat where reptiles are known to be present include active trapping and translocation and passive displacement.

Trapping and Translocation

- 6.8 Reptiles will be actively trapped and translocated from the Site to the reptile receptor site which is currently anticipated to be West Meon habitat bank. The receptor site consists of other neutral grassland, scrub and traditional orchard.
- 6.9 Clearance works within the tussock-forming grassland in the south of the Site and the ruderal vegetation in the west, will be subject to the trapping and translocation exercise. This area is to be lost or temporarily damaged as a result of the development and clearance will be carried out under ecologist supervision.

- 6.10 Prior to commencing the translocation exercise, temporary fencing will be implemented around the edge of the site and a high density of artificial refugia will be used to trap reptiles until a reasonable capture effort has been achieved (English Nature, 2004).
- 6.11 Trapping will make use of artificial refuges, i.e. corrugated tin sheets and/or felt tiles of approximate size 0.5m x 1m. To maximise the capture rate, refugia will be laid at a density of at least 200 / hectare which is twice the recommended density recommended for minimum capture effort for common reptiles (HGBI 19983). Refugia and internal temporary trapping compartment fencing will be laid in an ordered grid pattern within areas to be trapped, depending on and according to the prevailing topography and vegetation. The refugia will be given a period of 5 days to 'bed in' before the start of trapping.
- 6.12 The translocation exercise will then comprise the following measures:
- Suitably qualified ecologists will make daily checks of the refugia during suitable weather conditions during the reptile active period (March - October, inclusive), i.e. days with little or no wind when daytime temperatures fall between 9 - 18°C.
 - The trapping period required will be decided by the maximum population count recorded and is likely to be 35 suitable days. At day 35, if reptiles are still being captured, the trapping period will be extended until there are five days clear of captures.
 - Any reptiles caught during suitable weather conditions will be hand-caught, recorded and transferred into buckets or clean, cloth bags for immediate release within the receptor site.
 - Once trapping is completed, a destructive search will be undertaken prior to removal of the habitat.
 - Clearance works will then be carried out under ecologist supervision.
 - Vegetation will be gradually strimmed/coppiced in order to make it less suitable for reptiles.
 - Strimming shall start from the north of the site and move southwards towards the southern site boundary. Grassland, tall forbs and scrub will first be strimmed to a height of 100mm and a minimum of 24 hours later it will be reduced to 50mm. Hedgerows will be coppiced to ground level prior to removal, and root removal will be undertaken 24 hours later.
 - All arisings will be removed from the working areas to prevent creation of potential areas of refugia from being used by reptiles moving across the area.
 - Vegetation clearance shall only be undertaken during suitable weather conditions during this period and following five clear days of trapping on individual refuges.
 - Timings will take account of statutory constraints in relation to nesting birds with the works programmed outside of the breeding season where feasible. If this is not possible, such vegetation will be checked prior to removal by a suitably experienced ecologist to confirm the absence of active nests. If active nests are found, vegetation must be left undisturbed and suitably buffered from works until all birds have fledged.

Enhancements

- 6.13 The proposals include areas of habitat creation and enhancement that will enhance the Site for this species group where they seek to recolonise the Site from adjacent habitats post development.
- 6.14 Retained grassland and scrub in the southern part of the Site will be enhanced to a species-rich meadow through the sowing of a native species-rich grassland seed mix or appropriate green hay and will be subjected to a sympathetic management. This will comprise a number of tussock-forming grass species that will provide areas of optimal foraging habitats for invertebrates, providing a good source of food for reptiles, especially slow-worms and common lizards, and for small mammals providing a food source for grass snakes.
- 6.15 The creation of a SuDS basin in the south west corner of the Site will provide additional foraging opportunities for species such as grass snake.
- 6.16 Log piles will be generated as part of woodland management and will be installed around retained grasslands to provide hibernation habitat for reptiles.

7.0 CONCLUSION

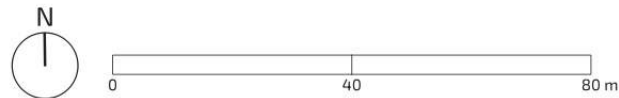
- 7.1 The survey has demonstrated that the Site supports an exceptional slow worm population.
- 7.2 The proposals will result in the loss of grassland and scrub habitats which has the potential to negatively impact reptile populations and to breach legislation protecting this species group.
- 7.3 A reptile receptor area will therefore be decided upon to compensate for the loss of reptile habitats.
- 7.4 Vegetation clearance within suitable reptile habitat will then only be undertaken following the completion of a trapping and translocation exercise. During this exercise, reptiles will be trapped using Temporary Amphibian Fencing and artificial refugia, with all reptiles caught moved to the receptor site.
- 7.5 Following completion of the scheme, TAF will be removed, and reptiles will be allowed to colonise other areas of POS that have been designed into the scheme. This POS includes habitat creation and enhancement measures including species-rich grasslands, wetland features, scrub and woodland habitat. This mosaic of habitats proposed will provide optimal breeding, foraging and shelter habitat for reptiles.

FPCR Environment and Design Ltd

Registered Office: Lockington Hall, Lockington, Derby DE74 2RH

Company No. 07128076. [T] 01509 672772 [E] mail@fpcr.co.uk [W] www.fpcr.co.uk

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Key:

Site Boundary

Reptile Records

Slow Worm

Tin Locations

Artificial Reptile Refugia

Baseline Habitats

Artificial unvegetated, unsealed surface

Bramble scrub

Developed land; sealed surface

Ground level planters

Introduced shrub

Mixed scrub

Modified grassland

Other neutral grassland

Ruderal/Ephemeral

Bare ground

Baseline Hedgerow

Non-native and ornamental hedgerow

Baseline Individual Trees

Existing small urban tree

drawn date
26/02/26

drwn/chkd
AC / KAB

client
Foreman Homes Ltd

project
Goodwillies Timber Yard,
Purbrook,
Hampshire

title
REPTILE SURVEY RESULTS PLAN

scale
1:1,264 @ A3

number
FIGURE 1

rev
-

FPCR | environment
& design



Appendix F – Biodiversity Net Gain Report

Client

Foreman Homes Ltd.

Project

Goodwillies Timberyard, Purbrook

Date

February 2026

CONTENTS

1.0	NON-TECHNICAL SUMMARY	ERROR! BOOKMARK NOT DEFINED.
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6.0	PROPOSED DESIGN	9
7.0	STATUTORY BNG METRIC	12
8.0	CONCLUSION	ERROR! BOOKMARK NOT DEFINED.

FIGURES

Figure 1: Baseline Habitat

Figure 2: Proposed Habitat

Figure 3: Habitat Retention

Figure 4: Baseline Habitat Condition / Distinctiveness

Figure 5: Proposed Habitat Condition / Distinctiveness

APPENDICES

Appendix F-1: Baseline Condition Survey Results

Appendix F-2: Proposed Habitat Condition Targets

Appendix F-3: Statutory Biodiversity Metric 4.1 Calculations

Rev	Issue Status	Prepared/Date	Approved/Date
-	Draft	REM / 13.02.26	DJC / 26.02.2026

2.0 INTRODUCTION

- 2.1 The following report has been prepared by FPCR Environment and Design Ltd on behalf of Foreman Homes Ltd. for the development proposals of Goodwillies Timberyard, Purbrook, Hampshire (central OS Grid Reference: SU 67678 08592) herein referred to as 'the Site'.
- 2.2 The parcel of land where the development is proposed, including soft landscaping, housing, and associated hardstanding is hereafter referred to as 'the Site'.

Aims and Objectives

- 2.3 This Biodiversity Net Gain Report is broadly based on the Chartered Institute of Ecology and Environmental Management (CIEEM) guidance¹. The scope and objectives of this report are to:
- Summarise the results of the baseline UKHab Survey undertaken on the Site and present the results of habitat condition assessment surveys following the Statutory Biodiversity Metric 4.1 Technical Guidance².
 - Provide an overview of the proposed habitats following completion of the scheme.
 - Present the results of the Statutory Biodiversity Metric 4.1 assessment completed for the proposals.
 - Assess the feasibility of the proposals to achieve a net gain in biodiversity through the Statutory Biodiversity Metric 4.1.
 - Make recommendations for the proposals to maximise their biodiversity potential.
- 2.4 This report has been prepared to support the Ecological Impact Assessment (EcIA), (FPCR, February 2026), prepared for the Site, which provides a detailed description of the habitats present. This report should be read in conjunction with this EcIA.

¹ CIEEM (2021) Biodiversity Net Gain Report and Audit Templates Chartered institute of Ecology and Environmental Management, Winchester, UK.

² DEFRA Statutory Biodiversity Metric) Available at: https://assets.publishing.service.gov.uk/media/65673fee750074000d1dee31/The_Statutory_Biodiversity_Metric_-_Draft_User_Guide.pdf

3.0 LEGISLATION

The Environment Act 2021

- 3.1 In England, biodiversity net gain is required under statutory frameworks introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under this framework, the majority of planning permission grants will be deemed to have been granted subject to a general biodiversity gain condition. This will require an objective for developments to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of all on-site habitats.
- 3.2 This is a pre-commencement condition requiring the provision of a Biodiversity Gain Plan to be submitted and approved before works can be commenced, but after planning permission has been granted.
- 3.3 In principle, the grant of planning permission is not within the scope of BNG, however it is important to consider as part of the consenting body's decision-making process how a scheme will be able to demonstrate BNG after permission is granted. Therefore, this biodiversity net gain report presents the results of a Biodiversity Net Gain assessment that has been completed in order to demonstrate how the proposals can be compliant with the requirements of the Environment Act.

Biodiversity Net Gain Hierarchy

- 3.4 The statutory framework allows for the 10% biodiversity gain to be delivered through on-site biodiversity gains, registered off-site biodiversity gains or statutory biodiversity credits. However, as set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015, development must consider the biodiversity net gain hierarchy when designing scheme proposals. This sets out hierarchy of actions as follows:
- a) First, for all medium, high and very high distinctiveness habitats, the avoidance of any adverse effects.
 - b) Where these can't be avoided, mitigating any adverse effects on medium, high and very high distinctiveness habitats.
 - c) Then, for all on-site habitats (including low distinctiveness), adverse effects should be compensated by in accordance with the following hierarchy:
 - d) Prioritising the enhancement of existing habitats; then
 - e) Creation of on-site habitats;
 - f) Allocation of registered off-site unit gains; then
 - g) Purchase of biodiversity credits
- 3.5 Proposals must demonstrate how the biodiversity hierarchy has been applied to or provide the reasons for any deviation. This biodiversity net gain hierarchy is distinct from the mitigation hierarchy set out by CIEEM which is addressed in the accompanying Ecological Impact Assessment (FPCR, February 2026) where relevant.

National Planning Policy Framework

- 3.6 The National Planning Policy Framework (NPPF) 2025 seeks to ensure that the planning system contributes to and enhances the natural and local environment, protect and enhance biodiversity and geodiversity by:

"187. d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

193. when determining planning applications, local planning authorities should apply the following principles: ...

193. 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."

Mandatory Biodiversity Net Gain Minimum Reporting Requirements

- 3.7 The Government's BNG Planning Practice Guidance (PPG)³ sets out the minimum requirements of any planning application subject to mandatory BNG to present as part of any submission in order to validate the application. For ease of reference, the minimum information required has been set out in Table 1 below.
- 3.8 Additional detail and information appropriate to the application is provided within this report in order to assist Havant Borough Council in their decision-making process and to provide confidence that the scheme will be able to demonstrate a mandatory BNG through the provision of a Biodiversity Gain Plan following receipt of planning permission, in accordance with the PPG.

Table 1: Checklist of Minimum BNG Reporting Requirements for Planning Application Validation

Minimum Requirements in BNG PPG	Statement of Relevance to Site
<i>Confirmation that the Site is believed to be subject to the mandatory BNG condition.</i>	The Site does not meet any of the exemption criteria and so it is understood that the site will be subject to the mandatory BNG condition.
<i>The pre-development biodiversity value of the Site, either on the data of application or an earlier proposed date (as appropriate).</i>	The accompanying Statutory Metric completed for the scheme provides the pre-development biodiversity value of the Site. The values are also presented within this report.

³ Gov.uk (2024), Biodiversity Net Gain. Available at: Biodiversity net gain - GOV.UK

<i>Where an earlier date is proposed, provide the reasons for proposing that date.</i>	The 'relevant date' is proposed to be the latest date that a Site survey was completed during which observations were made to check if any significant changes in habitats had occurred. For the Site, this will be 13 January 2026. This is considered to be an appropriate date as it is within the date that ecological data is considered valid (two years, as recommended by CIEEM).
<i>The completed metric calculation showing the calculations of the pre-development biodiversity value of the on-site habitat on the data of application (or proposed earlier date) including the publication date of the biodiversity metric used.</i>	The Statutory Biodiversity Metric, published in July 2025, was used to calculate the pre-development value of the Site. The completed metric has been provided alongside this BNG report.
<i>A statement whether activities have been carried out prior to the date of application (or proposed date), that result in loss of on-site biodiversity value (degradation).</i>	This statement confirms that FPCR and Foreman Hoomes Ltd are not aware of any habitat degradation on-site.
<i>A description of any irreplaceable habitat (as set out in column 1 of the Schedule to the Biodiversity gain Requirements (Irreplaceable Habitat) Regulations 2024) on the Site, that exists on the date of application (or an earlier proposed date)</i>	This statement confirms that no irreplaceable habitat has been identified on-site.
<i>Plan(s), drawn to an identified scale and showing the direction of North, showing on-site habitat existing on the date of application (or earlier proposed date) including any irreplaceable habitat (if applicable).</i>	Figure 1 shows the baseline habitats present on-site on the proposed relevant date (13 January 2026). This includes the minimum requirement to show an identified scale and north arrow.

4.0 METHODOLOGY

Baseline Habitat Assessment

- 4.1 This report accompanies an Ecological Impact Assessment for the Site which has been undertaken to inform the development proposals and to provide recommendations for mitigation and enhancement (of which measurable biodiversity net gain will form a part).
- 4.2 A walkover survey of the site was carried out on 27th March 2024, with an updated conducted on 13th January 2026.
- 4.3 The surveys broadly followed the UKHab Survey technique as recommended by Natural England and the Chartered Institute of Ecology and Environmental Management and habitat condition assessments were conducted in accordance with the Statutory Biodiversity Metric Habitat Condition Assessments.
- 4.4 A desktop study was undertaken by consulting Essex Field Club (Essex Recorders Partnership) (March 2024), and the Multi-Agency Geographic Information for the Countryside (MAGIC) website.

Biodiversity Net Gain Calculation

- 4.5 Defra's Statutory Biodiversity Metric calculation tool was used to inform this BNG Report. It is an MS Excel spreadsheet that is used to quantify the predicted net-change in biodiversity value ("biodiversity units") of a proposed development site before and after development. It treats the area-based habitats and linear features such as hedgerows and lines of trees separately, and is based on pre-determined values, along with published written guidance set by a Natural England-led team of experts.
- 4.6 The development Site was surveyed and mapped, as described above. The survey results were digitised using QGIS, with the existing habitats identified and areas automatically generated.
- 4.7 On-Site post-development habitats were determined from the Landscape Strategy Plan by FPCR (Drawing Number 12356-FPCR-XX-XX-DR-L-0001) with proposed habitats mapped and digitised using QGIS to generate areas for each of the habitats proposed for enhancement.
- 4.8 These pre- and post-enhancement habitat areas were then inputted into the Statutory Biodiversity Metric Calculation tool. The metric automatically assigns habitat distinctiveness score for each of the baseline and proposed habitats.
- 4.9 The metric then assigns a range of pre-assigned factors to each of the proposed habitats. These have been advised by subject knowledge experts and are universal multipliers generated by the metric itself for the following variables relevant to habitat creation, enhancement or restoration proposals:
- difficulty of creating or restoring/enhancing a habitat: This pre-assigned score is based on how difficult a particular habitat type is to create or restore/enhance
 - temporal risk: this is the 'time to target condition' for any particular habitat and determines how long a particular habitat type is likely to take to reach the condition score that the desired condition score assigned to it.
 - spatial risk: this score is based on the distance between the site of habitat loss and any habitats creation or enhancement proposals at any off-site offsetting solutions.

- 4.10 The strategic significance multiplier within the metric has been informed by a desk study review. Full details of the desktop study undertaken are provide in the accompanying Ecological Impact Assessment.
- 4.11 Full details of the calculation methodology are provided in The Statutory Biodiversity Metric User Guide.

Limitations

- 4.12 The 2026 update survey was undertaken outside of the optimal survey period for habitat surveys. However, as this was only an update, this is not considered a constraint.

5.0 BASELINE CONDITIONS

Strategic Significance

- 5.1 The Hampshire Local Nature Recovery Strategy has been consulted to assign strategic significance to habitats within the Site. The Site does not fall within any of the 'Areas of Particular Importance for Biodiversity' and so all habitats, within both the baseline and proposals, have been assigned low strategic significance.

Biodiversity Units

Habitats

- 5.2 The survey area comprised mainly of hardstanding and buildings in the north, with areas of ruderal/ephemeral, modified grassland and mixed scrub in the southern extent.
- 5.3 A summary description and baseline conditions of the baseline habitats is provided in *Table 2* below and an illustration is provided in *Figure 1* and *Figure 4*.
- 5.4 Full survey results, baseline condition assessment scores and baseline unit scores are provided in Appendices F-1 and F-3.

Table 2: Summary of Baseline Habitats

Ref	Habitat	Condition	Distinctiveness	Description
	Other neutral grassland	Poor	Medium	Grassland present within the south-west of the Site with bramble and bracken encroachment and areas of bare ground to the north. Comprising of Yorkshire-fog <i>Holcus lanatus</i> , cocksfoot <i>Dactylis glomerata</i> and red fescue <i>Festuca rubra</i> along with a variety of forb species such as common vetch <i>Vicia sativa</i> , catsear <i>Hypochoeris radicata</i> , doves-foot cranesbill <i>Geranium molle</i> .
	Modified grassland	Moderate	Low	The Site comprised small pockets of modified grassland, characterised by the abundance of perennial ryegrass <i>Lolium perenne</i> . The sward height was short where it had been mown adjacent to entrance to Site and buildings in the northern extent. Other grass and herb species included, but were not limited to, locally abundant bristly ox-tongue <i>Picris echinoides</i> and creeping buttercup <i>Ranunculus repens</i> , frequent annual meadow grass <i>Poa annua</i> , ribwort plantain <i>Plantago lanceolata</i> , daisy <i>Bellis perennis</i> and occasional Yorkshire-fog, cocksfoot and ragwort <i>Senecio jacobaea</i> .
	Modified grassland	Poor	Low	These grasslands are the same as above, but had non-native, invasive species present and showed signs of damage, resulting in them being poor condition.
	Mixed scrub	Poor	Medium	Pockets of mixed scrub were present throughout the southern extent of the Site. This was dominated by bramble <i>Rubus fruticosus</i> agg. but also included sycamore <i>Acer pseudoplatanus</i> , buddleja <i>Buddleja davidii</i> , blackthorn <i>Prunus spinosa</i> , elder <i>Sambucus nigra</i> and dogwood <i>Cornus sanguinea</i> . The scrub blocks lacked a good age range and having an abundance of sub-optimal species.
	Bramble Scrub	N/A	Low	A large dense patch of scrub was present in the centre of the Site. This was dominated by bramble <i>Rubus fruticosus</i> agg.
	Ruderal / ephemeral	Moderate	Low	Pockets of ruderal / ephemeral habitat were scattered throughout the central and northern areas of the site. Species include, but are not limited to, abundant bristly

Table 2: Summary of Baseline Habitats

Ref	Habitat	Condition	Distinctiveness	Description
				ox-tongue, frequent ragwort, common nettle <i>Urtica dioica</i> , creeping thistle <i>Cirsium arvense</i> and oxeye daisy <i>Leucanthemum vulgare</i> with locally occasional dandelion <i>Taraxacum officinale</i> and garlic mustard <i>Alliaria petiolata</i> . The majority of the ephemeral and ruderal vegetation communities supported a varied community structure, comprised of species which provide pollination and nectar resources at different times of the year.
	Ruderal / ephemeral	Poor	Low	These habitats were largely similar to the above but lacked community and species diversity, resulting in reduced pollination diversity.
	Introduced Shrub	N/A	Low	Ornamental species in planters comprised <i>Phormium</i> species.
	Bare ground	Poor	Low	Bare ground with a lack of vegetation.
	Individual Tree	Moderate	Medium	A single elder tree is located within an area of ephemeral vegetation along the northern boundary. The tree was small in size.
	Developed Sealed Surface	N/A	V.Low	The largest habitat extent on site is comprised of large areas of hardstanding (u1b) were present in the form of an access road, parking and storage areas throughout the Site. Unsealed surfaces (u1c) were also present close to the outbuildings. There were fourteen buildings (u1b5) present within the centre and northern areas of the site.

Linear Features: Hedgerows

- 5.5 There was one hedgerow within the Site, along the south-western boundary. This was a non-native hedgerow comprising of leylandii *Cupressus x leylandii* and ornamental privet. Non-native hedgerows do not have condition assessments as they are automatically in poor condition.

6.0 PROPOSED DESIGN

- 6.1 The proposed habitats are shown in *Figure 2*, with habitat retention illustrated in *Figure 3*; based on the Landscape Strategy Plan by FPCR (Drawing Number 12356-FPCR-XX-XX-DR-L-0001). A summary of the proposed habitats and proposed hedgerow creation and enhancement is provided in Table 3.
- 6.2 A brief outline of the management required to achieve the target condition for each habitat type is given, however a Habitat Management and Monitoring Plan (HMMP) should be produced, which will outline the planting and landscape information, and the management and monitoring of the proposed and enhanced habitats for a minimum of 30 years in accordance with the Environment Act. This can be submitted as part of a planning condition, to be submitted and discharged prior to the commencement of works.

Habitats

Habitat Retention & Enhancement

- 6.3 The only area of habitat being retained is a small area of modified grassland located to the north of the Site.

Habitat Creation

- 6.4 Proposed habitat creation includes:
- Other neutral grassland targeting moderate condition in the south of the Site;
 - Modified grassland targeting good condition located adjacent to the other neutral grassland, small pockets targeting moderate or poor condition depending on their size;
 - Mixed scrub along the southern Site boundary;
 - Sustainable drainage basin (SUDS) targeting moderate condition in the south-west of the Site;
 - Introduced shrub located in front and between dwellings;
 - Individual trees in moderate condition will be dotted throughout the Site in the form of street trees and some within the southern greenspace;
 - Artificial, unsealed surface in the form of a play area;
 - Vegetated gardens associated with dwellings; and
 - Developed land; sealed surface in the form of dwellings and roads.

Table 3: Outline Habitat Creation and Management Proposals

Ref	Habitat	Description	Condition	Distinctiveness
G4	Other Neutral Grassland	The grassland will be seeded with an appropriate species-rich seed mix, or seeded through the introduction of green hay from an appropriate local donor site. The area will be managed in the long-term through cut-and-collect mowing or strimming, no more than twice per year to ensure nutrients are removed from the grassland. This habitat will also	Moderate	Medium

		be monitored for the establishment of any non-native, invasive species (which will be removed where identified).		
G1	Modified Grassland	These areas will be created using a suitable seed mix that will allow for a minimum of 6 species per m ² . It will be managed on an informal basis to encourage a more diverse sward throughout. Where any excessive areas of bare ground establish or signs of damage are observed, reseeding will be undertaken.	Good	Low
G2	Modified Grassland	These areas will be created using a suitable seed mix that will allow for a minimum of 6 species per m ² . They will be managed on an informal basis to encourage a more diverse sward throughout. Where any excessive areas of bare ground establish or signs of damage are observed, reseeding will be undertaken.	Moderate	Low
G3	Modified Grassland	These areas will be created using a flowering lawn seed mix and will be managed on formal basis, keeping the sward height low. Where any excessive areas of bare ground establish or signs of damage are observed, reseeding will be undertaken.	Poor	Low
S1	Mixed scrub	These areas will be planted with a minimum of three native woody species, with none of the species being dominant. The scrub will be subject to a program of management to encourage natural regeneration. Monitoring will ensure no non-native invasive species establish.	Moderate	Medium
SD1	SUDS	A SUDS basin will be located within the greenspace. Native marginal and aquatic vegetation will be encouraged, with any non-native invasive species managed. This vegetation will be managed to provide a varied structure and opportunities for biodiversity.	Moderate	Low
N/A	Introduced shrub	Introduced shrub will be planted in front of, and between, residential properties. This habitat does not have condition assessments.	N/A	Low
N/A	Individual Trees	Tree planting will include native species where possible. Due to the time required for trees to reach 'Good' condition (30 years), the trees will target 'Moderate' condition. The trees will be subject to a program of management to ensure they maintain healthy growth. The trees will be monitored, and any individual failures will be replaced on a like for like basis.	Moderate	Medium
N/A	Artificial; unsealed surface	A play area in the north of the Site will consist of artificial; unsealed surface	N/A	V. Low
N/A	Vegetated gardens	Vegetated gardens will be associated with residential properties and will be managed privately.	N/A	Low

N/A	Developed land; sealed surface	Roads and residential properties will be in the form of developed land.	N/A	V.Low
-----	--------------------------------	---	-----	-------

Hedgerows

Hedgerow Retention & Enhancement

- 6.5 The single hedgerow onsite is to be lost under the current proposals.

Hedgerow Creation

- 6.6 Proposed hedgerow creation includes:
- Non-native and ornamental hedgerows will be planted along roadsides and in close proximity to dwellings.
 - Species-rich native hedgerows targeting moderate condition located along the Site boundaries and within the southern greenspace. These will be planted with a minimum of five native woody species per 30m stretch and will be managed to ensure a good height and width is achieved, with limited gaps.

7.0 STATUTORY BNG METRIC

- 7.1 The habitat retention, enhancement and creation proposals highlighted within this report have all been inputted into the Statutory Biodiversity Metric. Table 4 provides a summary of the headline results of the assessment completed for the proposals. The full metric has been provided in *Appendix F-3*.

Table 4: Statutory Biodiversity Metric 4.1 Headline Results

Baseline	Habitat Units	5.63
	Hedgerow Units	0.02
Post-Intervention	Habitat Units	6.52
	Hedgerow Units	3.67
Total Net Unit Change	Habitat Units	+0.93
	Hedgerow Units	+3.65
Total Net Percentage Change	Habitat Units	+16.5%
	Hedgerow Units	+17360.04%

Habitat Trading Rules

- 7.2 The majority of the habitat to be lost as part of the proposals comprises medium distinctiveness other neutral grassland and mixed scrub, with some low distinctiveness modified grassland, bramble scrub and ruderal habitats. Some areas of other neutral grassland, modified grassland and scrub will be re-created as part of the proposals. The proposals provide sufficient amounts of habitat creation to offset impacts to low distinctiveness habitats through habitat creation. However, the proposals do not provide sufficient habitat creation to offset the loss to medium distinctiveness habitats, with an overall loss of other neutral grassland (0.8 units) and mixed scrub (0.3 units).

Biodiversity Net Gain Hierarchy

- 7.3 The Biodiversity Net Gain hierarchy is provided within the Government's PPG and sets out guidance on how to prioritise habitat avoidance, retention and compensation for more valuable habitats. The BNG Hierarchy has influenced the Site design through the following measures:
- Habitat loss has for the most part been restricted to low or very low distinctiveness habitats which have very limited ecological value.
 - Proposals have sought to retain medium distinctiveness habitats where possible, however the scheme will result in the loss of an area of other neutral grassland in the south of the Site. The grassland is species poor and is not considered to be a good example of its habitat type. It shows signs of eutrophication from adjacent agricultural practices as evidenced by the frequent presence of creeping thistle and broadleaved dock. The proposals will provide compensatory habitat creation including a strip of species-rich grassland along the western boundary which will be managed in the long-term to maintain its biodiversity value. On balance, the scheme will result in a great extent of this medium distinctiveness habitat and the small loss of medium distinctiveness grassland is therefore not considered to be a constraint to this assessment.

Compensation

- 7.4 To meet the trading rules, 0.8 units of other neutral grassland and 0.3 units of mixed scrub will need to be sought.
- 7.5 Compensatory units will be delivered through one of the following options:
- Purchasing Units from a Local Habitat Bank: Units can be purchased from any habitat banks run within the local planning authority.
 - Purchasing Units from a Nearby Habitat Bank: Where units are not available in Havant Borough Council, units will be purchased from a habitat bank in an adjacent Local Planning Authority Boundary/National Character Area.
 - Purchasing Units from a National Habitat Bank: Where local habitat bank cannot be found, units can be purchased from a habitat bank elsewhere in England. Proximity will be considered while sourcing units, with the closest available units preferred.
 - Purchasing Statutory Credits: Where units cannot be sought from a national habitat bank, statutory credits will be purchased. A sufficient number of units will be purchased to meet the trading rules.
- 7.6 Units will only be purchased from Sites that are registered on Natural England's BNG Sites Register. Consequently, they will have been secured under a minimum 30-year legal agreement with habitat enhancements to be delivered through an agreed habitat management and monitoring plan (HMMP).
- 7.7 The delivery of off-site habitat units will be secured through the mandatory Biodiversity Net Gain condition imposed by the Environment Act, 2021. Details of the off-site provision will be supplied as part of a Biodiversity Gain Plan which is to be submitted following receipt of planning permission in accordance with the Environment Act 2021 requirements.

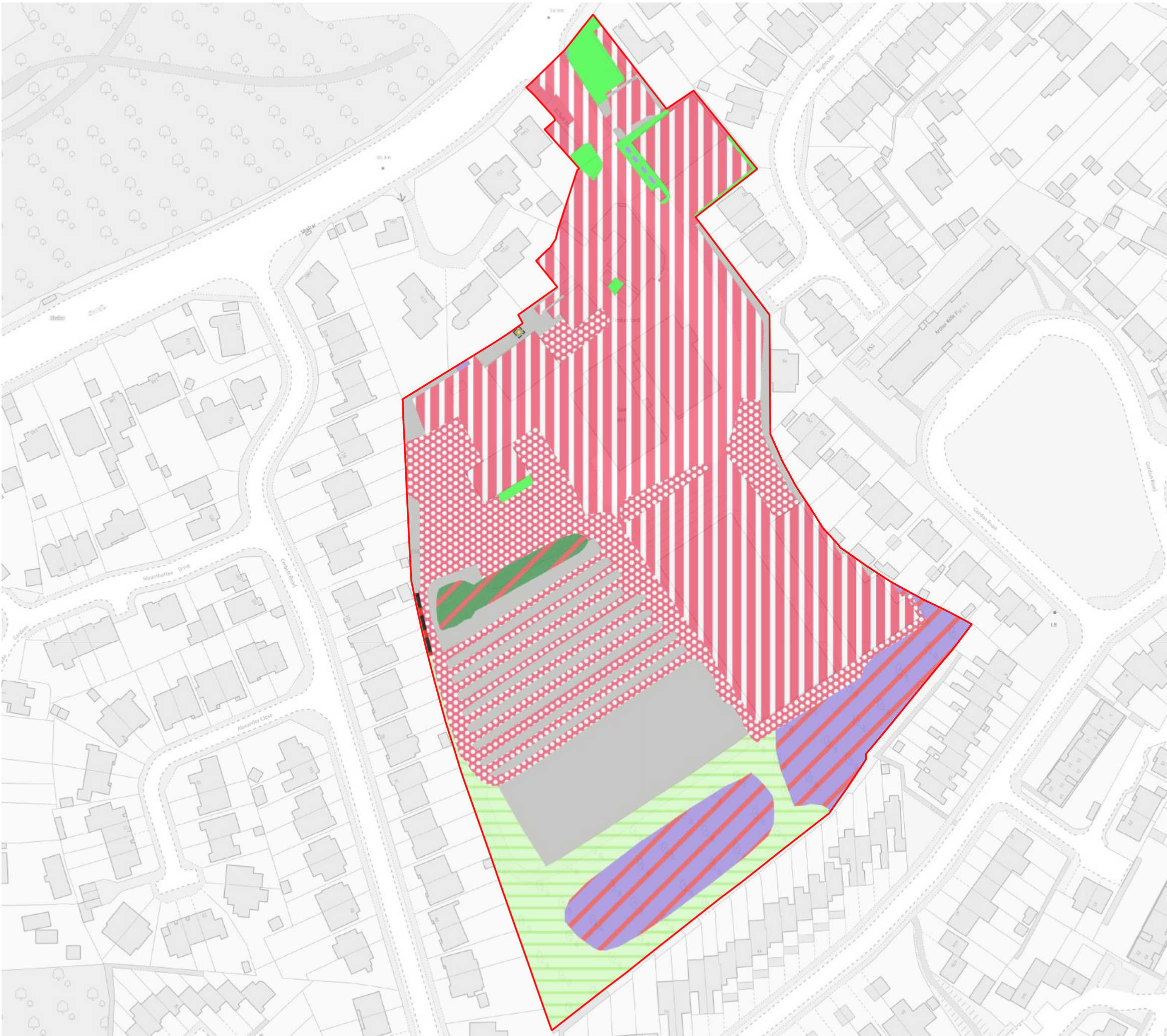
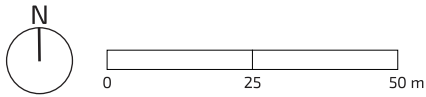
Securing BNG

- 7.8 This BNG report outlines the approach and measures proposed to achieve a measurable net gain in biodiversity as part of the development. It demonstrates how the current design and habitat proposals are expected to achieve the required 10% BNG target in accordance with the Environment Act 2021 and associated national and local planning policy. However, the assessment and calculations are based on the information available at this stage and may be subject to change as the project design, landscaping, and management details are refined through the planning process or as further ecological information becomes available. Any updates will be reflected in the Biodiversity Gain Plan to ensure continued compliance with statutory requirements.
- 7.9 Further details on habitat creation, enhancement and management can be provided at the detailed design stage of the proposals, where ecologists will input directly into landscape planting. A Habitat Management and Monitoring Plan will also be provided as part of a Biodiversity Gain Plan which, in accordance with the requirements of the Environment Act, will be provided following receipt of full planning permission. This HMMP will provide detail on how creation, retained and enhanced habitats across the Site that are significantly contributing to the Site's BNG will be managed for a minimum of 30 years.
- 7.10 Biodiversity Net Gain has been used to inform the habitat creation and enhancement proposals for the scheme and the resulting habitats will provide a betterment for local wildlife.

FPCR Environment and Design Ltd

Registered Office: Lockington Hall, Lockington, Derby DE74 2RH
Company No. 07128076. [T] 01509 672772 [E] mail@fpcr.co.uk [W] www.fpcr.co.uk

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- Redline Boundary
- Baseline Habitats
 - Artificial unvegetated, unsealed surface
 - Bramble scrub
 - Developed land; sealed surface
 - Ground level planters
 - Introduced shrub
 - Mixed scrub
 - Modified grassland
 - Other neutral grassland
 - Ruderal/Ephemeral
 - Bare ground
- Baseline Hedgerow
 - Non-native and ornamental hedgerow
- Baseline Individual Trees
 - Existing small urban tree

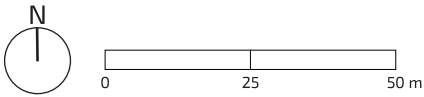
date 13/02/26 drwn/chkd DS / KAB

client Foreman Homes Ltd
project

Goodwillies

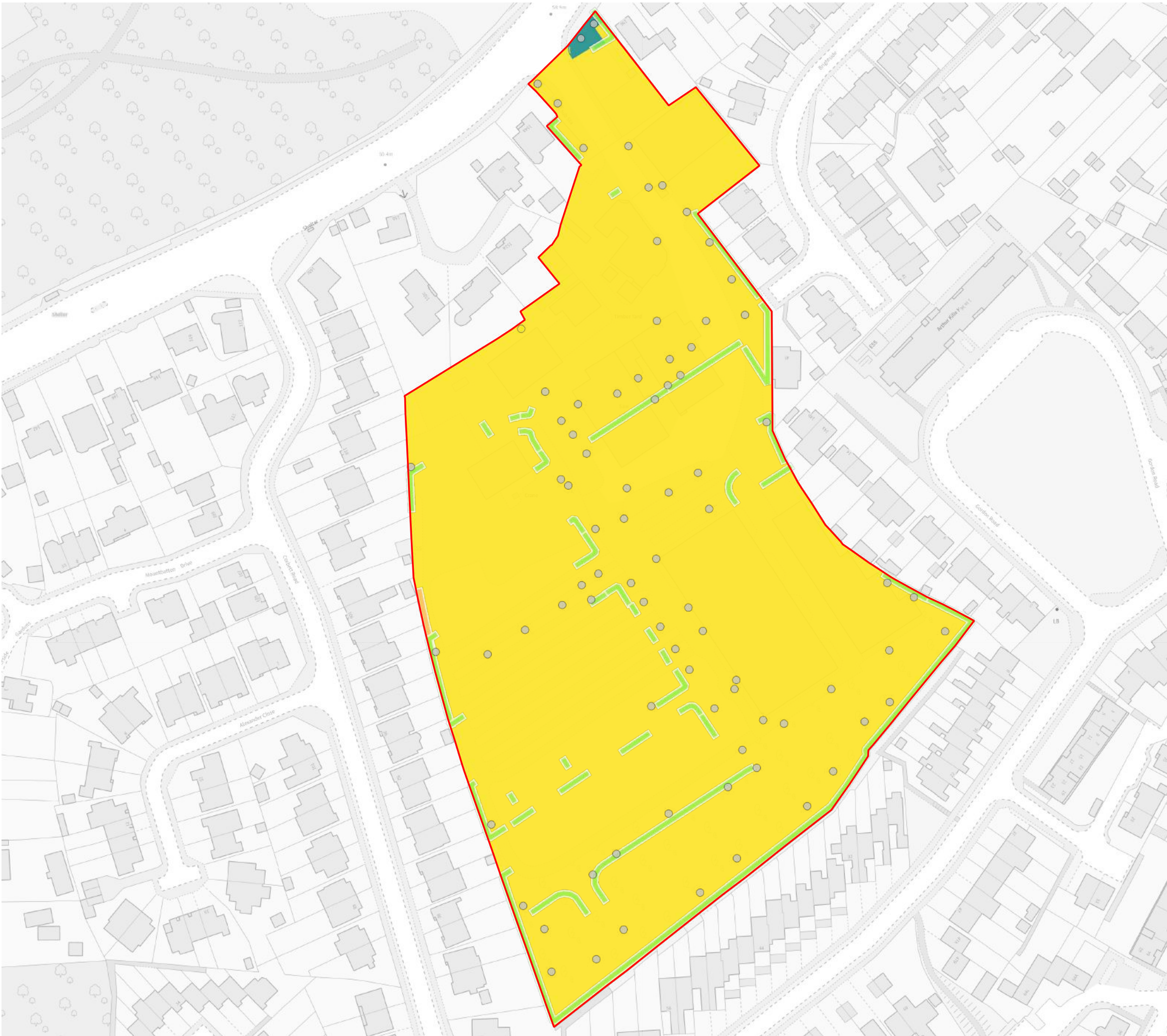
title BASELINE HABITAT PLAN scale 1:1,300 @ A3

number FIGURE 1 rev -



- Redline Boundary
- Proposed Habitats
 - Developed land; sealed surface
 - Introduced shrub
 - Mixed scrub
 - Modified grassland
 - Other neutral grassland
 - Sustainable drainage system
 - Vegetated garden
 - Residential
- Proposed Hedgerows
 - Non-native and ornamental hedgerow
 - Species-rich native hedgerow
- Proposed Individual Trees
 - Proposed small urban tree

date	13/02/26	drwn/chkd	DS / KAB
client	Foreman Homes Ltd		
project	Goodwillies		
title	PROPOSED HABITAT PLAN	scale	1:1,300 @ A3
number	FIGURE 2	rev	-



N

0 25 50 m

Redline Boundary

Habitats

Retained

Lost

Hedgerows

Created

Lost

Individual Trees

Created

Proposed Lost

date
13/02/26

drwn/chkd
DS / KAB

client
Foreman Homes Ltd

project

Goodwillies

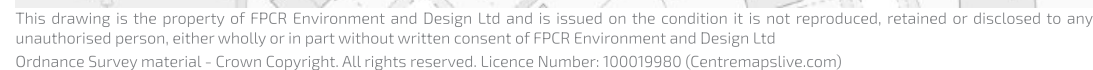
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HABITAT RETENTION PLAN

scale
1:1,300 @ A3

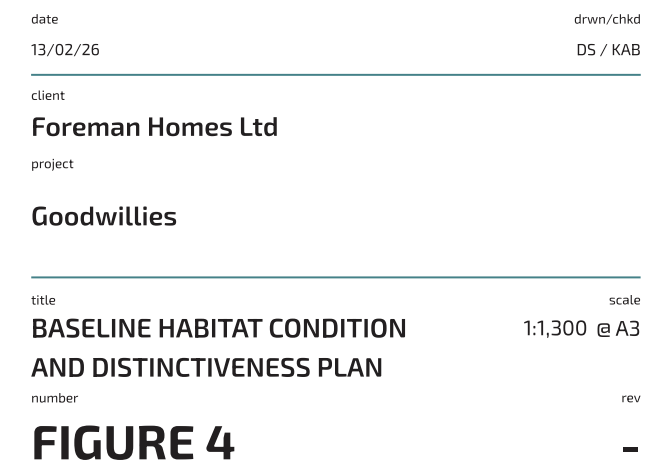
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FIGURE 3

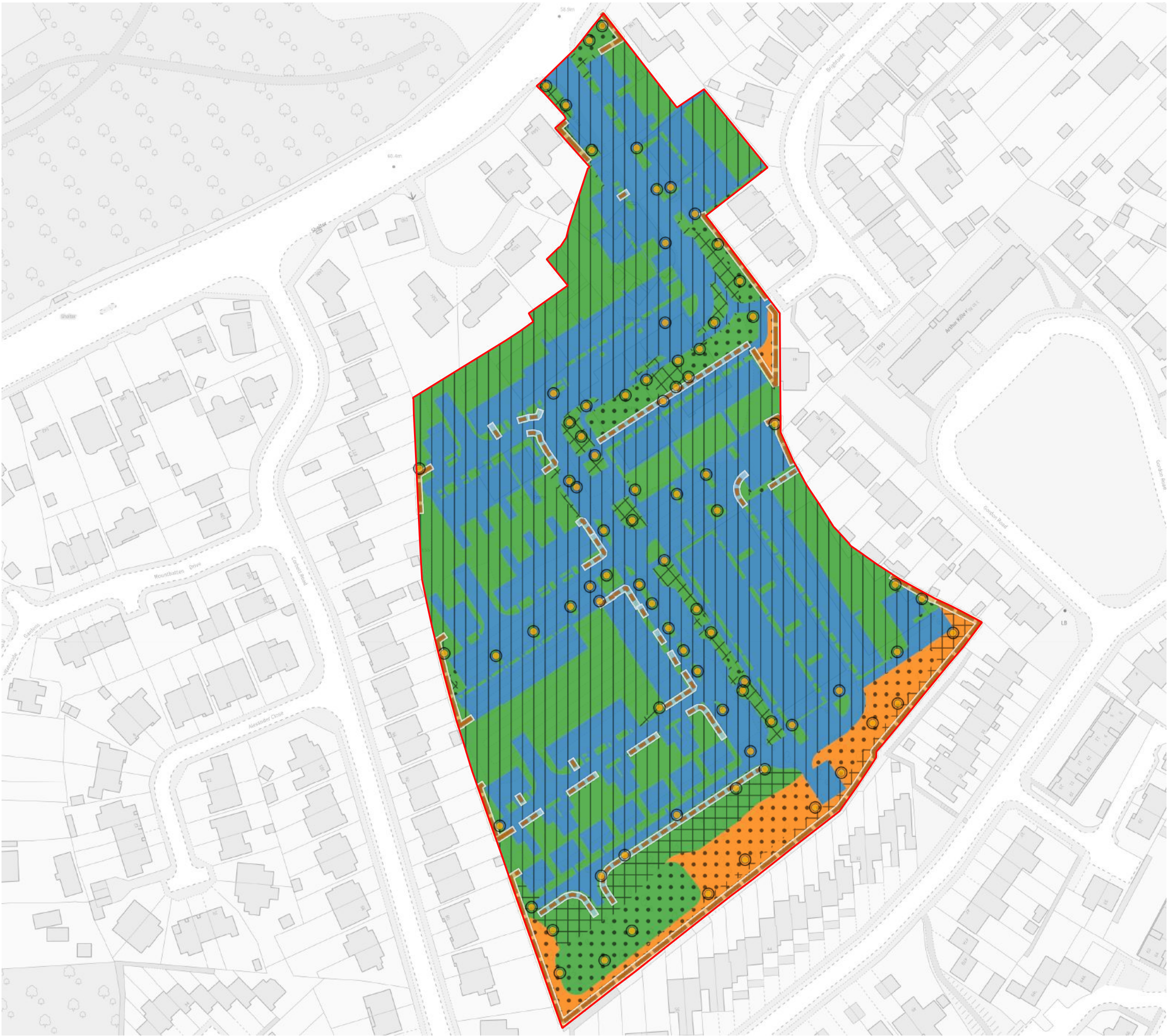
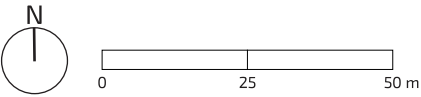
rev
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- Redline Boundary
- Proposed Habitat Condition
 - Good
 - Moderate
 - Poor
 - N/A - Other
 - Condition Assessment N/A
- Proposed Habitat Distinctiveness
 - Medium
 - Low
 - V.Low
- Proposed Hedgerow Condition
 - Moderate
 - Poor
- Proposed Hedgerow Distinctiveness
 - Medium
 - V.Low
- Proposed Individual Tree Condition
 - Moderate
- Proposed Individual Tree Distinctiveness
 - Medium

date 13/02/26 drwn/chkd DS / KAB

client Foreman Homes Ltd

project

Goodwillies

title PROPOSED HABITAT CONDITION AND DISTINCTIVENESS PLAN scale 1:1,300 @ A3

number rev

FIGURE 5

Appendix F-1: Baseline Condition Assessment Results

GRASSLAND (LOW DISTINCTIVENESS)		
Condition Criteria	Grassland Reference	
	Modified Grassland – G1 & G4	Modified Grassland – G2, G3, G5 & G6
1 There must be 6-8 species per m2, including at least 2 forbs. Note - if a grassland has 9 or more species per m2 it should be classified as a moderate distinctiveness grassland habitat type. NB - this criterion is non-negotiable for achieving moderate or good condition.	Fail	Pass
2 Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Fail	Fail
3 Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Pass	Pass
4 Physical damage evident in less than 5% of total grassland area, such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities.	Fail	Fail
5 Cover of bare ground between 1% and 10%, including localised areas, for example, rabbit warrens.	Fail	Fail
6 Cover of bracken less than 20%.	Pass	Pass
7 There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981)	Pass	Pass
Total Passes	3	4
Passes 6 or 7 criteria including non-negotiable criterion 1 Good Passes 4 or 5 criteria including non-negotiable criterion 1 Moderate Passes 3 or fewer criteria; Poor OR Passes 4-6 criteria (excluding criteria A) Condition	Poor (does not pass non-negotiable criterion)	Moderate

GRASSLAND (MEDIUM & HIGH DISTINCTIVENESS)	
Condition Criteria	Other Neutral Grassland – G7
1 The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). NB – this criterion is essential for achieving moderate or good condition (non-acid grassland types only).	Fail
2 Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Pass
3 Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Pass
4 Cover of bracken less than 20% and cover of scrub (including bramble) less than 5%.	Fail
5 Combined cover of species indicative of sub-optimal condition* and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive plants listed on Schedule 9 of WCA, 1981 this criterion is automatically failed.	Fail
6 There are greater than 10 species per metre squared, including forbs that are characteristic of the habitat type. NB – this criterion is essential for achieving good condition (non-acid grassland types only)	Fail
Total Passes	2
Condition	Poor (does not pass non-negotiable criterion)
Passes 5 or 6 criteria, including essential criterion 1 and 6	
Passes 3-5 criteria including essential criterion 1	
Passes 2 or fewer criteria OR Passes 3 or 4 criteria excluding criterion 1 and 6	

URBAN HABITATS (LOW DISTINCTIVENESS)			
Condition Criteria	Reference		
	Ruderal and ephemeral	Ruderal and ephemeral	Bare ground
A Vegetation structure is varied, providing opportunities for insects, birds and bats to live and breed. A single ecotone (i.e. scrub, grassland, herbs) should not account for more than 80% of the total habitat area.	Fail	Fail	Fail
B The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Pass	Fail	Fail
C Invasive non-native species (Schedule 9 of WCA) and those detrimental to native wildlife cover less than 5% of total vegetated area. For green roofs also include cover of <i>Buddleia davidii</i> . NB - To achieve GOOD condition, criterion 3 must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Pass	Pass	Pass
Total Passes	2	1	1
Condition Passes all 3 core criteria; Good AND Meets the requirements for Good condition within criterion C. (Good (3))	Moderate	Poor	Poor
Passes 2 of 3 core criteria; Moderate OR Passes 3 of 3 core criteria but does not meet the requirements for Good			
Passes 0 or 1 of 3 core criteria. (Poor (1)) Poor			

SCRUB		
Condition Criteria	Reference	
	Mixed scrub S1	Mixed scrub S2
1 Habitat is representative of UKHab description (where in its natural range) and closely matches the characteristics of the scrub type. At least 80% of the scrub is native, and there are at least three woody species, with no single species comprising more than 75% of the cover (except hazel, common juniper, sea buckthorn or box, which can be up to 100% cover).	Pass	Fail
2 There is a good age range – all the following are present: seedlings, saplings, young shrubs and mature/veteran shrubs.	Fail	Fail
3 There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981) and species indicative of sub-optimal condition* make up less than 5% of ground cover.	Fail	Fail
4 The scrub has a well-developed edge with scattered scrub and tall grassland and/or forbs present between the scrub and adjacent habitat(s).	Fail	Fail
5 There are clearings, glades or rides present within the scrub, providing sheltered edges.	Fail	Fail
Total Passes	1	0
Condition		
Passes 5 of 5 criteria Good (3)		
Passes 3 or 4 of 5 criteria Moderate (2)	Poor	Poor
Passes 2 or fewer criteria Poor (1)		

INDIVIDUAL TREES	
Condition Criteria	Reference
Tree size small <30cm DBH, medium 31-60 cm DBH, large 61-90 cm DBH Very large >91cm DBH	Individual Tree T1
1 The Tree is a native species (or more than 70% within the block are native species)	Pass
2 Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Pass
3 The tree is mature (or more than 50% within the block are mature). A mature tree is 2/3 its expected fully mature height for the species	Pass
4 There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Fail
5 Micro-habitats for birds, mammals and insects are present e.g. presence of deadwood, cavities, ivy or loose bark.	Fail
6 More than 20% of the tree canopy area is oversailing vegetation beneath.	Pass
Total Passes	4
<div>Condition</div> <div> <div>Passes 5 or 6 criteria</div> <div>Passes 3 or 4 criteria</div> <div>Passes 2 or fewer criteria</div> </div> <div> <div>Good (3)</div> <div>Moderate (2)</div> <div>Poor (1)</div> </div>	Moderate

Appendix F-2: Proposed Condition Assessments

GRASSLAND (LOW DISTINCTIVENESS)			
Condition Criteria	Grassland Reference		
	Modified Grassland	Modified Grassland	Modified Grassland
1 There must be 6-8 species per m2, including at least 2 forbs. Note - if a grassland has 9 or more species per m2 it should be classified as a moderate distinctiveness grassland habitat type. NB - this criterion is non-negotiable for achieving moderate or good condition.	Fail	Pass	Pass
2 Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Fail	Pass	Pass
3 Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Pass	Pass	Pass
4 Physical damage evident in less than 5% of total grassland area, such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities.	Fail	Fail	Fail
5 Cover of bare ground between 1% and 10%, including localised areas, for example, rabbit warrens.	Fail	Fail	Pass
6 Cover of bracken less than 20%.	Pass	Pass	Pass
7 There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981)	Pass	Pass	Pass
Total Passes	3	5	6
Passes 6 or 7 criteria including non-negotiable criterion 1 Good Passes 4 or 5 criteria including non-negotiable criterion 1 Moderate Passes 3 or fewer criteria; Poor OR Passes 4-6 criteria (excluding criteria A) Condition	Poor (does not pass non-negotiable criterion)	Moderate	Good

GRASSLAND (MEDIUM & HIGH DISTINCTIVENESS)	
Condition Criteria	Other Neutral Grassland
1 The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). NB – this criterion is essential for achieving moderate or good condition (non-acid grassland types only).	Pass
2 Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Pass
3 Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Pass
4 Cover of bracken less than 20% and cover of scrub (including bramble) less than 5%.	Fail
5 Combined cover of species indicative of sub-optimal condition* and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive plants listed on Schedule 9 of WCA, 1981 this criterion is automatically failed.	Fail
6 There are greater than 10 species per metre squared, including forbs that are characteristic of the habitat type. NB – this criterion is essential for achieving good condition (non-acid grassland types only)	Fail
Total Passes	3
Condition	Moderate
Passes 5 or 6 criteria, including essential criterion 1 and 6	
Passes 3-5 criteria including essential criterion 1	
Passes 2 or fewer criteria OR Passes 3 or 4 criteria excluding criterion 1 and 6	

INDIVIDUAL TREES	
Condition Criteria	Urban Trees
1 The Tree is a native species (or more than 70% within the block are native species)	Pass
2 Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Pass
3 The tree is mature (or more than 50% within the block are mature). A mature tree is 2/3 its expected fully mature height for the species	Pass
4 There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Fail
5 Micro-habitats for birds, mammals and insects are present e.g. presence of deadwood, cavities, ivy or loose bark.	Pass
6 More than 20% of the tree canopy area is oversailing vegetation beneath.	Fail
Total Passes	4
<div>Condition</div> <div> <div>Passes 5 or 6 criteria</div> <div>Good (3)</div> </div> <div> <div>Passes 3 or 4 criteria</div> <div>Moderate (2)</div> </div> <div> <div>Passes 2 or fewer criteria</div> <div>Poor (1)</div> </div>	Moderate

NATIVE HEDGEROWS		
Functional Group	Statutory Condition Criteria	Hedgerow Reference Species-rich native hedgerow
A	A1 Height >1.5m average along length	Pass
	A2 Width >1.5m average along length	Pass
B	B1 Gap between ground and base of canopy <0.5 m for >90% of length (unless 'line of trees')	Pass
	B2 Gaps make up <10% of total length and no canopy gaps >5 m (access points and gates excluded from <5m)	Pass
C	C1 >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length measured from outer edge of hedgerow, and is present on at least one side of the hedge (at least)	Fail
	C2 Plant species indicative of nutrient enrichment (nettles, docks, cleavers) dominate <20% cover of the area of undisturbed ground	Fail
D	D1 >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA3) and recently introduced species.	Pass
	D2 >90% of the hedgerow or undisturbed ground is free of damage caused by human activities	Fail
Additional group – applicable to hedgerows with trees only		
E	E1 There is more than one age-class (or morphology) of trees present (young, mature, veteran, ancient) and there is on average at least one present per 20-50m of hedgerow. (A mature tree is one that is at least 2/3 expected fully mature height for the species)	N/A
	E2 At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity	N/A
Total Fails		
No more than 2 total failures; AND no more than 1 failure in any functional group		Good
For Hedgerows with no trees: No more than 4 total failures; AND does not fail both attributes in more than one functional group		Moderate
For Hedgerows with trees: No more than 5 total failures; AND does not fail both attributes in more than one functional group		
For Hedgerows with no trees: No more than 4 total failures; OR fails both attributes in multiple functional groups		Poor
For Hedgerows with trees: Fails more than 5; OR fails both attributes in multiple functional groups		
		Moderate

SCRUB	
Condition Criteria	Mixed Scrub
1 Habitat is representative of UKHab description (where in its natural range) and closely matches the characteristics of the scrub type. At least 80% of the scrub is native, and there are at least three woody species, with no single species comprising more than 75% of the cover (except hazel, common juniper, sea buckthorn or box, which can be up to 100% cover).	Pass
2 There is a good age range – all the following are present: seedlings, saplings, young shrubs and mature/veteran shrubs.	Pass
3 There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981) and species indicative of sub-optimal condition* make up less than 5% of ground cover.	Pass
4 The scrub has a well-developed edge with scattered scrub and tall grassland and/or forbs present between the scrub and adjacent habitat(s).	Pass
5 There are clearings, glades or rides present within the scrub, providing sheltered edges.	Fail
Total Passes	4
<div>Condition</div> <div> <div>Passes 5 of 5 criteria</div> <div>Good (3)</div> </div> <div> <div>Passes 3 or 4 of 5 criteria</div> <div>Moderate (2)</div> </div> <div> <div>Passes 2 or fewer criteria</div> <div>Poor (1)</div> </div>	Moderate

URBAN	
Condition Criteria	SUDS
Core Criteria – must be assessed for all urban habitat types:	
A Vegetation structure is varied, providing opportunities for insects, birds and bats to live and breed. A single ecotone (i.e. scrub, grassland, herbs) should not account for more than 80% of the total habitat area.	Fail
B The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Pass
C Invasive non-native species (Schedule 9 of WCA) and those detrimental to native wildlife cover less than 5% of total vegetated area. For green roofs also include cover of <i>Buddleia davidii</i> . NB - To achieve GOOD condition, criterion 3 must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Pass
Additional Criteria – Only applicable to Bioswale and SUDS	
E1 Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife	Pass
E2 The vegetation is comprised of plant species suited to wetland or riparian situations	Pass
Total Passes	4
Condition	Moderate

Condition Assessment Result
Results for Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type):
<ul style="list-style-type: none"> • Passes all 3 core criteria; AND <ul style="list-style-type: none"> • Meets the requirements for Good condition within criterion C; AND <ul style="list-style-type: none"> • Passes all additional criteria relevant to specific habitat type (Group E) (Good (3))
<ul style="list-style-type: none"> • Passes 3 or 4 of 5 criteria; OR <ul style="list-style-type: none"> • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C. (Moderate (2))
<ul style="list-style-type: none"> • • Passes 2 or fewer of 5 criteria. (Poor (1))