

PADNELL GRANGE, WATERLOOVILLE

ECOLOGICAL APPRAISAL

Prepared for Stonebond Properties (Guildford) Ltd and the Borrow Foundation

by

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HDA Document Control and Quality Assurance Record

APPENDICES

- A Desk Study Results
- B UK Habitat Classification Survey Results: Map and Target Notes
- C Phase 1 Bat Scoping Survey Plan
- D Evaluation Criteria

1 INTRODUCTION

- 1.1 This report describes an Ecological Appraisal, including a Phase 1 Bat Scoping survey and Badger survey, of approximately 2.82ha of land off Padnell Road, Cowplain hereinafter referred to as 'the site'. The centre of the site is located by National Grid Reference SU 698 110. The study was commissioned by Stonebond Properties (Guildford) Ltd in March 2025.
- 1.2 The site is located on the eastern edge of the settlement of Cowplain in southern Hampshire and forms the grounds of Padnell Grange which comprises a number of buildings in residential and commercial use together with associated hardstanding and formally landscape grounds.
- 1.3 A 1.8ha area of woodland to the north of the site falling within the same land ownership was also included in the UK Habitat Classification Survey. This area is hereinafter referred to as the 'wider survey area'.
- 1.4 The site and wider survey area are bordered to the north, south and west by residential development and to the east by Waterlooville Golf Course. The wider area generally comprises residential development, grassland fields and areas of woodland. The A3(M) lies approximately 450m to the east of the site. The location and boundary of the site and wider survey area are shown on the plan in *Appendix B*.
- 1.5 The site is to be the subject of a full planning application for the demolition of existing buildings and the erection of 90 residential dwellings with upgraded access to Padnell Road, associated landscaping and other works.
- 1.6 The aims of this study are:
- i. To assess the likely nature conservation importance of habitats within the site;
 - ii. To assess the likely presence of protected species and Habitats and Species of Principal Importance identified under Section 41 of the 2006 NERC Act;
 - iii. To identify any potential constraints to development due to the above;
 - iv. To identify requirements for any additional ecological surveys in support of a planning application; and
 - v. To identify measures to avoid and mitigate potential effects of development on identified features of ecological interest.

2 METHODOLOGY

2.1 Desk Study

- 2.1.1 Existing ecological and nature conservation data relevant to the site was collated from various sources including the 'Multi Agency Geographic Information for the Countryside'

(MAGIC) online database (<http://magic.defra.gov.uk>) and Hampshire Biodiversity Information Centre (HBIC). Protected species records were obtained for an area of approximately 2km around the site and a check for designated sites was extended to an area of up to 10km from the site boundary. The findings of the desk study are summarised in *Section 3* below and the publicly accessible results are given in *Appendix A*.

2.2 Field Survey

2.2.1 The field survey comprised a UK Habitat Classification Survey and a Badger survey conducted by Filippo Faraone of HDA on the 14th May 2025 and a Phase 1 bat scoping survey conducted by Clare Bird MCIEEM and Neve Phillips of HDA on 6th May 2025. A total of twelve hours was spent carrying out the field surveys.

UK Habitat Classification Survey

2.2.2 The habitat survey involved walking over the site, mapping the main habitat types and compiling detailed 'target notes'. Target notes record habitat features, and a list of vascular plant species noted, together with a qualitative assessment of relative abundance where appropriate. An initial assessment was also made of the potential for the site to support protected and notable species based on the character of habitats present.

2.2.3 The full results of the UK Habitat Classification survey are given in *Appendix B*. Botanical names follow Stace (2019) for higher plants.

Phase 1 bat scoping survey

2.2.4 All buildings and trees within the site were assessed for their potential to support roosting bats and classified accordingly.

Phase 1 building survey

2.2.5 All buildings within the site were inspected externally from ground level using binoculars and a powerful torch to identify and investigate any potential entry and exit points such as missing roof tiles, loose fascia's and lifted lead flashing, and to look for evidence of entry/exit in the form of staining, discolouration and/or scratch marks.

2.2.6 Internally, buildings were searched exhaustively where possible, to look for evidence of current or former occupation by bats. A powerful torch was used to investigate any accessible cavities, crevices and recesses in each building.

2.2.7 In view of the findings of the building inspections, the potential of the buildings to support roosting bats ('confirmed roost', 'high', 'moderate', 'low' or 'negligible') was assessed in accordance with current best practice guidelines at the time of the survey (BCT, 2023).

Assessment of bat roosting potential requires consideration of a number of criteria, including the design and construction of the building or structure, the size and location of potential features and access points, the position of the building or structure, aspect, geographical location, surrounding land use and adjacent landscape linkages and the results of previous bat surveys undertaken at the site.

Phase 1 tree survey

- 2.2.8 All trees within the site were inspected from ground-level, with the aid of binoculars and a powerful torch, to identify potential features suitable for use by roosting bats. Potential features include splits, cracks and cavities, peeling bark, woodpecker holes, broken branches and a covering of Ivy where this is of a sufficient age to provide a suitable microclimate between the tree and Ivy stem(s).
- 2.2.9 In accordance with current best practice guidelines (BCT, 2023), trees were placed into one of the following four categories based on the nature, size, location and quality of features present in each tree and surrounding habitat:
- Negligible suitability - Trees with no or negligible features for roosting bats;
 - Low suitability (PRF-I) - Trees supporting features only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitat;
 - Moderate or higher suitability (PRF-M) - Trees supporting features suitable for multiple bats and may therefore be used by a maternity colony; or
 - Known or confirmed bat roost.
- 2.2.10 The results of the Phase 1 bat scoping survey determine the need for further surveys in relation to roosting bats.

Badger survey

- 2.2.11 The Badger survey comprised a systematic search of the site and, where accessible, adjacent land for Badger setts and evidence of Badger activity. For each confirmed Badger sett a recording card was completed detailing the type of sett, number of entrances and level of activity (from disused to active).

Other species

- 2.2.12 Observations on the presence, or potential presence, of other protected species were recorded as incidental information to the UK Habitat Classification Survey however this information should not be relied on as a comprehensive assessment of the presence or otherwise of all protected species on the site. This is because there is a wide range of protected species, many of which can occur on one site and most require specialist expertise to locate them and/ or season-critical survey techniques to confirm their

presence, and this is outside the scope of the present report.

2.3 Evaluation Criteria

2.3.1 The evaluation of the site, and the habitats within it, is based on the results of the field surveys described above, any designations pertaining to the site, and existing ecological information collected during the desk study.

2.3.2 Each ecological resource (site, habitat, species or feature) was assigned a value at the following geographic scales (CIEEM, 2024):

- International
- National
- Regional
- County
- District
- Local
- within immediate zone of influence only (Site / Negligible)

2.3.3 Assigning value is relatively straightforward in the case of designated sites, and undesignated sites meeting designation criteria. However, in most cases evaluation of ecological resources is not straightforward and requires a degree of knowledge, training, experience and professional judgement (Usher, 1986; Spellerberg, 1992). Evaluation of an ecological resource was based on a number of criteria (Ratcliffe, 1977; CIEEM 2024). These are summarised in *Appendix D*.

2.3.4 The potential for protected species and Habitats and Species of Principal Importance identified under Section 41 of the 2006 Natural Environment and Rural Communities (NERC) Act to be present within the site has been assessed on the basis of the habitats and features present and the results of the desk study.

2.4 Limitations

2.4.1 During the Badger survey, some areas of land outside the site, but within 30m of the boundary, could not be accessed or viewed adequately to confirm the absence of Badger setts. These areas included parts of the adjacent private residential properties and golf course to the east, south and west that could not be viewed from within the site. It is considered unlikely however that these areas contained active Badger setts at the time of survey due to the nature of adjacent land uses and/ or no signs of Badger using these areas were recorded during the survey.

- 2.4.2 In summary, it is considered that the field surveys and desk study were not subject to any significant constraints and the studies conducted are adequate to make a robust assessment of the site's likely nature conservation significance and to form the basis of the recommendations provided in *Sections 7 and 8* of this report.

3 DESK STUDY

3.1 Introduction

- 3.1.1 The following section summarises the findings of the desk study. The extent of designated areas in the vicinity of the site are illustrated on the plans in *Appendix A* and are described below. The findings of the field surveys and an assessment of the potential of the site to support protected species and Species of Principal Importance are given in *Sections 4 and 5* respectively.

3.2 Designated areas

- 3.2.1 No statutory or non-statutory nature conservation designations are located within the site. One non-statutory site namely Waterlooville Golf Course SINC lies adjacent to the eastern boundary. This is confirmed by information from the MAGIC online database and Hampshire Biodiversity Information Centre (HBIC).

Statutory designated areas

- 3.2.2 Eight internationally designated areas are located within 10km of the site. These are:
- Chichester and Langstone Harbours Ramsar and Special Protection Area (SPA), located approximately 5.58km to the south of the site. This 5810ha SPA/ Ramsar site comprises estuarine habitats including extensive sand and mud flats designated on the basis of supporting internationally important breeding populations of Little Tern, Common Tern and Sandwich Tern; wintering populations of Bar-tailed Godwit, Pintail, Shoveler, Teal, Wigeon, Turnstone, Brent Goose, Sanderling, Dunlin, Ringed Plover, Red-breasted Merganser, Curlew, Grey Plover, Shelduck and Redshank; and for its wintering assemblage of over 20,000 birds. The component SSSIs of the SPA; Chichester Harbour SSSI and the Langstone Harbour SSSI are large, sheltered estuarine basins comprising extensive sand- and mud-flats exposed at low tide (together totalling approximately 5810ha of land). The two harbours are joined by a stretch of water that separates Hayling Island from the mainland. The mudflats are rich in invertebrates and also support extensive beds of algae, especially *Enteromorpha* species, and eelgrasses *Zostera* species. The basin contains a wide range of coastal habitats supporting important plant and animal communities.
 - Solent and Isle of Wight Lagoon Special Area of Conservation (SAC), located approximately 5.9km south-west of the site. This 37.93ha SAC, which is encompassed within Chichester and Langstone Harbour SPA and Ramsar (see above), is considered to be one of the best areas of coastal lagoons in the United

Kingdom and supports large populations of three notable species including the nationally rare Foxtail Stonewort, the nationally scarce Lagoon Sand Shrimp, and the nationally scarce Starlet Sea Anemone.

- Butser Hill SAC, located approximately 7.1km north of the site. This 237ha SAC is designated for its semi-natural dry grasslands and scrubland facies on calcareous substrates and for its Yew woodland habitats, both of which are considered to be some of the best in the United Kingdom.
- Portsmouth Harbour SPA and Ramsar site, located approximately 8km south-west of the site. This 1249.6ha SPA and Ramsar Site is designated for supporting internationally significant populations of waterbirds and intertidal mud flats with extensive beds of Eelgrass which support grazing Dark-Bellied Brent Geese. The site also includes several salt marshes and saline lagoons, hosting nationally important species.
- Solent Maritime SAC forming part of Chichester and Langstone Harbours Ramsar and SPA, located approximately 9km to the south-east of the site. The 11243.2ha SAC is designated for the estuary, salt meadow and *Spartina* sward habitats present.

3.2.3 No National Nature Reserves (NNRs) are located within 5km of the site.

3.2.4 One nationally designated site is located within 5km of the site, namely Catherington Down Site of Special Scientific Interest (SSSI). The 12.8ha SSSI is located approximately 3km north of the site and is designated on the basis of its chalk grassland and Oak and old Hazel woodland, which are representative of rare and rich habitat now confined to a relatively small number of localities in Hampshire.

3.2.5 The site falls within multiple Impact Risk Zones (IRZs) for many of the designated sites listed above. IRZ's are used by Natural England to identify development activities in the vicinity of SSSIs, SPAs and SACs, which in the absence of avoidance or mitigation measures, may adversely affect designated features, thereby requiring planning authorities to consult with Natural England where potentially damaging activities are proposed. The IRZ's relevant to the site include:

- **Residential:** Residential development of 100 units or more.
- **Discharge:** Any discharge of water or liquid waste of more than 20m³/day that is discharged to ground (i.e. to seep away) or to surface water, such as a beck or stream.

Due to the size and nature of the development Natural England would therefore not be expected to be consulted in this regard.

3.2.6 Three Local Nature Reserves (LNRs) are located within 2km of the site, including:

- Hazleton Common LNR, located approximately 430m to the north-east of the site.

This 17.5ha LNR consists of lowland heathland, ancient woodland copse and ponds with a Great Crested Newt population.

- Dell Piece West LNR located approximately 1.3km north of the site. This 6.5ha LNR consists of open grassland and mire, with fragments of woodland.
- Yeoll's Copse LNR, located approximately 1.8km north-west of the site. This 5.61ha LNR consists of semi-natural ancient woodland.

LNRs are designated for education and public enjoyment of the habitats that they support.

Non-statutory designated areas

3.2.7 Thirty-seven Sites of Importance for Nature Conservation (SINC) lie within 2km of the site, the nearest non-statutory designated area is located adjacent to the eastern site boundary. This is Waterloooville Golf Course SINC designated for its areas of ancient semi-natural woodland, unimproved neutral grassland and heathland vegetation. Hazelton Wood SINC is the next nearest non-statutory designated area and lies approximately 180m to the northeast of the site and is designated for its areas of unimproved grassland, fens, flushes and springs.

3.2.8 In addition to the above, twenty areas of woodland listed on Natural England's Inventory of Ancient Woodland are located within 2km of the site. The closest of these to the site is an area of ancient and semi-natural woodland located approximately 450m to the south-east within the Waterloooville Golf Course SINC (see above).

3.3 Biodiversity Action Plan (BAP) and 2006 NERC Act Habitats and Species of Principal Importance

3.3.1 The UK Biodiversity Action Plan (BRIG, 2011) lists species and habitats which have undergone significant declines in recent years and for which conservation is a priority in order to preserve biodiversity in the UK. The BAPs provide a list of actions to be implemented to halt or reverse these declines.

3.3.2 These habitats and species are identified as Habitats and Species of Principal Importance for the conservation of biological diversity in England under Section 41 of the 2006 Natural Environment and Rural Communities (NERC) Act. Section 40 of the Act, the National Planning Policy Framework (NPPF, 2024) and underpinning guidance (ODPM, 2005) require that these habitats and species are a material consideration in the planning process.

3.3.3 The Hampshire Biodiversity Action Plan published in 1998 includes BAPs for habitats and species considered to be of county biodiversity importance (Hampshire Biodiversity Partnership, 2014). The Hampshire Biodiversity Partnership subsequently published;

'The State of Hampshire's Biodiversity' report in 2006, which addressed the changes, losses and gains for wildlife over 10 years and the current major influences on Hampshire's biodiversity. Priority habitats listed for Hampshire include woodland (including broadleaved and coniferous); grassland (such as small areas of unimproved grasslands including acid grassland, chalk downland, neutral species-rich hay meadows, and fen meadow); and urban and roadside habitats (including buildings, gardens, ponds and road verges).

3.3.4 The Hampshire BAP also lists 493 priority species, including Dartford Warbler, Nightjar, Brent Goose and Otter. This report considers the actual, or likely, presence of such species in the habitats identified at the site.

3.3.5 The Biodiversity Action Plans contain objectives and targets for each species and habitat identified. These should be considered for any development proposal affecting the site, both in terms of impact avoidance and opportunities to enhance the site and contribute to BAP targets.

3.4 Protected Species

3.4.1 Data provided by HBIC has shown that there are 2061 records of protected and notable species occurring within and in the vicinity of the site including bats, Badgers, Great Crested Newts, birds, reptiles, invertebrates and plant species.

3.4.2 Bats

3.4.2.1 HBIC provided 412 records of at least 12 species of bat within 2km of the site, including Brown Long-eared bat, Barbastelle, Serotine, Daubenton's, Bechstein's, Whiskered, Brandt's, Natterer's, Noctule, Common Pipistrelle, Soprano Pipistrelle and Nathusius' Pipistrelle. Also recorded were unidentified species of bat and unspecified *Myotis*, *Plecotus* and *Pipistrellus* sp. bats. One record of a foraging *Myotis* sp. bats pertain to the site, dating from 2014..

3.4.2.2 A full suite of bat surveys was previously carried out of the site by HDA in 2017, including Phase 2 bat roost surveys and bat activity surveys. The suite of bat surveys recorded low status day roosts within five buildings within the site for Common Pipistrelle, and Brown Long-eared bats and low levels of foraging activity by Common Pipistrelle, Noctule, Serotine, Soprano Pipistrelle, *Myotis* sp. bat, *Plecotus* sp. bat and Nathusius' Pipistrelle (HDA, 2018a).

3.4.2.3 All UK bat species are European Protected Species protected under the 2017 Conservation of Habitats and Species Regulations, (as amended). In relation to European Protected Species (EPS), the 2017 Regulations make it an offence to:

- Deliberately capture, injure or kill any wild animal of an EPS;
- Deliberately disturb wild animals of any such species, in particular any disturbance which is likely to: (i) impair their ability to survive, to breed or reproduce, or to rear or nurture their young; or to hibernate or migrate; (ii) affect significantly the local distribution or abundance of the species to which they belong;
- Damage or destroy a breeding site or resting place of such an animal; and/or
- To (a) be in possession of, or to control; (b) to transport any live or dead animal or any part of an animal; (c) to sell or exchange or (d) offer for sale or exchange any live or dead animal or part of an animal of an EPS.

3.4.2.4 In addition, all UK bats are protected under the 1981 Wildlife and Countryside Act (as amended). All species are listed on Schedule 5 of the Act and are subject to the provisions of Sections 9.4b and 9.4c, which make it an offence to:

- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection; and/or
- Intentionally or recklessly obstruct access to any structure or place used for shelter or protection by a bat.

3.4.2.5 Seven species of bat (Barbastelle, Bechstein's, Noctule, Soprano Pipistrelle, Brown Long-eared bat, Greater Horseshoe and Lesser Horseshoe) are included as priority species on the UKBAP and listed as Species of Principal Importance under Section 41 of the 2006 NERC Act

3.4.3 **Hazel Dormouse**

3.4.3.1 HBIC provided eight records of Hazel Dormouse for the desk study area, the closest of which pertains to a location approximately 130 to the north of the site, dating from 2012.

3.4.3.2 A full Dormouse survey of the site and wider survey area was carried out by HDA in 2017 which did not record any evidence of Dormouse (HDA, 2018b).

3.4.3.3 The Hazel Dormouse is protected through its inclusion on Schedule 5 of the 1981 Wildlife and Countryside Act (as amended) (see *Section 3.4.2.4*) and as EPS through the 2017 Conservation of Habitats and Species Regulations (as amended) (see *Section 3.4.2.3*). It is also a priority species on the UKBAP and listed as a Species of Principal Importance under Section 41 of the 2006 NERC Act.

3.4.4 **Hedgehogs**

3.4.4.1 Seventy-four records of Hedgehog were provided for the desk study area. The closest record pertains to an individual approximately 20m to the south of the site, dating from 2018.

3.4.4.2 The Hedgehog is a UKBAP species and is listed as a Species of Principal Importance under Section 41 of the 2006 NERC Act. The species is also listed as 'Vulnerable'¹ on the IUCN red list for Great Britain and regarded as 'Near Threatened' by the IUCN at a global level.

3.4.5 **Badgers**

3.4.5.1 Two records of Badger were provided for the desk study area, dating from 2009 and 2017. The closest of which was recorded approximately 1.4km to the north of the site.

3.4.5.2 A full Badger survey was carried out by HDA in 2017 which did not record any signs of Badger within the site or wider survey area (HDA, 2018c).

3.4.5.3 Badgers and their setts are protected under the 1992 Protection of Badgers Act. Unless permitted under a licence from Natural England this makes it an offence to:

- Kill, injure or capture a Badger,
- Damage, destroy or obstruct access to a Badger sett; and/or
- Disturb Badgers while they are occupying a sett.

3.4.6 **Birds**

3.4.6.1 All nesting birds are afforded a basic level of protection under the 1981 Wildlife and Countryside Act (as amended). Species included on Schedule 1 of the Act are afforded additional protection against disturbance when breeding. HBIC provided records of 638 bird species occurring within the desk study area. *Table 1* below details the notable bird species recorded within 2km of the site:

Table 1: Notable bird species recorded within desk study area

Common Name	Scientific Name	Annex 1 ¹	WCA 1 ²	NERC 41 ³	BOCC5 (2021) ⁴
Barn Owl	<i>Tyto alba</i>				Green
Black Redstart	<i>Phoenicurus ochruros</i>				Amber
Black-headed Gull	<i>Chroicocephalus ridibundus</i>				Amber
Brambling	<i>Fringilla montifringilla</i>				Green
Corn Bunting	<i>Emberiza calandra</i>				Red
Cuckoo	<i>Cuculus canorus</i>				Red
Dartford Warbler	<i>Sylvia undata</i>				Amber
Fieldfare	<i>Turdus pilaris</i>				Red
Firecrest	<i>Regulus ignicapilla</i>				Green
Golden Plover	<i>Pluvialis apricaria</i>				Green
Goshawk	<i>Accipiter gentilis</i>				Green
Grasshopper Warbler	<i>Locustella naevia</i>				Red
Great Northern Diver	<i>Gavia immer</i>				Amber
Greenfinch	<i>Carduelis chloris</i>				Red

¹ **Vulnerable** (IUCN Red List, 2012): A taxon is Vulnerable when it is considered to be facing a high risk of extinction in the wild in Great Britain.

Grey Partridge	<i>Perdix perdix</i>				Red
Grey Wagtail	<i>Motacilla cinerea</i>				Amber
Hawfinch	<i>Coccothraustes coccothraustes</i>				Red
Hen Harrier	<i>Circus cyaneus</i>				Red
Herring Gull	<i>Larus argentatus</i>				Red
Hobby	<i>Falco subbuteo</i>				Green
House Sparrow	<i>Passer domesticus</i>				Red
Kestrel	<i>Falco tinnunculus</i>				Amber
Kingfisher	<i>Alcedo atthis</i>				Green
Lapwing	<i>Vanellus vanellus</i>				Red
Lesser Redpoll	<i>Acanthis cabaret</i>				Red
Linnet	<i>Carduelis cannabina</i>				Red
Little Egret	<i>Egretta garzetta</i>				Green
Little Ringed Plover	<i>Charadrius dubius</i>				Green
Marsh Harrier	<i>Circus aeruginosus</i>				Amber
Marsh Tit	<i>Poecile palustris</i>				Red
Mediterranean Gull	<i>Larus melanocephalus</i>				Amber
Merlin	<i>Falco columbarius</i>				Red
Mistle Thrush	<i>Turdus viscivorus</i>				Red
Moorhen	<i>Gallinula chloropus</i>				Amber
Nightingale	<i>Luscinia megarhynchos</i>				Red
Nightjar	<i>Caprimulgus europaeus</i>				Amber
Osprey	<i>Pandion haliaetus</i>				Amber
Oystercatcher	<i>Haematopus ostralegus</i>				Amber
Pied Flycatcher	<i>Ficedula hypoleuca</i>				Amber
Quail	<i>Coturnix coturnix</i>				Amber
Red Kite	<i>Milvus milvus</i>				Green
Redstart	<i>Phoenicurus phoenicurus</i>				Amber
Redwing	<i>Turdus iliacus</i>				Amber
Reed Bunting	<i>Emberiza schoeniclus</i>				Amber
Ring Ouzel	<i>Turdus torquatus</i>				Red
Short-eared Owl	<i>Asio flammeus</i>				Amber
Skylark	<i>Alauda arvensis</i>				Red
Snipe	<i>Gallinago gallinago</i>				Amber
Song Thrush	<i>Turdus philomelos</i>				Amber
Spotted Flycatcher	<i>Muscicapa striata</i>				Red
Starling	<i>Sturnus vulgaris</i>				Red
Swift	<i>Apus apus</i>				Red
Tree Pipit	<i>Anthus trivialis</i>				Red
Turtle Dove	<i>Streptopelia turtur</i>				Red
Wheatear	<i>Oenanthe oenanthe</i>				Amber
Whimbrel	<i>Numenius phaeopus</i>				Red
Whinchat	<i>Saxicola rubetra</i>				Red
White Stork	<i>Ciconia ciconia</i>				
White-tailed Eagle	<i>Haliaeetus albicilla</i>				Amber
Willow Tit	<i>Poecile montanus/ montana</i>				Red
Wood Warbler	<i>Phylloscopus sibilatrix</i>				Red
Woodcock	<i>Scolopax rusticola</i>				Red
Woodlark	<i>Lullula arborea</i>				Green

Wryneck	<i>Jynx torquilla</i>				Conservation Concern
Yellow Wagtail	<i>Motacilla flava</i>				Red
Yellowhammer	<i>Emberiza citrinella</i>				Red

Notes:

- 1 Species listed in Annex I of Council Directive 79/409/EEC on the conservation of wild birds
- 2 Species specially protected under Schedule 1 of the 1981 Wildlife and Countryside Act (as amended).
- 3 Species included in the UK BAP and Species of Principal Importance under the 2006 NERC Act
- 4 Species included in the Birds of Conservation Concern Red² and Amber lists³ (RSPB, 2021).

3.4.6.2 The majority of bird records relate to nearby woodland and urban areas, as well as habitats falling within the statutory designated sites described above. No bird records pertain directly to the site.

3.4.7 Reptiles

3.4.7.1 257 records of reptiles were provided for the desk study area, including records of Common Lizard, Slow-worm, Adder and Grass Snake. The closest reptile record related to a Slow-worm, dating from 2017, located approximately 640m to the north-west of the site, near to residential properties along the A3 road.

3.4.7.2 A reptile survey of the site was carried out by HDA in 2017 which did not record any evidence of reptiles (HDA, 2018d).

3.4.7.3 All native reptiles are protected against killing and injuring under the 1981 Wildlife and Countryside Act (as amended), are priority species on the UKBAP and are listed as Species of Principal Importance under Section 41 of the 2006 NERC Act.

3.4.8 Great Crested Newt

3.4.8.1 Eight records of Great Crested Newt were provided within the desk study data. These records pertained to Waterloooville golf course and a pond complex in Hazleton Common.

3.4.8.2 A Great Crested Newt HSI, eDNA and population estimate survey of waterbodies within 300m of the site was carried out by HDA in 2017. A low Great Crested Newt population was recorded in one waterbody located within Waterloooville Golf Course approximately 75m to the east of the site (HDA, 2018e).

3.4.8.3 The Great Crested Newt is protected through its inclusion on Schedule 5 of the 1981 Wildlife and Countryside Act (as amended) (see *Section 3.4.2.4*) and is a EPS through

² **Red Listed** (RSPB, 2021): Red list species are those that are Globally Threatened according to IUCN criteria; those whose population or range has declined rapidly in recent years; and those that have declined historically and not shown a substantial recent recovery.

³ **Amber Listed** (RSPB, 2021): Amber list species are those with an unfavourable conservation status in Europe; those whose population or range has declined moderately in recent years; those whose population has declined historically but made a substantial recent recovery; rare breeders; and those with internationally important or localised populations.

the 2017 Conservation of Habitats and Species Regulations (as amended) (see *Section 3.4.2.3*). It is also a priority species on the UKBAP and listed as a Species of Principal Importance under Section 41 of the 2006 NERC Act.

3.4.9 **Invertebrates**

3.4.9.1 HBIC provided 540 records of protected and notable invertebrates for the desk study area, these include:

- Stag Beetle and Jersey Tiger, which are included on the EC Habitats Directive 1992: Annex II and V(a) which allows the setting up of SACs where key populations exist. Stag Beetle is also protected against sale only through its inclusion on Schedule 5 of the 1981 Wildlife and Countryside Act (as amended). Stag Beetle is also listed as a Species of Principle Importance under Section 41 of the 2006 NERC Act alongside, Shril Carder Bee, Grey Daggr, Knot Grass, Beaded Chestnut, Green-brindled Crecent, Ear Moth, Mouse Moth, Brown-Spot Pinion, Dusky Brocade, Deep-brown Dart, Garden Tiger, Sprawler, Mottled Rustic, Broom Moth, Dusky-lemon Swallow, Sallow, Striped Lychis, Oak Lutestring, Small Square-spot, Small Phoenix, Garden Dart, Small Emerald, Shoulder-striped Wainscot, Brindled Beauty, Pretty Chalk Carpet, Shaded Broad-bar, White Ermine, Blood-vein, Cinnabar, Oak-hook-tip, Dark-barred Twin-spot Carpet, and Heath Rustic.
- Purple Emperor, Small Blue, Wall, Small Heath, and Chalk Hill Blue which are listed as 'near threatened' on the IUCN Red List. Small Heath, Small Blue and Wall are also listed as Species of Principle Importance under the Section 41 of the 2006 NERC Act. Small Blue is also protected against sale only through its inclusion on Schedule 5 of the 1981 Wildlife and Countryside Act (as amended),
- Dingy Skipper, Grayling, White Admiral, Grizzled Skipper, and Brown Hairstreak are all listed as 'vulnerable' on the IUCN Red List and are also listed as Species of Principle Importance under Section 41 of the 2006 NERC Act
- Alder Leaf Beetle which is 'nationally rare'⁴ and listed as 'data deficient' on the IUCN Red List,
- Tawny Cockroach, Scarce Orange Legionnaire, Dotted Bee-fly, Dark Giant Horsefly, Lobe-spurred Furrow Bee, Red Bartsia, Blunthorn Bee, White-barred Knot-horn, Pied Grey, Common Waistcoat, and Long-legged Tabby which are 'nationally scarce'⁵.

3.4.10 **Plants**

3.4.10.1 Records of 117 protected or notable plant species were provided for the desk study area,

⁴ **Nationally Rare** if a species has been recorded in **15 or fewer hectads** (10 km x 10 km grid squares) of the Ordnance Survey national grid

⁵ **Nationally Scarce** is if a native species that has been recorded in a range of **16 to 100 hectads** (10 km x 10 km grid squares) of the national grid

these included:

- Stags-horn Clubmoss and Butcher's-broom which are listed under Annex V of the EU Habitats Directive⁶. Stags-horn Clubmoss is also listed as 'vulnerable' on the IUCN Red List.
- Chaffweed which is listed as 'endangered' on the IUCN Red List
- Green-winged Orchid, Common Cottongrass, Dyer's Greenweed, Allseed, Lesser Spearwort, and Strawberry Clover which are listed as 'Vulnerable'² on the IUCN Red List.
- Hairy-rock Cress is listed as 'Near Threatened'³ on the IUCN Red

3.4.10.2 Although none of these records relate to the site itself, one of the records of Lesser Spearwort relates to Padnell Cuts Wood, located in the wider survey area to the north of the site. Lesser Spearwort is a wetland species that remains relatively common and widespread in the UK, being recorded in 2450 out of the 2823 10x10km squares in Britain (Preston *et al*, 2002).

3.4.11 Other species

3.4.11.1 Other records of notable species within the desk study area include Common Toad which is identified as a Species of Principal Importance under Section 41 of the 2006 NERC Act.

3.4.11.2 No records of Otter or Water Vole were provided for the desk study area.

3.4.11.3 30 records of invasive non-native species were received in the desk study data, the closest of these pertains to a Mandarin Duck approximately 30m to the east of the site within Waterloo Golf Club. Other invasive species within 2km include, Egyptian Goose, Canada Goose, Black Swan, Muntjac, and Grey Squirrel.

3.5 Planning Policies

3.5.1 Relevant policy relating to wildlife and nature conservation from the Adopted Local Plan, which comprises the Havant Borough 2011 Core Strategy and the 2014 Allocations Plan, includes:

“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*

⁶ **Annex 5 EU Habitats Directive:** Animal and plant species of Community interest whose taking in the wild and exploitation may be subject to management measures.

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: i) Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar [International]. (ii) Sites of Special Scientific Interest (SSSI) and National Nature Reserves [National]. (iii) Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii) above [Local].

4. Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations...

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.

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 DM24 Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development

Planning permission will be granted for residential developments that avoid or mitigate a likely significant effect on the SPAs, caused by recreational disturbance through the in-combination effect of net additional dwellings. This mitigation can be provided through:

- a) A financial contribution.
- b) A developer provided package of measures associated with the proposed development designed to avoid or mitigate any significant effect on the SPAs subject to meeting the tests of the Habitats Regulations.
- c) A combination of measures in (a) and (b) above.

Where these measures cannot be provided development proposals will be refused, unless the applicant can show, subject to meeting the tests of the Habitats Regulations, that there would not be an adverse effect on the integrity of the SPAs.

The provisions of this policy do not exclude the possibility that some residential schemes, due to their size/and or location, may require individual assessment under the Habitats Regulations on advice from Natural England and additional site specific avoidance or mitigation measures."

Policy W126 – Site Specific Development Requirements

- Utilise existing access point onto Padnell Road
- Heritage Statement, of an appropriate level of detail, to support planning application
- Design and layout should aim to retain and protect TPO trees
- Investigate ground quality conditions, as part of a planning application, and address any matters that arise
- Employment and Skills Plan to support planning application

- Address any potential effects upon the Hazleton Common SINC
- Southern Water request connection to the sewerage system at the nearest point of adequate capacity
- Appropriate easement from existing sewage/waste infrastructure

3.5.2 Relevant policy relating to wildlife and nature conservation from the emerging Local Plan, which comprises the Building A Better Future Plan, includes:

“Policy 19: Biodiversity Net Gain

Planning permission which is required to provide BNG under the Environment Act will be granted where:

- a) Development achieves a minimum of 10% Biodiversity Net Gain (BNG) (or any higher percentage mandated by national policy/legislation) over the pre-development site score as measured by the latest version of the DEFRA Biodiversity Metric (or Small Sites Metric as appropriate) or any subsequent Biodiversity Metric;*
- b) Development proposals and BNG measures are guided by the Local Nature Recovery Strategy for Hampshire and the Local Ecological Network;*
- c) BNG habitats are secured and monitored for 30 years after the completion of the habitat enhancement or creation;*
- d) Proposals adhere to the BNG hierarchy and incorporate the following:*
 - i. BNG is provided through habitats functionally linked to the wider habitat network creating coherent ecological networks;*
 - ii. Off-site delivery should prioritise contributing to nearby habitat recovery and creation strategies as identified within the Local Nature Recovery Strategy or other appropriate and agreed strategies;*
 - iii. Statutory Credits should be used only as a last resort, and where it is agreed by the Council that no suitable alternatives exist, in such cases, BNG can be delivered through the purchase of statutory credits; and*
 - iv. The receptor site for any biodiversity offsetting must be in a suitable location where local climatic conditions and existing habitats suit the type of offset habitat.*
- e) In addition to the statutory minimum requirements, an application is accompanied by the additional information included on the local validation list to ensure confidence that the development’s BNG requirement can be fulfilled and the development in question delivered.*

Policy 20: International and National Nature Conservation Sites

Development must protect, conserve, and enhance the Borough’s internationally and nationally designated sites, both individually and as a network. Planning permission will only be granted where:

- a) Development avoids or mitigates harm to all internationally and nationally designated sites; and Statutory Designations Hierarchy Name Special Protection Area (SPA) International Chichester and Langstone Harbour Solent and Dorset Special Area of Conservation (SAC) International Solent Maritime Singleton and Coking Tunnels Ramsar International Chichester and Langstone Harbour Site of Special Scientific Interest (SSSI) National Chichester Harbour, Langstone Harbour, Sinah Common, Warblington Meadow Local Nature Reserve Local Brook Meadow, Farlington Marshes, Gutner Point, Hayling Billy, Hazleton Common, Sandy Point, The Kench, West Hayling*
- b) The applicant has identified and assessed the extent of any harm to the value of the designated sites through adequate and proportionate information; and*
- c) Any matters arising from an application are addressed through an avoidance or mitigation plan; and*
- d) Any necessary mitigation plan includes provision for ongoing management and maintenance and*
- e) Impact assessments are demonstrably guided by the mitigation hierarchy of ‘avoid-mitigate-compensate’*

International nature conservation sites

In addition to criteria a) to d) development which is likely to have an impact on an internationally designated sites will be subject to a Habitats Regulations Assessment to determine the potential for a likely significant effect. Development which has a likely significant effect either alone or in combination with another plan or project will not be permitted unless it can demonstrate that either:

- f) The necessary avoidance or mitigation is secured so that there will be no adverse effects on the integrity of the designated site(s); or*
- g) There are no alternatives, but there are imperative reasons of overriding public interest in favour of permitting the development and compensatory provision is secured.*

National nature conservation sites

In addition to criteria a) to e), planning permission will only be granted within the zone of influence⁴⁷ of a nationally designated site where:

- h) The development would not have an adverse impact on the nationally designated site either individually or in combination with other development.*

An exception to h) will only be made where:

- i) The benefit of the development clearly outweighs the likely impact on the feature(s) of the designation; and*
- j) Mitigation and/or compensation measures are secured to offset the likely impacts.*

Policy 21: The Ecological Network Map

Development in Havant Borough is expected to protect and enhance the Borough's Local Ecological Network of local designated sites, Irreplaceable Habitats, Priority Habitats, and other areas of local biodiversity value.

Where impacts to the Local Ecological Network are likely, planning permission will be granted where:

- a) Development proposals assess impacts to the Local Ecological Network, taking into account the role of local designated sites, Irreplaceable Habitats, Priority Habitats, non-designated ecological features, and the Local Nature Recovery Strategy in supporting biodiversity; and*
- b) Impact assessments are demonstrably guided by the mitigation hierarchy; and*
- c) Development avoids the fragmentation of the Local Ecological Network, including across administrative boundaries; and*
- d) A mitigation, compensation and enhancement strategy is provided and approved and includes provision for ongoing management and maintenance.*

Local designated sites

Development resulting in the loss or degradation of Sites of Importance for Nature Conservation (SINCs), Local Nature Reserves or a Road Verge of Ecological Importance (RVEI), will not be permitted unless in wholly exceptional circumstances, and where:

- e) The site's ecological function is retained in full either on-site or off-site and, where possible, enhanced in line with its original criteria for designation; or*
- f) The benefit of the development is considered to outweigh the substantive nature conservation value of the site, and if the impact cannot be avoided nor mitigated under e), compensatory habitat of an equivalent ecological type, function and value is provided; and*
- g) Any off site mitigation or compensatory habitat proposals will be required to include a long-term management strategy to be secured through legal agreement.*

Irreplaceable habitats Development resulting in the loss or deterioration of the following irreplaceable habitats:

- ancient woodland
- ancient and veteran trees
- coastal sand dunes
- spartina saltmarsh swards
- Mediterranean saltmarsh scrub

will not be permitted unless in wholly exceptional circumstances, and where the benefit of

the development can demonstrably be shown to outweigh the substantive nature conservation value of the Irreplaceable Habitat, and where the impact cannot be avoided nor mitigated, compensatory habitat of an equivalent ecological type, value and function is provided. Any compensatory habitat proposals will be required to include a long-term management strategy to be secured by legal agreement.

Priority Habitats

Development which results in the loss or degradation of Priority Habitat will be granted only where:

- h) The presence of Priority Habitats is assessed using appropriate desk-based and field-based methods; and*
- i) The benefit of the development can demonstrably be shown to outweigh the substantive nature conservation value of the Priority Habitat, and where the impact cannot be avoided nor mitigated, compensatory habitat of an equivalent ecological type, value and function is provided. Any compensatory habitat proposals will be required to include a long-term management strategy to be secured by legal agreement.*

Other habitats

- j) It is expected that non-designated and non-priority habitats are considered in development planning due to their function in supporting the Local Ecological Network. The contribution of these habitats to the functioning of the LEN must be assessed. Development should wherever possible retain existing vegetation and soils within proposed schemes rather than remove and replace, particularly where this contributes to the Local Ecological Network.*

Policy 22 Recreation Disturbance on International Sites

Planning permission will be granted for new dwellings and/or overnight accommodation that avoids and/or mitigates the likely significant effect on the Solent SPA and Ramsar sites from recreational disturbance. This mitigation can be provided through either:

- a) A financial contribution towards the delivery of the Bird Aware Solent Strategy; or*
- b) A developer-provided package of measures associated with the proposed development supported by evidence that it will avoid or mitigate any likely significant effect; or*
- c) A combination of measures in (a) and (b) above.*

Where these measures cannot be provided development proposals will be refused, unless the applicant can show, subject to meeting the tests of the Conservation of Habitats and Species Regulations, that there would not be a likely significant effect on the Solent SPA and Ramsar sites either alone or in combination with other plans or projects.

Policy 24: Protected and Notable Species

Development must protect and conserve populations of protected and notable species. Where there is a reasonable likelihood of protected or notable species occurring and being harmed or negatively affected by development, planning permission will only be granted where:

- a) An assessment of potential impacts to protected and notable species has been carried out by a suitably qualified ecologist using recognised appropriate assessment methods;*
- b) A mitigation, compensation and enhancement strategy is provided and approved; and*
- c) Impact assessments are demonstrably guided by the mitigation hierarchy of 'avoid-mitigate-compensate'.*

All development, including householder developments, must incorporate enhancement features for protected and notable species. At least one integral or externally mounted feature for cavity nesting bird species (to be integrated Swift bricks wherever possible) and one integral or externally mounted bat roosting feature (to be integrated bat bricks wherever possible) must be included for each new dwelling or residential unit of five metres height or greater. For commercial structures of five metres height or greater, one such feature must be included for every 50m² of floor space.

Bechstein's Bat

- d) *In instances where Bechstein's Bat is likely to be found on site or within the predicted zone of influence of a development, or where development will impact woodland, parkland, hedgerows, wetlands, or pasture within 3km of known Bechstein's Bat roosts, surveys appropriate to Bechstein's Bat must be used and undertaken by a suitably qualified person/s. If the presence of Bechstein's Bat is confirmed or suspected on site or within the predicted zone of influence of a development, applicants must implement:*
- i. Assessment of the impacts on Bechstein's Bat breeding habitat (i.e. impacts to roost sites and/or habitat supporting roost sites);*
 - ii. Assessment of the impacts to habitat used for foraging, commuting and social activities;*
 - iii. The provision of appropriate buffers to woodlands, trees, hedgerows, and other flight corridors, considering the location of roosts and foraging/commuting habitats; and*
 - iv. The need for appropriate and proportionate mitigation, compensation and enhancement measures.*

4 UK HABITAT CLASSIFICATION SURVEY

4.1 General Description

- 4.1.1 The results of the UK Habitat Classification survey are presented in map form with target notes (represented by numbered dots) in *Appendix B*. A brief non-technical description of the site's habitats and features is given below. Numbers in brackets refer to target notes.
- 4.1.2 The site comprises the grounds of Padnell Grange which constitutes a number of buildings in residential and commercial use together with associated hardstanding and formally landscape grounds dominated by modified grassland with scattered trees. Ornamental shrub and flowerbeds also occur across the site and species-poor hedgerows, tree and fence lines are present around the site boundaries.
- 4.1.3 An area of mixed woodland, Padnell Cuts Wood, is located within the wider survey area to the north of the site beyond Padnell Road.

4.2 Grassland

- 4.2.1 The site is dominated by intensively managed modified grassland (8, 29, 30). Species recorded include Perennial Ryegrass, False Oat-grass, Yorkshire Fog, Fescue and Common Bent. Herb species present within the sward include Daisy, Self-Heal, Ribwort Plantain, White Clover, Creeping Buttercup, Dandelion, Creeping Thistle, Yarrow and Smooth Hawksbeard.
- 4.2.2 Two small fenced off areas of unmanaged species-poor semi-improved grassland are located within the site (15 and 17). Species present within the grassland include Yorkshire Fog, Tufted Hair-grass, Broadleaved Dock, Hedge Bindweed, Yarrow, Greater Birds-foot Trefoil and Ribwort Plantain. Other species recorded within these areas include Leyland Cypress, Cotoneaster and Ivy.

4.3 Woodland

4.3.1 No woodland habitat is present within the site.

4.3.2 An area of mixed woodland (1), Padnell Cuts Wood, dominates the wider survey area to the north of the site beyond Padnell Road. The woodland comprises semi-mature to mature trees including Hazel, Silver Birch, Yew, Beech, Wild Cherry, Norway Maple and Ash with an understorey of Holly, Cherry Laurel, Bramble, Hawthorn, Dogwood, Bracken, Bamboo, Gorse, Buddleia and *Lonicera nitida*. The ground flora present includes Ivy, Pendulous Sedge, Male Fern, Cleavers, Broadleaved Dock, Soft Rush, Common Nettle, Enchanter's Nightshade, Wood Avens, Remote Sedge and Lords and Ladies. The westernmost part of the woodland includes areas of grassland, bare earth and Bramble. Species recorded within these areas include Daisy, Ribwort Plantain, Black Meddick, Creeping Buttercup, Yarrow, Common Bent, Perennial Ryegrass and Fescue. The shrub layer and ground flora in the eastern part of the woodland is dominated by Bramble and the ground flora in the central part of the woodland is dominated by Bracken. There are multiple footpaths and bicycle dirt tracks through the woodland.

4.4 Hedgerows, treelines and scattered trees

4.4.1 A network of managed and unmanaged hedgerows forms the northern and eastern site boundaries and intersect the site (3, 4, 5 and 10). Species recorded include Yew, Sycamore, Holly, Elder, Hazel, Oak, Blackthorn, Box and *Lonicera nitida*. The ground flora present along the hedges includes Common Nettle, Ivy, Bramble, Scarlet Pimpernel and Broadleaved Dock.

4.4.2 Ornamental hedgerows and treelines within the site include a short section of intact species-poor Leyland Cypress hedgerow located along the south-eastern site boundary (6) and lines of Lawson's Cypress trees located along the northern and western site boundaries (11, 13).

4.4.3 Individual trees within the site include several semi-mature to mature Oak trees scattered across the site and along the site boundaries (8) and mature trees along the western and southern site boundaries comprising Norway Maple, Willow, Hawthorn, Whitebeam, Cherry Plum and Wild Cherry (7, 23).

4.4.4 Situated in the south-eastern corner of the site is a Hawthorn tree of considerable age (7). Although this is identified on the Ancient Tree Inventory (ID 271028) as a veteran tree it has been assessed by a suitably qualified arboriculturist as not meeting the necessary RAVEN criteria for consideration as a true veteran. It is however regarded to be a notable example of this species (Mark Welby Consulting Arborists, 2026).

4.5 Scrub

- 4.5.1 In the south of the site is an area of mixed scrub comprising scattered Elder, Hawthorn, *Prunus* sp., Cherry Plum, Crab Apple and Chinese Juniper (9). Other species recorded include Hedge Bindweed, Common Nettle, Pendulous Sedge, Ivy and Bramble.

4.6 Aquatic habitats

- 4.6.1 One dry ditch was recorded within the site (14) measuring 1m in width and having a depth of approximately 1m. Species recorded within the ditch include Broadleaved Dock, Flag Iris, Tufted Hair-grass, Creeping Bent and Ragwort.
- 4.6.2 A further dry ditch (2) was recorded within the wider survey area to the north of the site. The ditch measured approximately 0.5m in width and 0.5m in depth. No vegetation was present within this ditch.
- 4.6.3 A dried-up pond full of leaf litter is present in the west of the site (16).

4.7 Tall ruderals

- 4.7.1 Small patches of tall ruderal vegetation are present across the site, generally within small areas of unmanaged land including:
- Along an embankment in the north of the site is an area of tall ruderal vegetation (12) dominated by Common Nettle. Other species recorded include Enchanter's Nightshade, Crocosmia, Tutsan and Broadleaved Dock.
 - Along the western site boundary is an area of bare ground with occasional Broadleaved Willowherb (20).
 - Two fenced off areas of limited extent consisting of patches of grass and bare ground are also present within the site (21 and 22). Species recorded in these areas include Ivy, Blackthorn, Holly, Garlic Mustard, Yorkshire Fog, Enchanter's Nightshade, Hedge Bindweed and Rosebay Willowherb.

4.8 Other habitats

- 4.8.1 There are several areas of ornamental shrubs within small beds across the site (18, 19). Species recorded include Opium Poppy, Carnations, Hydrangea, Rose, Privet, Yucca, Hedge Bindweed, Leyland Cypress, Fuchsia, Berberis, Holly, *Aucuba Japonica* and Pendulous Sedge.
- 4.8.2 A number of buildings and structures are present within the site including a residential dwelling, a commercial building and a series of outbuildings which are largely derelict. In addition, areas of hardstanding (26) are present across the site in association with buildings and access routes.

5 PROTECTED AND NOTABLE SPECIES

5.1 Bats

Roosting bats

- 5.1.1 All buildings and trees within and immediately adjacent to the site were inspected during the Phase 1 Bat Scoping Survey. In total nine buildings and thirty-one trees were found to have potential to support roosting bats. The full findings of the Phase 1 bat scoping survey will be included within the Bat Survey Report to be prepared on completion of the ongoing bat survey work being carried out at the site (see *Section 7*).

Foraging and commuting habitat

- 5.1.2 The hedgerows and scattered mature trees along with associated grassland interfaces across the site provide opportunities for foraging and commuting bats. Similar and higher quality opportunities are however widespread in the surrounding area, particularly to the east of the site. The linear habitats within the site may also provide connective habitat for the movement of bats within the site and the wider area.

5.2 Hazel Dormouse

- 5.2.1 Although the extent of suitable Dormouse habitat, such as hedgerows and treelines, within the site is limited in extent, the site is well connected to areas of suitable habitat in the wider area such as the woodland within the wider survey area to the immediate north. It should however be noted that a Dormouse survey of the site undertaken in 2017 did not record any evidence of Dormice (HDA, 2018b).

5.3 Otter and Water Vole

- 5.3.1 Wetland habitats associated with the site are limited to a dry ditch and a dry pond in the north-west of the site. These features are considered to be of negligible interest to either Otter or Water Vole and it is therefore considered highly unlikely that either species are present at the site.

5.4 Badgers

- 5.4.1 No Badger setts, latrines or other evidence of Badgers such as foraging signs, footprints or hair were identified within the site or in accessible areas within 30m of the site boundary. Although the hedgerows and woodland areas present across the site and wider survey area provide suitable sett-building habitat for Badgers and the grassland habitats that dominate the site provide potential foraging habitat these are limited in extent, and similar habitat is abundant in the wider area. The site is therefore considered highly unlikely to be of importance to the local Badger population.

5.5 Birds

- 5.5.1 Trees, shrubs, hedgerow and buildings within the site offer nesting opportunities for a

number of bird species and it is likely that the site supports an assemblage of breeding birds typical of garden and woodland edge habitats. Similar and higher quality habitats are however widespread in the surrounding area and the site is unlikely to be of local importance for this group. The statutory protection afforded to all breeding birds should however be complied with during the development of the site and this is discussed further in *Section 8*.

5.6 Reptiles

5.6.1 Much of the site comprises regularly mown grassland, hardstanding and buildings which offer very limited opportunities for reptiles. However, where good ground cover occurs in association with patches of rough grassland, hedgerow bases, tall ruderal vegetation and ornamental shrubs these could provide suitable habitat for common and widespread reptile species such as Slow-worm and Grass Snake. It should however be noted that a reptile survey of the site undertaken in 2017 did not record any evidence of reptiles (HDA, 2018d). In view of the above, it is conceivable that the site could support at most low numbers of common and widespread reptile species.

5.7 Great Crested Newts

5.7.1 There is no standing water within the site that could provide suitable Great Crested Newt breeding habitat and the extent of potential terrestrial habitat at the site, such as rough grassland, ornamental shrubs, hedgerows and scattered trees is limited. However, there are three ponds located in the vicinity of the site within the adjacent golf course, of which one was recorded as supporting a low Great Crested Newt population in 2017 (HDA, 2018e). Therefore, in view of the proximity of these waterbodies to the site and the known low population of Great Crested Newts within the golf course, it is considered possible for Great Crested Newts to be present on site during terrestrial phases.

5.8 Invertebrates

5.8.1 Habitats of limited interest for invertebrates are found within the site in the form of hedgerows, ornamental planting, scattered trees and tall ruderal vegetation. However, in view of the small size of the site and the abundance of habitat of similar and better quality within the wider area it is considered unlikely that the site supports a notable invertebrate assemblage in a local context.

5.9 Plants

5.9.1 The majority of the site comprises intensively managed habitats, including buildings, hardstanding, modified grassland and introduced shrubs, and is therefore unlikely to be of notable botanical interest. Although the mature trees within the site and woodland forming the wider survey area to the north of the site are of higher interest and a record of Lesser Spearwort was provided for the off-site woodland during the desk study, the woodland

would not be affected by the proposed development of the site and the majority of trees within the site are proposed to be retained.

5.9.2 Crocosmia was recorded during the UK Habitat Classification Survey from an embankment in the northern part of the site (12). Crocosmia is listed as a non-native invasive species on Schedule 9 of the 1981 Wildlife and Countryside Act (as amended). It is an offence to release, plant or cause to grow in the wild any plant included on this schedule of the Act and as such it is recommended that a scheme of management is implemented to control this species at the site to prevent its spread.

5.9.3 In addition, a species of Cotoneaster was also identified from a fenced off area in the north of the site (17). Wall Cotoneaster *Cotoneaster horizontalis*, Entire-leaved Cotoneaster *Cotoneaster integrifolius*, Himalayan Cotoneaster *Cotoneaster simonsii*, Hollyberry Cotoneaster *Cotoneaster bullatus* and Small-leaved Cotoneaster *Cotoneaster microphyllus* are all included on Schedule 9 of the 1981 Wildlife and Countryside Act (as amended). Cotoneasters can be notoriously difficult to identify to a species level, often requiring observation throughout the growing season to study flower and fruit morphology. It is therefore recommended that unless further survey proves the Cotoneaster present to not be a Schedule 9 species, then management works within the site should also include control of this Cotoneaster to prevent spread within or outside of the site, as discussed above.

6 NATURE CONSERVATION EVALUATION

6.1 The habitats within the site have been assessed against the findings of the UK Habitat Classification survey with consideration given to the criteria summarised in *Appendix D* of this report (Ratcliffe, 1977; CIEEM, 2024). A summary of the site habitat evaluation is given in *Table 2* below.

Table 2: Site habitat evaluation

Value	Habitats Present
International	None
National	None
Regional	None
County	None
District	Waterlooville Golf Course SINC (off-site)
Local	<p>High: None</p> <p>Moderate:</p> <ul style="list-style-type: none"> • Padnell Cuts Wood (off-site) <p>Low:</p> <ul style="list-style-type: none"> • Network of species-poor hedgerows, treelines and scattered mature trees [in combination] (TN3, 4, 5, 7, 10, 13, 28)
Site/ Negligible	All other habitats recorded.

- 6.2 There are no habitats of International, National, Regional or County nature conservation value within or immediately adjacent to the site.
- 6.3 The habitats of highest nature conservation interest associated with the site are the off-site Waterloooville Golf Course SINC located to the immediate east of the site which is considered to be of **district value**, and the off-site Padnell Cuts Wood located to the north of the site considered to be of **moderate local value**.
- 6.4 The species-poor hedgerows, non-native treelines and other scattered mature trees across the site which are considered in combination to be of no more than **low local value**. Although these features are only of limited interest in their own right, as they are not particularly diverse and features of similar quality are likely to be relatively widespread in the surrounding area, these habitats combine to provide opportunities for a range of species and appreciably enhance the nature conservation interest of the site. Together these habitats also provide some contribution towards a wider habitat network, enabling the movement of wildlife around the site and wider landscape.
- 6.5 All of the other habitats recorded on site, including the modified grassland, other neutral grassland, ornamental planting, introduced shrubs, ruderal vegetation, hardstanding and buildings are common and widespread in the surrounding area and have therefore been assessed as being of negligible value in their own right in a local context. Where appropriate, consideration of the potential for protected or notable species to be present within these habitats is given below.

7 ADDITIONAL DATA REQUIREMENTS

- 7.1 In light of the findings of the ecological desk study, UK Habitat Classification survey and Phase 1 bat survey, additional survey work has been recommended in support of a planning application to identify species protected under the 1981 Wildlife and Countryside Act (as amended) and 2017 Conservation of Habitats and Species Regulations (as amended) that have been identified as possibly occurring within the site, and that could potentially be impacted by development proposals. These further surveys are the subject of separate reports and include:

European Protected Species:

Bats: The Phase 1 bat scoping survey identified nine buildings and thirty-one trees as having low or higher potential to support roosting bats. Phase 2 emergence/ re-entry surveys and climbing surveys in accordance with current best practice guidelines (BCT, 2023) of buildings and trees (with moderate or higher potential to support roosting bats (PRF-M)) with the potential to be affected by the

proposed development have been undertaken to establish the presence or likely absence of roosting bats within affected features and any mitigation and licensing requirements for the proposed development.

Great Crested Newts: Waterbodies suitable for Great Crested Newts are present in the vicinity of the site. An eDNA survey has subsequently been instructed to determine the presence/ likely absence of Great Crested Newts in accessible ponds within the vicinity of the site.

Consideration of other habitats and species

7.2 Although woodland habitats associated with off-site habitats to the north and east may have potential to support Dormice, habitats within the site are generally considered sub-optimal for this species. Furthermore, the development proposals indicate that most works will impact highly sub-optimal or unsuitable habitats including amenity grassland, non-native/ ornamental shrubs, buildings and hardstanding. It is therefore considered highly unlikely that Dormice are regularly present at the site and no further survey for this species is proposed. Notwithstanding this, it is recommended that where woody vegetation is cleared from the site then this follows the precautionary approach detailed in *Section 8* below.

7.3 No further surveys for birds or reptiles are recommended prior to redevelopment of the site. Although breeding birds are likely to occur at the site and there is potential for very low numbers of common and widespread species of reptile to occur, it is unlikely that locally significant populations of either of these groups would be affected by the proposed works. Nature conservation legislation relating to birds and reptiles would however still apply, and measures to ensure compliance are set out in *Section 8* below.

8 RECOMMENDATIONS

8.1 This section provides a review of the possible implications of the proposed development on features of ecological interest and outlines recommended measures for the avoidance and mitigation of potential effects. In addition, opportunities are identified by which development of the site can enhance its current value for species of conservation concern in accordance with planning policy and the 2006 NERC Act.

8.2 Designated areas

Chichester and Langstone Harbour SPA/Ramsar and component SSSIs

8.2.1 The Chichester and Langstone Harbour SPA/Ramsar is located approximately 5.58km to the south of the site. Although the proposed development is extremely unlikely to impact the

habitats for which the SPA, Ramsar and component SSSIs are designated, in view of the scale of the proposed development, its distance from the designated sites and the nature of the coastal/ estuarine habitats associated with the designated sites, consideration should be given to the potential for additional recreational pressure arising from the proposed development to result in increased disturbance on the bird populations for which the Chichester and Langstone Harbour SPA, Ramsar and component SSSIs are designated (hereinafter referred to as the 'Solent Marine Sites'). In addition, consideration has been given into the risk of increased nutrients (specifically nitrogen) entering the Solent Marine Sites, for example as a result of increased wastewater arising from new housing.

Recreational pressures

- 8.2.2 Consideration should be given to the potential for additional recreational pressure arising from the proposed development to result in increased disturbance on the bird populations for which the Solent Marine Sites are designated. In view of the limited scale of the development in the context of that already present in the vicinity of the 5810ha SPA, any such increase in recreational pressure is unlikely to result in risk of a significant effect in isolation. The SPA is protected by the 2017 Conservation of Habitats and Species Regulations (as amended) which requires decision making authorities to consider the effects of development both alone and in combination with other plans and projects.
- 8.2.3 Even though additional recreational pressure arising from the proposed development would not be expected to result in risk of a significant effect on the SPA in isolation, in accordance with Solent Recreation Mitigation Strategy (Bird Aware Solent, 2017)⁷ in order to avoid risk of cumulative effect on the SPA any net gain in residential development within 5.6km of the SPA will need to be accompanied by financial contribution towards the Solent Recreation Disturbance Project (the south-eastern corner of the site is situated within this 5.6km zone). This project implements a range of avoidance and mitigation measures to prevent adverse effects of new development on the bird populations for which the SPA is designated, including coastal rangers and monitoring on the SPA and enhancement of open green space away from the designated area. Subject to contribution towards the Solent Recreation Disturbance Project no adverse effects would be expected to arise on the Chichester and Langstone Harbour SPA or associated SSSIs and Ramsar either alone or in combination with other plans or projects.

Increase in Nitrogen

- 8.2.4 The proposed development is located within the catchment of the Hermitage Stream, which flows into the Solent Marine Sites. Natural England identifies that any development resulting

⁷ "Solent Recreation Mitigation Strategy" [chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.southampton.gov.uk/media/y0rd1s3f/solent-recreation-mitigation-strategy_tcm63-398270.pdf](https://www.southampton.gov.uk/media/y0rd1s3f/solent-recreation-mitigation-strategy_tcm63-398270.pdf) and <https://www.havant.gov.uk/planning-services/planning-policy/community-infrastructure-levy-cil/section-106-legal-agreements-3>

in increased nutrients (specifically nitrogen) entering the Solent Marine Sites, for example as a result of increased wastewater arising from new housing, has potential to adversely affect the marine habitats for which the SAC is designated.

8.2.5 Although the proposed development is very small in scale and extremely unlikely to result in any adverse impact on the Solent Marine Sites in isolation, the component SAC/SPA/Ramsars are protected under the 2017 Conservation of Habitats and Species Regulations (as amended) which requires decision making authorities to consider the effects of development both alone and in combination with other plans and projects.

8.2.5 A Nutrient Assessment & Budget has subsequently been undertaken for the development proposals at the site, which identified a net gain in nutrients with the potential to adversely impact the Solent Marine Sites in the absence of mitigation. The Nutrient Assessment and Budget proposes that the applicant provides a financial contribution towards a strategic off-site mitigation project to account for this.

Waterlooville Golf Course SINC & Hazelton Common SINC

8.2.6 No nature conservation designations pertain to the site however Waterlooville Golf Course SINC and Hazelton Common SINC are located adjacent to the eastern boundary of the site and 180m northwest of the site respectively. These SINC's are designated for their areas of ancient semi-natural woodland, unimproved neutral grassland and heathland vegetation. The nearest area of ancient woodland to the site is located approximately 450m to the south-east and although areas of rough grassland are located within the Waterlooville Gold Course SINC adjacent to the site boundary. No impact on the integrity of these SINC's would be expected to arise subject to implementation of standard measures to avoid spread of dust during construction and maintain the quality, quantity and constancy of water leaving the site along this boundary. Such measures could be detailed in a Construction Environmental Management Plan (CEMP) provided as a condition of consent.

Other statutory or non-statutory sites

8.2.7 No other statutory or non-statutory sites, including the Hazleton Common SINC, would be expected to be adversely affected by the proposed development in the absence of mitigation or avoidance measures, either alone or in combination with other plans or projects. This is due to a combination of the nature and scale of the proposed development, the distance between the site and the designated area, the limited ecological connectivity with the site and/ or robustness of the habitats present.

8.3 Habitats

8.3.1 The species-poor hedgerows, non-native tree lines and other scattered mature trees which

are considered to be in combination of low local value as they provide habitat for a range of wildlife and appreciably enhance the ecological interest of the site in addition to forming part of the network of habitats around the site and the wider area.

8.3.2 Where possible, development proposals should seek to retain these habitats within the site or, where loss is unavoidable, measures should be taken to minimise effects on these habitats as a whole, such as by prioritising loss of habitats of lowest interest, reducing effects of fragmentation, and/ or re-creating these habitats or other habitats of high wildlife value elsewhere within the site, affording suitable buffers where required. In the event that it is not possible to maintain the overall value of on-site habitats for biodiversity within the landscape strategy for the proposed development, then consideration could also be given to off-site habitat creation in accordance with recognised biodiversity offsetting methodologies such as the Defra metric.

8.3.3 Construction works in the vicinity of any retained trees, scrub and hedgerows should be carried out in accordance with 'BS5837 Trees in relation to construction' unless otherwise agreed with a suitably qualified arboriculturist.

8.3.4 Opportunities for nocturnal wildlife within areas of retained and newly created habitat within and adjacent to the site should be maintained through sensitive lighting design. Where lighting is proposed in the vicinity of these areas, this should use the minimum lighting levels required for public safety and be designed to avoid light spill through the use of measures such as low level, hooded and directional lighting as appropriate, as stated in *Section 8.4.2*.

8.3.5 Development proposals should also seek to enhance the habitat resource of the site to provide new opportunities for wildlife in accordance with national and local planning policy and guidance (NPPF, 2024; ODPM, 2005) and the 2006 NERC Act. Opportunities arising from development of the site for the enhancement of retained habitats and creation of new habitats are identified in *Section 8.5*.

8.4 Protected species

8.4.1 To ensure compliance with planning policy and UK nature conservation legislation and where necessary identify measures to avoid or mitigate impacts on these species/species groups, separate reports have been prepared for bats and Great Crested Newts. Consideration is given below to other species potentially occurring at the site together with proportionate measures to ensure compliance with planning policy and nature conservation legislation.

Dormice

8.4.2 Although Dormice were identified within the desk study in the vicinity of the site, based on the absence of Dormice within the site during the 2017 survey (HDA, 2018b) it is considered unlikely that Dormice are present at the site on more than an occasional or transitory basis. Due to the low likelihood of Dormice being encountered during these works it is not proposed that further survey is carried out or a Natural England licence applied for in support of the removal of woody vegetation during site clearance. It is, however, recommended that vegetation clearance works are carried out in accordance with the precautionary methodology below in order to avoid contravention of nature conservation legislation. It is proposed that Natural England be consulted to agree this approach prior to vegetation removal works commencing:

- Woody vegetation to be removed should be carefully cut down by hand using soft felling techniques (i.e. gently lowering of cut vegetation to ground level), where practical.
- Contractors should be briefed prior to works to ensure that cutting is carried out in a sensitive manner, and that evidence of Dormice (e.g. nests) can be identified if found during works.
- A suitably qualified ecologist should be present during vegetation clearance to check clearance areas for the presence of Dormice nests or other evidence of Dormice prior to and during works.
- In the unlikely event that a Dormouse is encountered, the works must stop and Natural England notified to agree an appropriate course of action.

8.4.3 In order to maintain and enhance habitat for Dormouse at the site, opportunities provided by hedgerows, scrub and mature trees should be retained or replanted within the scheme. Where appropriate, new tree and shrub planting should include native fruit and nut-producing species of high value to foraging Dormice and other wildlife and should seek to enhance connectivity provided by habitats in the vicinity of the site. Further recommendations for enhancement of site habitats are provided in *Section 8.5* below.

8.4.4 The site is currently subject to very limited light spill. The lighting scheme design for the proposed development should avoid lightspill onto areas of woodland, scrub, trees, hedgerow and rough grassland habitats within and adjacent to the site, in order to avoid potential impacts on nocturnal wildlife such as Dormice and foraging bats. The integrity of retained and new habitat, both within the site and its surrounds, should be conserved through the sensitive use of lighting throughout the construction and operational phases of the proposed development. In accordance with the Bat Conservation Trust and Institute of Lighting Professionals guidance (BCT and ILP, 2023) this could be achieved through employment of a selection of the following measures in the vicinity of retained/newly created areas of suitable habitat:

- Use of only the minimum amount of light required for safety and amenity, and

minimise upward reflected light.

- Avoidance of bare bulbs or upward-pointing lights. The spread of light should be kept near to or below the horizontal.
- Use of narrow spectrum bulbs with a warm-white spectrum. Ideally, lighting should be <2700 kelvin.
- Avoidance of light-spill into adjacent areas through luminaire design or with accessories, such as hoods, cowls, louvres and shields to direct the light.
- For pedestrian lighting, use of low-level lighting that is as directional as possible and below 3 lux at ground level.
- Limiting the times that lights are on to provide some dark periods for wildlife and/or use automatic dimmers to reduce lighting outside times of peak use.

- 8.4.5 It is recommended that the lighting scheme is reviewed by a suitably qualified ecologist at an appropriate stage.

Badgers

- 8.4.6 Although no evidence of Badgers was recorded during the Badger survey, habitats at the site provide potential sett-building and foraging habitat for this species. Badgers are very mobile animals and occasionally setts may be abandoned and new setts created elsewhere. It is therefore recommended that the site is re-surveyed prior to commencement of development works to ensure that the status of Badgers has not changed.

- 8.4.7 Although the habitat present within the site is unlikely to be of local importance for foraging Badgers due to its small size and the availability of other suitable habitat in the wider area, it is recommended that construction activities take into account the possible presence of this species for occasional foraging. Any steep sided holes left open overnight during the course of construction works should therefore be equipped with a mammal ladder (a reinforced plywood board >60cm wide set at an angle of no greater than 30° to the base of the pit) to prevent entrapment.

Birds

- 8.4.8 It is considered unlikely that the site supports a locally important assemblage of breeding birds. Therefore no further survey for this group is recommended. Notwithstanding this, any removal of trees and scrub vegetation and demolition of buildings should avoid the bird breeding season (generally taken as March to September inclusive), as wild birds, their nests and eggs are protected under the 1981 Wildlife and Countryside Act (as amended). In the event that site clearance is required during this period then a search for nesting birds should be undertaken by a suitably qualified ecologist immediately prior to works. In the event that breeding birds are discovered, sufficient habitat will need to be retained to

ensure birds are not disturbed until nesting activity has been completed and the nest vacated.

Reptiles

- 8.4.7 A reptile survey of the site is not proposed due to the absence of reptiles recorded during the 2017 survey (HDA, 2018d) and the potential for only very small numbers of common and widespread reptiles to be present within the site and the existence of contiguous suitable reptile habitat adjacent to the site. Notwithstanding this any works associated with the redevelopment of the site affecting limited areas of potential reptile habitat such as scrub, ornamental shrubs, tall ruderals and hedgerow bases, should give due regard to the legislation protecting common and widespread reptile species i.e. protection against injury and killing. This could be achieved through the displacement of any reptiles present into areas of retained habitat within and adjacent to the site prior to construction works commencing through the following approach:
- Vegetation within affected areas should be removed from the centre outwards using hand-held tools, where appropriate, allowing any reptiles present to escape to contiguous areas of retained habitat
 - Where any shrubs are to be cleared, this will be carried out in two phases. The first cut should be to >150mm to decrease its suitability for reptiles and encourage any reptiles present to move to retained areas of habitat. Where potential for reptiles to be present remains, following a minimum period of seven days, a second cut to ground level should be carried out in order to render the habitat unsuitable
 - Cleared areas should be maintained to prevent re-colonisation prior to works commencing; and
 - Potential hibernacula or refugia such as loose stones, paving slabs or discarded debris should be removed by hand

Any ground level clearance works or removal of refugia or potential hibernacula should be carried out during suitable climatic conditions at a time of year when reptiles are active (generally April to September inclusive) under the supervision of an appropriately qualified ecologist who would relocate any reptiles encountered to an area of suitable retained habitat elsewhere within the site

Invasive plants

- 8.4.8 *Crocodylia* was recorded during the UK Habitat Classification Survey from an embankment in the northern part of the site. *Crocodylia* is listed as a non-native invasive species on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). It is an offence to release, plant or cause to grow in the wild any plant included on this schedule of the Act and as such it is recommended that a scheme of management is implemented to control this species at the site to prevent its spread.

8.4.9 A species of Cotoneaster was also identified from a fenced off area in the north of the site. Wall Cotoneaster *Cotoneaster horizontalis*, Entire-leaved Cotoneaster *Cotoneaster integrifolius*, Himalayan Cotoneaster *Cotoneaster simonsii*, Hollyberry Cotoneaster *Cotoneaster bullatus* and Small-leaved Cotoneaster *Cotoneaster microphyllus* are all included on Schedule 9 of the 1981 Wildlife and Countryside Act (as amended). Cotoneasters can be notoriously difficult to identify to a species level, often requiring observation throughout the growing season to study flower and fruit morphology. It is therefore recommended that unless further survey proves the Cotoneaster present to not be a Schedule 9 species, then management works within the site include control of this Cotoneaster to prevent spread within or outside of the site as discussed above.

8.4.10 Other non-native species recorded at the site including Cherry Laurel and Bamboo species, although not listed on Schedule 9, can rapidly colonise and proliferate in areas of semi-natural habitat and have a tendency to outcompete native species. Measures to control these species at the site are also recommended.

8.5 Opportunities for enhancement

8.5.1 In addition to the recommendations given to maintain the habitat resource of the site and prevent conflict with any protected species that might be present, proposals for the site should seek to provide new and enhanced opportunities for wildlife in accordance with national and local planning policy and guidance (NPPF, 2024; ODPM, 2005) and the 2006 NERC Act. A selection of measures is given below which could be included within the development scheme for the site in order to increase its long-term nature conservation interest and provide enhanced habitat for protected and notable species:

- Provision of bat roosting opportunities and bird boxes on buildings and existing trees;
- Sensitive use of lighting to avoid adverse effects on nocturnal wildlife (e.g. restrictions on lighting to the minimum levels required for safety, use of hooded and bollard lighting, low UV bulbs, presence detectors, timers etc.);
- Provision of log and brash piles around site margins to provide habitat for invertebrates, amphibians and reptiles;
- Use of native hedging along site boundaries;
- Prioritising the use of native species typical of the local area in landscape planting where appropriate to do so and avoiding invasive species and cultivars. Where possible these should be sourced from stock of local provenance;
- Ensure presence of gaps in boundary fencing to allow movement of wildlife such as Hedgehogs;
- Use of nectar and pollen-rich and fruit and nut-producing species within formal landscaping schemes to benefit species including birds, invertebrates, bats and foraging Badgers.

9 CONCLUSION

- 9.1 The site is dominated by habitats of limited nature conservation interest in their own right and subject to implementation of the recommended measures to avoid potential cumulative impacts arising on the Chichester and Langstone Harbour SPA, protect the veteran tree and maintain opportunities for wildlife associated with the site and adjacent land, the proposed development is unlikely to result in any significant adverse effect on the ecology of the local area. Subject to implementation of the measures described in *Section 8.5* above, development proposals for the site could in fact deliver benefits for a number of species. It is therefore concluded that, beyond the normal requirements to avoid impacts on protected species and off-site designated areas and maintain key elements of the habitat resource of the site, there appear to be no overriding nature conservation constraints that would preclude development at the site.

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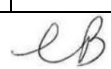
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	Personnel	Position
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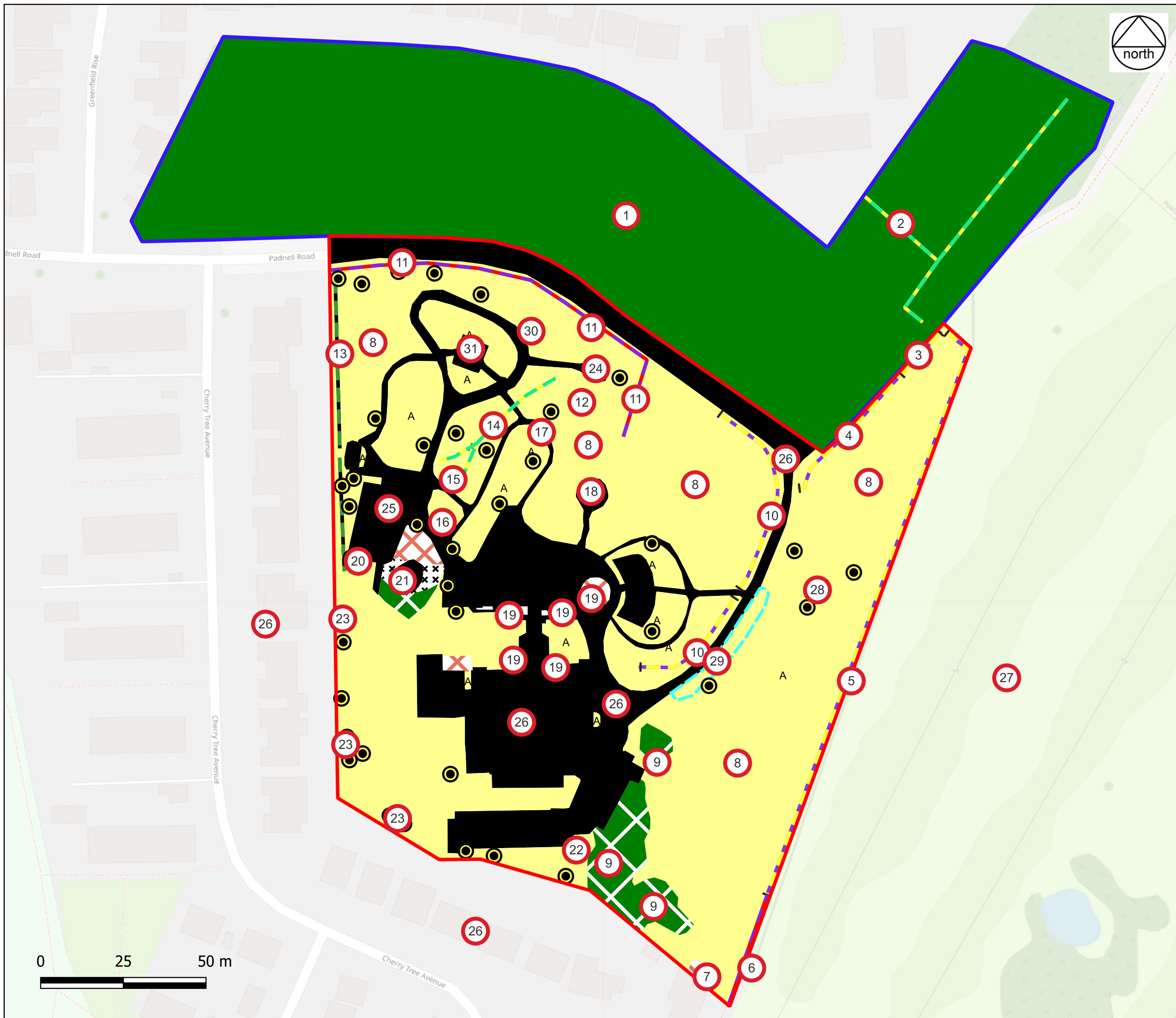
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APPENDIX A
Desk Study Results

APPENDIX B

UK Habitat Classification Survey Results: Map and Target Notes



KEY

- Site boundary
- Wider survey boundary
- Target Note
- Dense bulb planting
- Developed land; sealed surface
- Introduced shrub
- Lowland mixed deciduous woodland
- Mixed scrub
- Modified grassland
- Ruderal/Ephemeral
- Existing tree
- Non-native and ornamental hedgerow
- Line of trees
- Native hedgerow
- Ditches

Map data from OpenStreetMap 16-01-2026

CLIENT:
Stonebond Properties (Guildford) Ltd and the
Borrow Foundation

PROJECT:
Padnell Grange, Waterlooville

TITLE:
UK Habitat Classification Survey Plan

SCALE AT A3:
See Scale Bar

DATE:
April 2026

1127.8 / 04a

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Landscape Architecture
Masterplanning
Ecology



Target Notes

Wider survey area

1. Off-site mixed woodland up to 15m in height including semi-mature to mature specimens. Tree species recorded include Hazel (*Corylus avellana*), Silver Birch (*Betula pendula*), Yew (*Taxus baccata*), Beech (*Fagus sylvatica*), Wild Cherry (*Prunus avium*), Norway Maple (*Acer platanoides*) and Ash (*Fraxinus excelsior*). Understorey plants recorded include Holly (*Ilex aquifolium*), Laurel (*Prunus* sp.), Bramble (*Rubus fruticosus*), Hawthorn (*Crataegus monogyna*), Dogwood (*Cornus sanguinea*), Bracken (*Pteridium aquilinum*), Bamboo, Gorse (*Ulex europaeus*), Buddleia (*Buddleja davidii*) and Wilson's Honeysuckle (*Lonicera Nitida*). Ground flora species recorded include Ivy (*Hedera helix*), Pendulous Sedge (*Carex pendula*), Male Fern (*Dryopteris filix-mas*), Cleavers (*Galium aparine*), Wood Sedge (*Carex sylvatica*), Meadow Buttercup (*Ranunculus acris*), Flag Iris (*Iris pseudacorus*), Lesser Spearwort (*Ranunculus flammula*), Broadleaved Dock (*Rumex obtusifolius*), Soft Rush (*Juncus effusus*), Common Nettle (*Urtica dioica*), Enchanter's Nightshade (*Circaea lutetiana*), Wood Avens (*Geum urbanum*), Remote Sedge (*Carex remota*) and Lords and Ladies (*Arum maculatum*). The westernmost part of the woodland features patches of grassland, bare earth and Bramble. Species recorded include Daisy (*Bellis perennis*), Ribwort Plantain (*Plantago lanceolata*), Black Medick (*Medicago lupulina*), Creeping Buttercup (*Ranunculus repens*), Yarrow (*Achillea millefolium*), Common Bent (*Agrostis capillaris*), Perennial Ryegrass (*Lolium perenne*) and Fescue (*Festuca* sp.). The ground flora and shrub layer in the eastern part of the woodland is dominated by Bramble and Bracken. Three-cornered Garlic (*Allium triquetrum*) and Cotoneaster (*Cotoneaster* sp.) were also identified within the woodland. The central part of the woodland is dominated by Bracken. There are multiple footpaths and bicycle dirt tracks through the woodland. Standing and fallen deadwood is present in all areas of woodland.
2. Dry ditch measuring 0.5m width by 0.5m depth. No vegetation was present and the base of the ditch contained leaf litter.

Site

3. Defunct species-poor Hawthorn hedgerow up to 5m in height. The ground flora beneath the hedge includes Common Nettle, Broadleaved Dock, Ivy and Creeping Buttercup. A single Holly bush was also recorded within the hedgerow. The hedgerow had not been recently managed at the time of survey.
4. Defunct species-poor Hawthorn hedgerow up to 1.5m in height. Yew was also recorded within the hedgerow. The ground flora includes Common Nettle, Ivy, Bramble and Scarlet Pimpernel (*Anagallis arvensis*). Gaps present between the ground and canopy over less than 5% of its total length.
5. Intact species-poor hedgerow dominated by Hawthorn managed to 2.5m. Other woody species recorded include Sycamore (*Acer pseudoplatanus*), Holly, Ash, and Elder (*Sambucus nigra*). Other species recorded include Ivy, Bramble, Cleavers, Common Nettle, Broadleaved Dock and Barren Brome (*Bromus sterilis*).
6. Intact species-poor Leyland Cypress (*Cupressus × leylandii*) hedgerow located beyond the boundary fence up to 8m in height.
7. Unmanaged Hawthorn trees one of which is a veteran (Ancient Tree Inventory ID: 271028), 4-6m in height, with ornamental shrubs beneath. Other species recorded include Hedge Bindweed (*Calystegia sepium*), Pendulous Sedge, Wood Avens, Bramble, Blackthorn, and

Common Nettle.

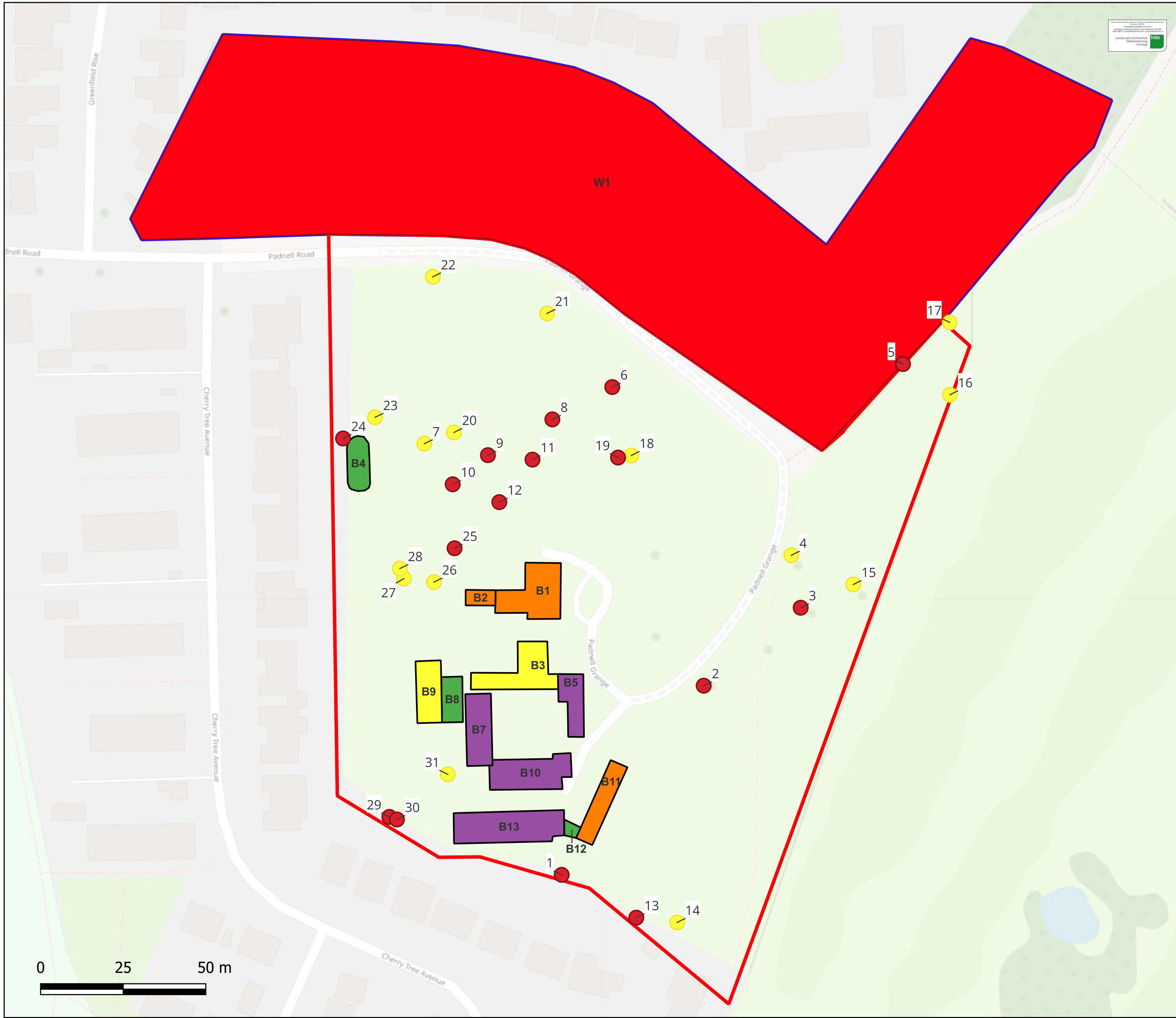
8. Amenity grassland lawns dominating the grounds of Padnell Grange. Grass species recorded include Perennial Ryegrass, False Oat-grass (*Arrhenatherum elatius*), Yorkshire Fog (*Holcus lanatus*), Fescue and Common Bent. Other species recorded include Daisy, Selfheal (*Prunella vulgaris*), Ribwort Plantain, White Clover (*Trifolium repens*), Creeping Buttercup, Dandelion (*Taraxacum officinale*), Germander Speedwell (*Veronica chamaedrys*), Creeping Thistle (*Cirsium arvense*), Wood Spurge (*Euphorbia amygdaloides*), Yarrow and Smooth Hawksbeard (*Crepis capillaris*). There are scattered semi-mature to mature Oak trees across the grassland. The grassland is frequently mown and has a short sward.
9. Scattered young trees including Elder, Hawthorn, *Prunus* sp., Cherry Plum, Crab Apple (*Malus sylvestris*) and Chinese Juniper (*Juniperus chinensis*). Other species recorded included Pendulous Sedge, Common Nettle, Ivy and Bramble. Scrub heavily overgrown with Bramble with no ecotone to adjacent habitat.
10. Intact species-poor hedgerow up to 1.5m in height. The hedgerow is dominated by Hawthorn. Other species recorded include Hazel, Oak (*Quercus* sp.), Holly, Blackthorn (*Prunus spinosa*), Box (*Buxus* sp.), Wilson's Honeysuckle, Bramble, Common Nettle and Ivy.
11. Line of Lawson's Cypress (*Chamaecyparis lawsoniana*) trees up to 10m in height with some Cherry Laurel also present.
12. Similar to TN8 with a high proportion of tall ruderal vegetation dominated by Common Nettle. Other species recorded include Enchanter's Nightshade, Creeping Cinquefoil (*Potentilla reptans*), Tutsan (*Hypericum androsaemum*), Forget-me-not (*Myosotis* sp.), Crocosmia (*Crocasmias* sp.), Tutsan (*Hypericum androsaemum*) and Broadleaved Dock.
13. Line of Lawson's Cypress trees up to 10m in height. Other species recorded include Leylandii Cypress, Hazel, *Prunus* sp., Ivy and Holly and an understorey of Flag Iris, Bramble and Common Nettle.
14. Dry ditch measuring 1m in width with a depth of approximately 1m. Species recorded within the ditch include Broadleaved Dock, Flag Iris, Mares Tail (*Equisetum arvense*), Rough Meadow-grass (*Poa trivialis*), Tufted Hair-grass (*Deschampsia cespitosa*), Creeping Bent and Ragwort (*Senecio jacobaea*).
15. Fenced off area of unmanaged species-poor semi-improved grassland consisting of Yorkshire Fog and Tufted Hair Grass together with Broadleaved Dock, Hedge Bindweed, Yarrow, Greater Birds-foot Trefoil (*Lotus pedunculatus*) and Ribwort Plantain. Bramble has started to dominate the area.
16. Small dried up pond full of leaf litter measuring approximately 1m x 2m.
17. Fenced off area of unmanaged species-poor semi-improved grassland with species similar to Target Note (15). Other species recorded include Ivy, Leyland Cypress and Cotoneaster.
18. Paved area surrounded by ornamental species. Other species recorded include Pendulous Sedge, Hedge Bindweed, Bramble and Dock. Soft Brome (*Bromus hordeaceus*) dominates the grassland edge.
19. Ornamental shrub and flowerbeds with species recorded including Opium Poppy (*Papaver*

Somniferum), Carnations (*Dianthus caryophyllus*), *Hydrangea* sp., Rose, Privet, Yucca, Hedge Bindweed, Portuguese Laurel (*Prunus lusitanica*), Daffodil, Leylandii Cypress, Fuchsia (*Fuchsia* sp.), *Berberis* sp., Holly and *Aucuba Japonica*.

20. Area of bare ground supporting ruderal species such as Broadleaved Willowherb (*Epilobium montanum*), Tutsan, Holly, and Bramble.
21. Fenced off area consisting of patches of scrub, grass and bare ground with ruderal. Species recorded include Ivy, Blackthorn and Variegated Holly, Garlic Mustard, Yorkshire Fog, Enchanter's Nightshade, Hedge Bindweed and Rosebay Willowherb.
22. Unmanaged fenced off area comprising bare soil, rubble and grass. Other species recorded include Garlic Mustard (*Alliaria petiolata*), Yorkshire Fog, Enchanter's Nightshade, Hedge Bindweed and Rosebay Willowherb (*Chamerion angustifolium*). Tall ruderal vegetation in south-western corner. Species recorded include Rosebay Willowherb, Common Nettle, Smooth Sow-thistle (*Sonchus oleraceus*) and Creeping Thistle.
23. Scattered trees along the western and southern boundaries including Norway Maple (*Acer platanoides*), Willow (*Salix* sp.), Hawthorn, Whitebeam (*Sorbus aria*), Cherry Plum (*Prunus cerasifera*) and Wild Cherry.
24. Area of mosses.
25. Hardstanding becoming colonised by Herb Robert (*Geranium robertianum*) and Cock's-foot (*Dactylis glomerata*).
26. Adjacent residential development to the west and south of the site.
27. Waterloooville Golf Course SNCI to the east of the site. The SNCI is designated for its areas of ancient semi-natural woodland, unimproved neutral grassland and heathland vegetation.
28. Large, scattered Oak trees.
29. Similar composition to TN8, dominated by Daffodils.
30. Similar composition to TN8 with the addition of Wood Sedge, Wood Anemone (*Anemone nemorosa*), Bluebell (*Hyacinthoides non-scripta*), Garlic Mustard (*Alliaria petiolate*), Meadow Buttercup, and Lords and Ladies (*Arum maculatum*).
31. Historic pond fully overgrown with Pendulous Sedge, doesn't appear to have held water for some time.

APPENDIX C

Phase 1 Bat Scoping Survey Plan



- KEY**
- Site boundary
 - Wider site boundary
 - P1 Bat Buildings**
 - Confirmed bat roost
 - Moderate bat roosting potential
 - Low potential for roosting bats
 - Negigible potential for roosting bats
 - P1 Bat trees**
 - Moderate potential or higher for roosting bats (PRF-M)
 - Low potential for roosting bats (PRF-I)

*All other trees with site are regarded as having negligible potential for roosting bats
**Categories relate to roost potential in accordance with the BCT 2023 guidelines

Map data from OpenStreetMap 2026-01-16

CLIENT: Stonebond Properties Ltd	
PROJECT: Padnell Grange	
TITLE: Phase 1 Bat Survey Summary Plan	
SCALE AT A3: See Scale Bar	DATE: January 2026
1127.8 / 05	

APPENDIX D
Evaluation Criteria

Criteria used for the evaluation of ecological receptors (based on Ratcliffe, 1977; CIEEM 2024)

Assigning value is relatively straightforward in the case of designated sites, and undesignated sites meeting designation criteria. However, in most cases evaluation of ecological resources is not straightforward and requires a degree of knowledge, experience and professional judgement (Usher, 1986; Spellerberg, 1992). Evaluation of an ecological receptor was based on a number of criteria (Ratcliffe, 1977; CIEEM 2024) summarised below:

- Site designations; SPA, SAC, Ramsar, SSSI, NNR, LNR, SINC or equivalent.
- Site designation criteria; e.g. Guidelines for the Selection of Biological SSSIs, JNCC, 1989.
- Conservation status; whether a habitat or species is rare, declining or threatened at a given geographic scale.
- Geographic location; the value of a habitat or species may change depending on whether it is being assessed in the south of England or the north of Scotland.
- Distribution; habitats or species on the edge of their distribution, particularly where that distribution is changing as a result of global trends and climate change and endemic species or locally distinct sub-populations of a species are more valuable;
- Rarity; the presence of habitats, species, subspecies or varieties that are rare or uncommon at a given geographic scale.
- Diversity; of habitats, or species, particularly of vascular plants. Species-rich assemblages of plants or animals are likely to be important in terms of biodiversity;
- Naturalness; habitats least affected by human disturbance are normally of relatively higher importance.
- Size; larger areas are generally more valuable than lots of small ones. Notably large populations of animals or concentrations of animals considered uncommon or threatened in a wider context may be important.
- Fragility; sensitivity to, and probability of, human impact.
- Typicalness; a good example of the type, particularly plant communities (and their associated animals) that are considered to be typical of valued natural/semi-natural vegetation types, including examples of naturally species-poor communities.
- Potential value (if restored to favourable conservation status).
- Secondary or supporting value; value of a receptor in supporting the integrity or conservation status of another valued receptor.
- Ability to be recreated; the more difficult a habitat is to re-create, were it to be destroyed, the greater the importance usually attached to it.