

Preliminary Ecological Appraisal

Survey site:

Hayling Light Railway Trust Ltd, Eastoke Corner Depot, Seafront Hayling Island, Portsmouth PO11 OAG

Client:

Hayling Light Railway Trust Ltd

Survey date:

24th November 2025

Project:

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

Construction of a new building to act as an extension to the current depot.

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

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

Executive Summary					
<p>The survey site is centred on National Grid Reference SZ 72948 98487 and has an area of approximately 0.012ha. The site comprises a patch of vegetated land surrounded by a picket fence, a small patch of gravelled car park and hardstanding. The site lays directly adjacent to the Hayling Light Railway Depot and the train platform. The wider landscape consists of substantial urban development with amenity spaces to the north and east, Hayling Bay to the south and Beachlands SINC with associated tourist/public amenity spaces to the west. The following habitats were identified on site:</p> <ul style="list-style-type: none"> • Good condition modified grassland • Artificial unsealed, unvegetated surface <p>As a result of the survey the following recommendations have been made:</p> <ul style="list-style-type: none"> • A Biodiversity Net Gain Assessment as required by the Environment Act (2021) unless exemption can be applied. • A Construction Ecological Management Plan to protect the surrounding Beachlands SINC and Solent Maritime SPA located approximately 125m to the south. • An artificial lighting strategy for nocturnal mammals, specifically bats. • A Precautionary Working Method Statement for small mammals. • One integrated bat box and one integrated bird box into the fabric of the new building. 					
Site Location and Context					
<p>The survey site is centred on National Grid Reference SZ 72948 98487 and has an area of approximately 0.012ha. A site location plan has been provided in Appendix 1.</p> <p>The site comprises a patch of vegetated land surrounded by a picket fence, a small patch of gravelled car park and hardstanding. The site lays directly adjacent to the Hayling Light Railway Depot and the train platform. The Hayling Light Railway Depot is a wooden structure supported by metal beams and a corrugated roof; the associated train tracks extend to the west. The south of the site is fronted by a larger gravel carpark along the foreshore of Hayling Bay, an extensive area of grassland to the west, Sea Front Road to the north and a play area with hardstanding to the west. The wider landscape consists of substantial urban development with amenity spaces to the north and east, Hayling Bay to the south and Beachlands SINC with associated tourist/public amenity spaces to the west.</p> <p>The site is situated approximately 2.2m above sea level on loamy soils with naturally high groundwater that support wet acid meadows, pastures and woodland. These soils overlay the Wittering formation, a “greyish brown laminated clay; wavy- to lenticular-bedded sand interbedded with clay in equal proportions; and fine- to medium-grained sparsely glauconitic sand” (BGS Viewer 2025). This area is part of the South Coast Plain National Character area (NCA – 126), a coastal landscape with an indented shoreline with several major inlets, intertidal habitats and internationally important habitats for birds.</p>					
Survey Details					
The site survey was undertaken by Kat Aburrow BSc, Consultant Ecologist, an ecologist with eight years of experience with three of those in the UK.					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
24/11/2025	8	79	100	12	None

Survey limitations	
<p>It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records.</p> <p>Due to seasonal limitations, further survey within the optimal season for surveying vegetation would normally be required to obtain accurate habitat classification and condition assessment data. However, in the case of this site, the delays involved would likely be disproportionate to the predicted likely value of the habitat proposed to be removed. Precautionary classification is drawn from analysis of the overwintering assemblage alongside information gathered during the desk study regarding geology, soils, hydrology, history, current and historic management, wider landscape context, assemblages present in local designated sites (and any other relevant factors). An estimation is made of how the site may differ in its condition variables between summer and winter. Acceptability of this approach will be at LPA discretion.</p> <p>A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.</p>	
Ecological Survey Factor Conclusion, Impact or Recommendations	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Habitats and plants (see site location in Appendix 1, UKHabs Map in Appendix 2, Condition assessment sheets in Appendix 3, proposal plans in Appendix 4 and supplementary photos in Appendix 5). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
Summary of Survey Findings UKHab codes used u1c - Artificial unvegetated, unsealed surface	<p>The site does not contain any habitats listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). Notable habitats are present within 1km which are detailed in further sections.</p> <p>The following habitats were identified during the site survey on 24th November 2025 and are illustrated in Appendix 2.</p>

g4 – Modified grassland**On-site habitat descriptions****u1c - Artificial unvegetated, unsealed surface**

A small section of the site consisted of gravel and type 1 surfacing (**Figure 1**).



Figure 1. The small section of unsealed surface within the site boundary (photo taken November 2025).

g4 – Modified grassland

The site consisted of mostly unmanaged yet disturbed grassland that was of an overall short sward length and fenced off from the wider area (**Figure 2**). There were small patches of bryophytes in certain areas of the grassland indicating the presence of a more acidic soil. Across this habitat parcel there were 18 species of vascular plant recorded with an average of 7 species per/m² and with a ratio of 60:40 grass to herbs. In the eastern corner of the grassland were two large ornamental plants, mostly likely self-seeded from high levels of disturbance (**Figure 3**). Despite the number of species recorded across the site, multiple generalist/weedy species were recorded suggesting higher levels of disturbance than surrounding grassland areas. A condition assessment is available in **Appendix 3**.

The species recorded were:

Grasses

A - Perennial rye grass (*Lolium perenne*), Yorkshire fog (*Holcus lanatus*)

Forbs

A – Spotted medick (*Medicago arabica*)

F – Common yarrow (*Achillea millefolium*), Ribwort plantain (*Plantago lanceolata*), Cat's ear spp. (*Asteraceae* spp.), Broadleaved dock (*Rumex obtusifolius*), Common mallow (*Malva sylvestris*)

O – Red valerian (*Centranthus ruber*), Dandelion (*Taraxacum* agg.), Curled dock (*Rumex crispus*), Creeping cinquefoil (*Potentilla reptans*), Lesser swine-cress (*Lepidium didymum*), Field speedwell (*Veronica agrestis*), Common chickweed (*Stellaria media*)

R – Groundsel (*Senecio vulgaris*), Common daisy (*Bellis perennis*), Hedge mustard (*Sisymbrium officinale*)



Figure 2. The area of grassland within the site boundary (photo taken November 2025).



Figure 3. The ornamental plants along the eastern boundary of the grassland (photo taken November 2025).



Figure 4. A close up of the grassland composition – facing north (photo taken November 2025).



Figure 5. A close up of the grassland composition – facing east (photo taken November 2025).

Local notable habitats

Priority habitats can be found within 1km of the site (**Table 1**) with the closest being an area of coastal vegetated shingle and lowland dry acid grassland to the west (part of the wider Beachlands SINC). Other coastal and marine priority habitats can be found close by such as coastal and floodplain grazing marsh, mudflats, a saline lagoon and coastal saltmarsh. The grassland on site is an isolated patch within an area of hardstanding, commercial development and a large gravel car park and is mostly likely a remnant piece of grassland connected to the wider Beachlands SINC however, overtime has become heavily disturbed and altered due to the activities of the Hayling Light Rail Depot and public access.

Table 1. Priority habitats within 1km of the site.

Priority habitat	Distance from site (approx.)
Deciduous woodland	7 parcels of this habitat within the site buffer. Closest: 600m to the north covering 0.41ha
Lowland Dry Acid Grassland	5 parcels of this habitat within the site buffer. Closest: 321m to the west covering 0.28ha

	Coastal and floodplain grazing marsh	3 parcels of this habitat within the site buffer. Closest: 940m to the northeast covering 2.7ha	
	Saline lagoons	1 parcel of this habitat within the site buffer. Closest: 650m to the northeast covering 1.28ha	
	Mudflats	10 parcels of this habitat within the site buffer. Closest: 515m to the northeast covering 0.03ha (but connected to a site covering 224.15ha)	
	Coastal vegetated shingle	5 parcels of this habitat within the site buffer. Closest: 200m to the west covering 0.58ha	
	Coastal saltmarsh	8 parcels of this habitat within the site buffer. Closest: 408m to the west covering 0.52ha	
<i>Foreseen Impacts</i>	<p>On-site habitats</p> <p>The proposed development will result in the loss of approximately 0.012ha modified grassland and unsealed surfaces. This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats. A proposed development plan is available in Appendix 4.</p> <p>Notable habitats</p> <p>No direct impacts to any notable habitats will occur as a result of the proposed development. However, due to the proximity of the site to coastal vegetated shingle (200m to the west), indirect effects (e.g. pollution, dust, litter, surface run off, etc.) could occur during construction.</p>		
<i>Recommendations</i>	<p>On-site habitats</p> <p>Best practice precautionary measures to minimise the possibility of ground and surface water pollution, dust deposition and direct or indirect damage to retained and adjacent habitats must be implemented during construction. A Construction Environment Management Plan (CEMP) may be required as a condition of consent. Strategies detailed within are likely to include;</p> <ul style="list-style-type: none"> Retained trees adjacent to the site will be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012). Use of Heras or other appropriate fencing to prevent encroachment by contractors onto retained habitats. Grasscrete, cell web or any other porous surface treatment facilitating recovery of vegetation is preferred to hard standing. Protect retained turf and soil resource from destruction and compaction using plastic matting and wooden boarding. Do not store skips and other heavy materials on retained turf. Use of plastic matting, ply, cellweb or a similar appropriate product to protect retained turf. Remove only the minimum of habitat required to facilitate the development. Adherence to COSHH. Industry standard guidelines for dust and noise suppression. 		

	<p>Offsite habitats</p> <p>Areas within the land leased by the Hayling Railway Trust could be used to provide compensation for the loss of approximately 64m² of modified grassland. These areas consist of sparsely vegetated land and artificial unvegetated, unsealed surface. These areas equate to approximately 71m² in total. There is also an area of lowland dry acid grassland to the west of the site which surrounds the railway line, opportunities to enhance this heavily disturbed area to provide compensation for the loss of a small area of grassland could also be explored (areas are highlighting in Appendix 2b and supplementary photos available in Appendix 5).</p> <p>Biodiversity net gain</p> <p>The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. Therefore, the planning application must be accompanied by a landscaping/habitat creation and enhancement strategy, biodiversity net gain calculations and a habitat management and monitoring plan to ensure the proposed development delivers a 10% net gain.</p>						
Locality and Designated Sites							
<i>Summary of Survey Findings</i>	<p>On-site designations</p> <p>The site is not subject to any designation.</p> <p>European statutory designated sites (within 2km)</p> <p>There are three statutory sites within 1km of the site, as detailed in Table 2 below.</p> <p>Table 2. European statutory designated sites (within 2km)</p> <table><tr><th>Designated site</th><th>Distance from site (approx.)</th><th>Reason for notification</th></tr><tr><td>Solent Maritime SAC</td><td>125m to the south extending across the entirety of the site buffer</td><td><ul style="list-style-type: none">Annex I habitats as a primary reason:<ul style="list-style-type: none">1130 Estuaries1320 Spartina swards1330 Atlantic salt meadowsAnnex II habitats as a qualifying feature:<ul style="list-style-type: none">1110 Sandbanks which are slightly covered by sea water all the time1140 Mudflats and sandflats not covered by seawater at low tide1150 Coastal lagoons * Priority feature1210 Annual vegetation of drift lines1220 Perennial vegetation of stony banks</td></tr></table>	Designated site	Distance from site (approx.)	Reason for notification	Solent Maritime SAC	125m to the south extending across the entirety of the site buffer	<ul style="list-style-type: none">Annex I habitats as a primary reason:<ul style="list-style-type: none">1130 Estuaries1320 Spartina swards1330 Atlantic salt meadowsAnnex II habitats as a qualifying feature:<ul style="list-style-type: none">1110 Sandbanks which are slightly covered by sea water all the time1140 Mudflats and sandflats not covered by seawater at low tide1150 Coastal lagoons * Priority feature1210 Annual vegetation of drift lines1220 Perennial vegetation of stony banks
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			1310 Salicornia and other annuals colonizing mud and sand 2120 "Shifting dunes along the shoreline with Ammophila arenaria ("white dunes")" <ul style="list-style-type: none">Annex II species as a qualifying feature: Desmoulin's whorl snail
	Chichester and Langstone Harbours (Ramsar, SPA)	373m to the northeast	Internationally important for overwintering birds, waders and waterfowl and consist of two large estuarine basins linked by a channel and extensive intertidal mudflats, saltmarsh, sand and shingle spits with dunes supporting reedbeds and grasslands.
	Chichester Harbour (SSSI)	880m to the north	Consists of littoral sediment, saltmarshes mudflats, sand dunes, shingle spits, unimproved coastal pastures and provides internationally valuable habitat for overwintering birds, waders and waterfowl.
	<p>The site lies within the impact risk zone for multiple designated sites and has been flagged as having the “<i>potential for the proposed development to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and those Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin</i>”.</p> <p>Non-statutory designated sites</p> <p>The presence of non-statutory designated sites within 1km of the site cannot be established without data from Hampshire Biodiversity Information Centre however, it is known that the site lays within the Beachland SINC.</p>		
Foreseen Impacts	<p>On-site designations</p> <p>No impacts foreseen.</p>		

	Statutory and non-statutory designated sites The site lies within the impact risk zone for multiple protected sites. The proposed development type is listed as a possible high risk for this designation. The site lies within the Beachlands SINC and will result in the loss of 0.012ha of land allotted under this non-statutory designation.								
Recommendations	On-site designations Best practice measures to minimise the possibility of pollution affecting the wider SINC must be implemented during construction. A Construction Environment Management Plan (CEMP) may be required for this. The Local Planning Authority (LPA) may be required to consult with Natural England regarding potential impacts to multiple designated sites.								
Invasive / Non-native species									
Summary of Survey Findings	No problematic invasive and non-native species recorded on site.								
Foreseen Impacts	N/A								
Recommendations	No further surveys but remain vigilant.								
Invertebrates									
Summary of Survey Findings	The habitats present on-site likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.								
Foreseen Impacts	None foreseen.								
Recommendations	No further surveys.								
Bats									
Summary of Survey Findings	EPSL data A search of the magic.gov.uk database for granted European Protected Species License (EPSLs) within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There is 1 EPSL within a 2km radius of site (Table 3). Table 3. Granted bat EPSLs within 2km of the site. <table><tr><th>EPSL reference</th><th>Bat species affected</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr><tr><td>2017-30243-EPS-MIT</td><td>Common pipistrelle Soprano pipistrelle</td><td>640m to the northeast</td><td>Destruction of a resting place</td></tr></table>	EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	2017-30243-EPS-MIT	Common pipistrelle Soprano pipistrelle	640m to the northeast	Destruction of a resting place
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There are no Special Areas of Conservation designated for bats within 10km of the site.

Foraging and commuting habitat

The modified grassland may provide limited opportunities for prey species (invertebrates) however, due to the size of the site (0.012ha of grassland and unsealed surface) and the immediate surrounds it is considered acceptably low that bat species would be using the site for foraging and commuting.

Roosting habitat

The site lays adjacent to the Hayling Light Railway Depot, a well-sealed building with wooden façade, breeze block walls, metal support beams, a corrugated roof and a large, brightly lit internal space used a workshop. There were no internal spaces or voids. An inspection of the eastern elevation revealed well sealed timber boards, no gaps between the corrugated roof and wall and no external openings into the building.



Figure 6. The Hayling Light Railway Depot (photo taken November 2025).



Figure 7. The main area of the site designated for development (photo taken November 2025).



Figure 8. The Hayling Light Railway Depot (photo taken November 2025).



Figure 9. The internal space of the Hayling Light Railway Depot (photo taken November 2025).



Figure 10. The eastern elevation of the Hayling Light Railway Depot (photo taken November 2025).



Figure 11. The internal wall of the eastern elevation of the Hayling Light Railway Depot (photo taken November 2025).

<i>Foreseen Impacts</i>	<p>Roosting habitat [Buildings] Bats are very unlikely to be roosting within this building and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development.</p> <p>Foraging and commuting habitat The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. However, the proposed development will include the use of lighting which could spill on to bat foraging or commuting habitat and deter bats from using these areas.</p> <p>Artificial lighting The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.</p>
<i>Recommendations</i>	<p>Roosting habitat In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice.</p> <p>Foraging and commuting habitat No further surveys are required.</p> <p>Artificial lighting A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting</p> <p>Suggested biodiversity enhancements The installation of one bat box at the site will provide additional roosting habitat for bats. The bat boxes will be incorporated into the fabric of the new building. It will be suitable for pipistrelles (which have been identified locally through EPSL data). Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box or similar alternative brand. The Bat box should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.</p>
Birds	
<i>Summary of Survey Findings</i>	<p>Buildings No evidence of nesting birds was identified on or within the depot and it is deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points.</p>

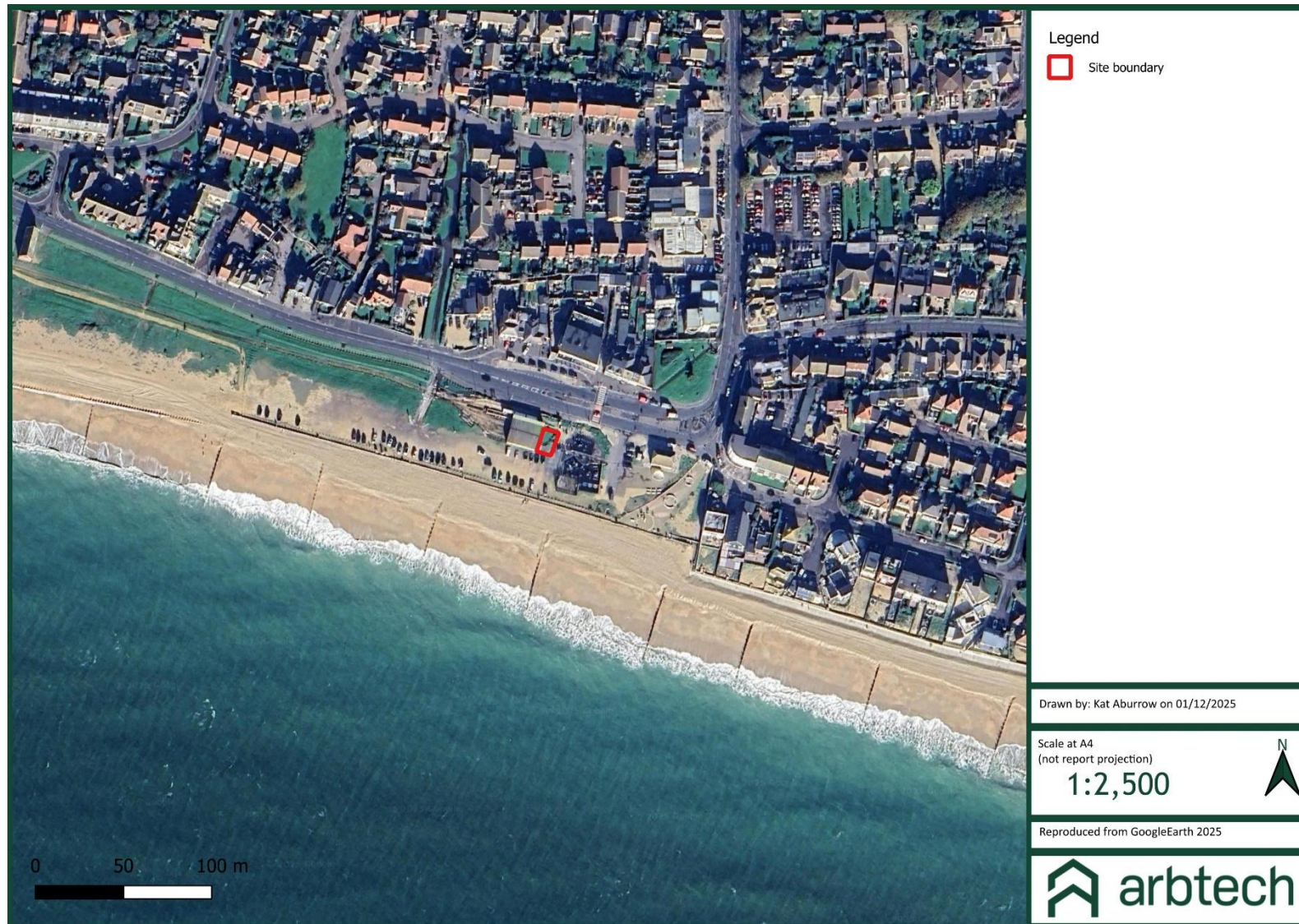
	<p>Trees and vegetation No suitable habitat present on site for nesting birds.</p> <p>Barn owls The site does not appear to provide any suitable nesting sites for barn owls.</p> <p>Overwintering birds The site lies within the wider area of the Beachlands SINC and within close proximity to multiple designated sites that are known for their ability to support large numbers of overwintering birds. However, due to the small size of the site (0.012ha of modified grassland and unsealed surfaces), the site is not considered suitable to support a significant assemblage of protected and/or notable birds. Further, the additional building will not significantly impact flight lines on either the vertical or horizontal plane due to its small size and intentional design to blend with the existing depot.</p>
<i>Foreseen Impacts</i>	No impacts are anticipated on nesting birds, barn owls or overwintering birds as a result of the proposed development.
<i>Recommendations</i>	<p>No further surveys</p> <p>Suggested biodiversity enhancements The installation of a minimum of one bird box on the new building will provide additional nesting habitat for birds e.g.</p> <ul style="list-style-type: none"> • Schwegler No 17 Swift Nest Box • Schwegler 1SP Sparrow Terrace • Woodstone Nest Box • A similar alternative brand. <p>Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.</p>
Reptiles	
<i>Summary of Survey Findings</i>	<p>EPSL data A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site.</p> <p>Habitat suitability There is no suitable habitat present on site for reptiles due to a lack of habitats such as scrub and rank grassland which would offer refuge for these species. Further, the site is surrounded by unsealed and sealed surfaces (i.e. gravel carparks and hardstanding) which is considered sub-optimal for reptile migration and therefore reptiles are considered unlikely to migrate from any nearby suitable habitats to the development site. As such it is likely that reptiles are absent from the development site.</p>

	<p>Wider landscape</p> <p>Adjacent habitats consist of hardstanding, tarmac roads, gravel car parks, vegetated shingle and disturbed grassland of a short sward length. These habitats do not provide optimal foraging, commuting and refuge opportunities for reptiles. The presence of reptiles utilising these adjacent habitats is considered acceptably low.</p>
<i>Foreseen Impacts</i>	No impacts are anticipated on reptiles as a result of the proposed development.
<i>Recommendations</i>	None required.
Amphibians	
<i>Summary of Survey Findings</i>	<p>EPSL and survey data</p> <p>A review of the MAGIC database returned no granted EPSL records for Great crested newts (GCN) within 2km of the site. Further, no positive class survey licence return or DLL historic survey data (2017 – 2019) were present within 2km of the site.</p> <p>Aquatic habitat suitability (including ponds within 500m)</p> <p>GCN exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001).</p> <p>No ponds are present on site or within 500m of the site.</p> <p>Terrestrial habitat suitability</p> <p>There is no suitable habitat present on site for amphibians due to a lack of habitats such as scrub and rank grassland which would offer refuge for these species. Further, the site is surrounded by unsealed and sealed surfaces (i.e. gravel car parks and hardstanding) which is considered sub-optimal for reptile migration and therefore reptiles are considered unlikely to migrate from any nearby suitable habitats to the development site. As such it is likely that reptiles are absent from the development site.</p>
<i>Foreseen Impacts</i>	Given the lack of suitably connected breeding ponds within 500m of the site, the presence of GCN on-site is considered unlikely and therefore, impacts to amphibians as a result of the proposed development are deemed to be acceptably low.
<i>Recommendations</i>	None required.
Badger	
<i>Summary of Survey Findings</i>	No badger setts were noted on site or within a 30m radius of the site. The site is considered unsuitable for badgers given the lack of suitable sett excavation areas/ground. Further, there is limited suitable badger foraging habitat on site given the lack of fruiting trees/scrub. The site is also surrounded by urban development (i.e. roads and buildings), which is sub-optimal habitat therefore reducing the likelihood of badgers being present within the surrounding area of the site.

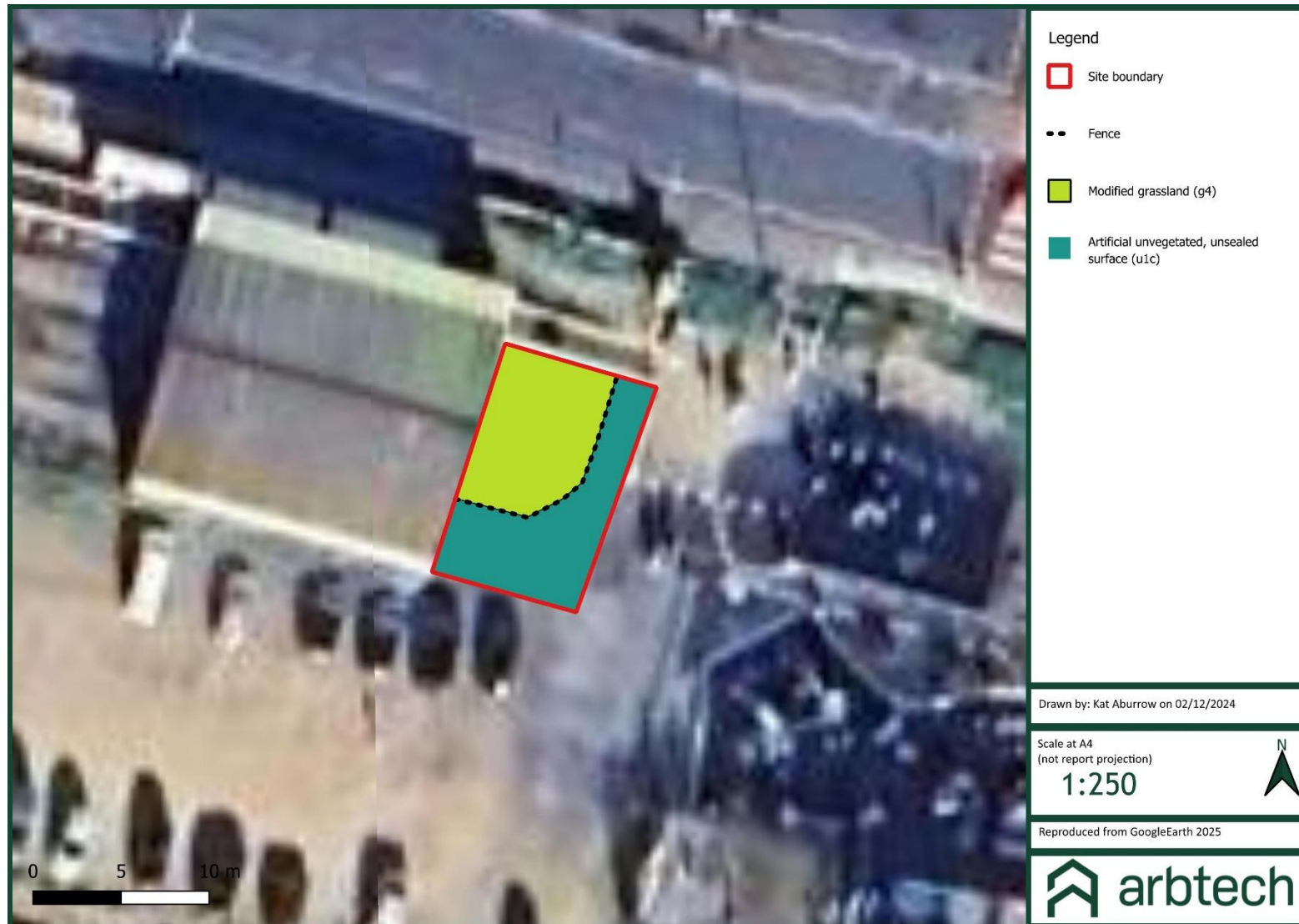
<i>Foreseen Impacts</i>	No works will be undertaken within 30m of a badger sett. Modified grassland and unsealed surfaces will be removed during construction. The loss of such habitats is likely to be inconsequential to local badger populations owing to their low value and the presence of more extensive habitat locally.
<i>Recommendations</i>	None required.
Riparian animals	
<i>Summary of Survey Findings</i>	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance.
<i>Foreseen Impacts</i>	No impacts are anticipated on riparian animals as a result of the proposed development.
<i>Recommendations</i>	None required.
Hazel dormouse	
<i>Summary of Survey Findings</i>	<p>EPSL data</p> <p>A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site.</p> <p>Habitat suitability</p> <p>Dormice typically utilise a three-dimensional habitat structure as to commute between feeding and breeding sites whilst avoiding predation. As such habitats on site are considered unsuitable for hazel dormice and therefore the likelihood of this species being present on site is considered acceptably low.</p>
<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	None foreseen.
Small terrestrial mammals	
<i>Summary of Survey Findings</i>	The modified grassland onsite may provide limited foraging and commuting opportunities for hedgehogs and other small mammals (foxes, rabbits, mice), with residential gardens and more extensive grassland nearby. However, this area has been fenced off from the wider landscape and it is therefore unlikely that small mammals would be able to access this area.
<i>Foreseen Impacts</i>	Modified grassland and unsealed surfaces will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of small mammals if present.
<i>Recommendations</i>	<p>A precautionary working method will be implemented during construction, including the following measures:</p> <ul style="list-style-type: none"> Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

	If any mammals are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.
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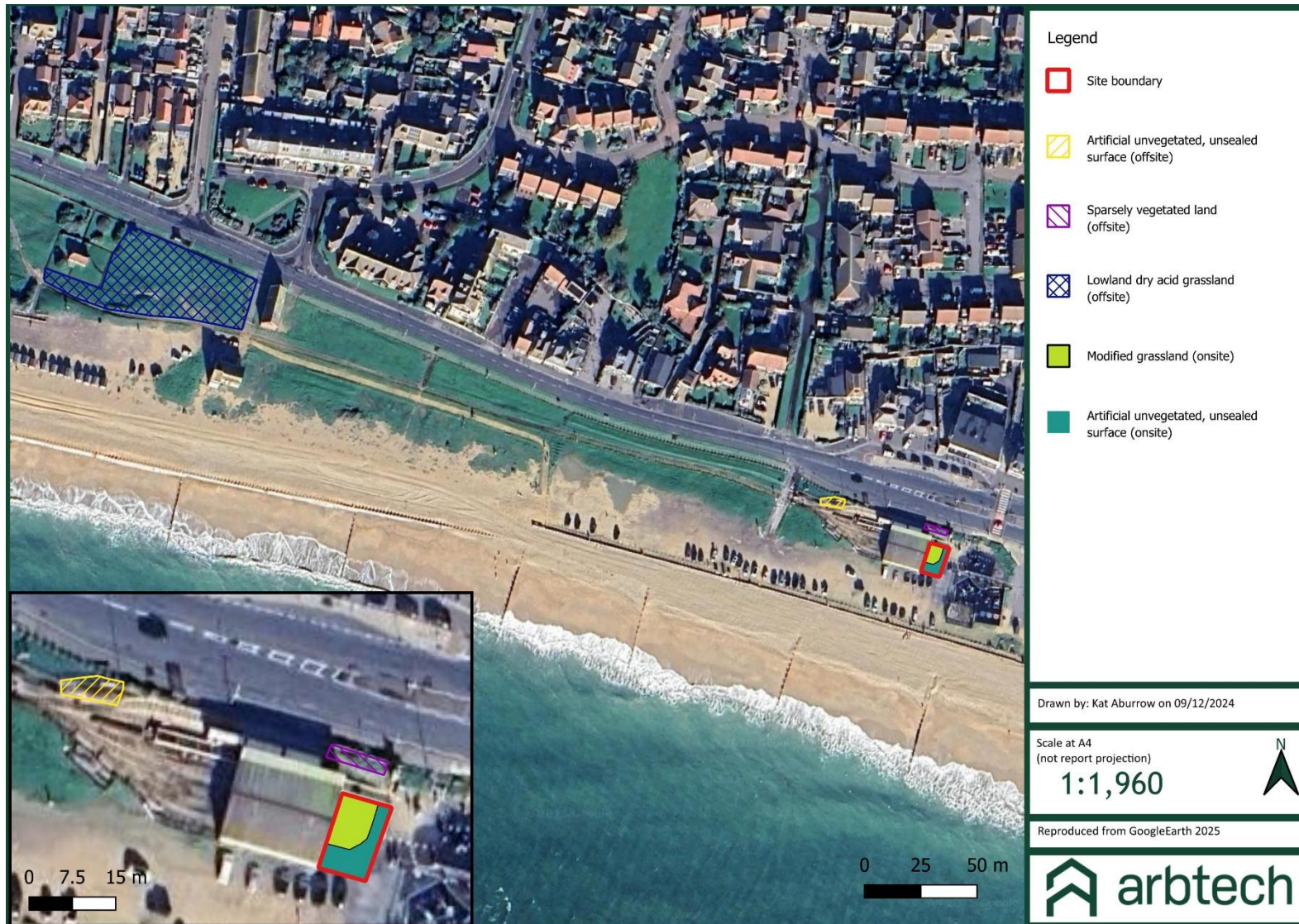
Appendix 1: Site Location Map



Appendix 2a: UKHabs Map

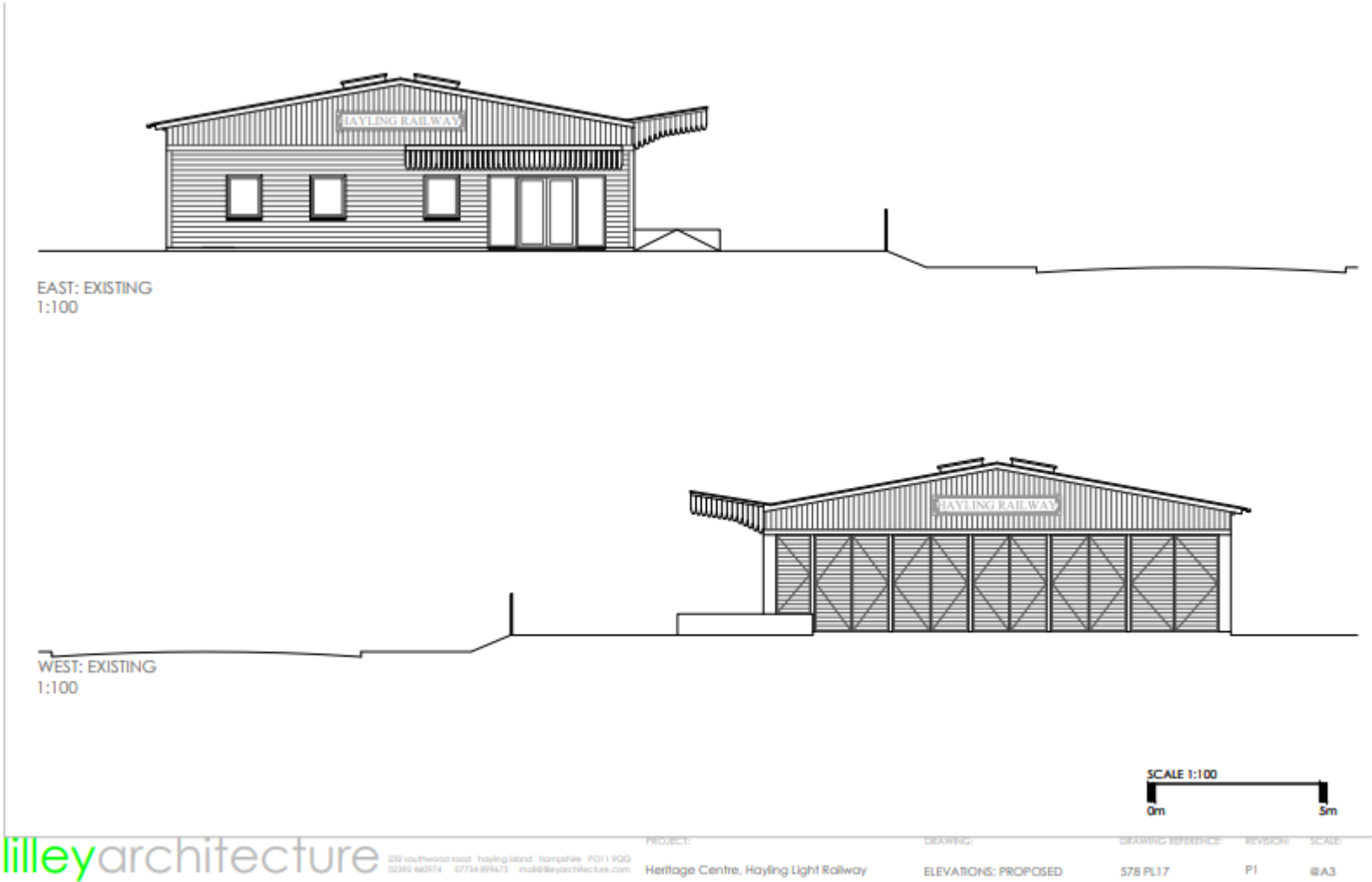


Appendix 2b: Offsite habitats



Appendix 3: Condition Assessment Sheets**Modified Grassland;** assessed using 'Grasslands Low Distinctiveness' habitat type condition sheet:

Condition Assessment Criteria:		Condition passed (Yes or No)	Notes/Justification
A	There must be 6-8 vascular plant species per m ² , including at least 2 forbs. Note – this criterion is essential for achieving moderate condition.	Y	6-8 vascular plant species per m ² .
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	No variation in sward length.
C	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.	Y	No scattered scrub present (less than 20% coverage).
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y	Physical damage present in less than 5% of total grassland area.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Y	Bare ground cover between 1% and 10%.
F	Cover of bracken less than 20%.	Y	No bracken observed.
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Y	Absence of invasive species.
Essential criterion achieved (Y/N)			Y
Number of criteria passed			6
Condition Assessment Result		Condition Assessment Score	Score Achieved ✓
Passes 6 or 7 of 7 criteria including passing essential criterion A		Good (3)	✓
Passes 4 or 5 of 7 criteria including passing essential criterion A		Moderate (2)	
Passes 0, 1, 2 or 3 of 7 criteria; OR 4, 5 or 6 of criteria but failing criterion A		Poor (1)	



Appendix 5: Supplementary photos



Figure 12. Area of sparsely vegetated land located to the north of the site (offsite; photo taken November 2025).



Figure 13. Area of unsealed surfaces located to the west of the site (offsite; photo taken November 2025).



Figure 14. Area of lowland dry acid grassland located to the far west of the site (offsite; photo taken November 2025).

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