

Preliminary Ecological Appraisal

Plot 100 – Dunsbury Park, Havant



+44 (0)20 7043 0418
info@eightversa.com

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Document prepared by
Kalia Symeonidou

Quality assured by
Sara Curtis

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Executive Summary

Overview

Eight Versa was appointed in July 2025 by Portsmouth City Council to conduct a Preliminary Ecological Appraisal (PEA), including a desktop study and ‘extended’ UK Habitat Survey, to inform the proposed development of an area of land known as Plot 100, Dunsbury Park, Portsmouth, Hampshire, PO9 4EE, hereafter referred to as ‘the site’. A table summarising the key findings of this report can be found in Table 1.

The site comprises artificial unsealed surface and offers negligible habitat potential for protected or notable species. However, it lies adjacent to an area of lowland mixed deciduous woodland, which has potential to support species including bats (roosting, foraging and commuting), breeding birds, reptiles, badger, hazel dormouse, terrestrial invertebrates and hedgehog. As such, the proposed works have potential to cause indirect impacts to the adjacent habitats and associated fauna. Precautionary measures are therefore recommended, particularly in relation to hazel dormouse, reptiles and bats.

Recommendations have been made to mitigate against the loss of ecological features, and to enhance the site in line with Havant Borough Council’s biodiversity policies, with the aim to provide a net gain for biodiversity on the site.

Table 1 Summary of results provided within this report.

Designated sites with the potential to be impacted	Seven internationally designated sites are present within a 10 km radius of the site. There are no nationally designated sites present within a 2 km radius of the site. Additionally, there are forty five non-statutory designated sites within a 2 km radius of the site, such as Local Wildlife Sites (LWS).
Habitats	The site comprises artificial unvegetated, unsealed surface which is considered to be of negligible ecological importance. Other habitats present adjacent to the site include lowland mixed deciduous woodland. This is a Habitat of Principal Importance (HoPI) and considered to be of county-level ecological importance.
Protected Species, Ecological Constraints and Further Surveys Required	<ul style="list-style-type: none">• Nesting birds – The site itself is of negligible value, but the adjacent off-site woodland support common nesting species. Works should avoid unnecessary disturbance to these habitats. Where vegetation clearance to the woodland edge is required during the nesting season, a check by a suitably qualified ecologist should be undertaken no more than 48 hours prior to works.• Bats – The site supports negligible roosting, commuting or foraging potential, however the adjacent off-site woodland provides suitable habitat. Construction-phase lighting should be sensitively designed to avoid light spill onto retained woodland edges. Any tree works to the woodland edge (if required) should follow best-practice precautionary approaches under the supervision of a licensed bat ecologist.• Badger – No evidence of badger was recorded within the site. However, the adjacent off-site woodland provides suitable habitat. Precautionary measures are therefore recommended, including vigilance for setts during works and cessation of works pending further advice should any be identified.• Reptiles – The site offers negligible suitability; however, adjoining habitats provide potential for reptiles. Precautionary working methods (e.g. maintaining connectivity with adjacent habitats) should be adopted to avoid risk of harm.• Hazel dormouse – The adjacent off-site woodland is known to support dormice. Although the site provides negligible habitat, precautionary measures are recommended to avoid indirect disturbance, including toolbox talks for contractors and retention of boundary vegetation (already confirmed within the proposals).

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	<ul style="list-style-type: none">• Hedgehog – The site offers limited suitability, but adjacent habitats are suitable for hedgehog. Precautionary measures should be adopted, including checks of any stored materials or excavations to ensure individuals are not harmed during works.
Other Constraints	<ul style="list-style-type: none">• Protection of adjacent woodland during construction.• To reduce impacts to adjacent habitats during construction, a detailed Construction Environmental Management Plan (CEMP) will be prepared and implemented.
Mitigation and Enhancements	<ul style="list-style-type: none">• Application of the mitigation hierarchy to retain and protect habitats of highest ecological importance.• Provision of soft landscaping including tree planting, amenity and wildflower grassland, herbaceous and shrub planting, and ornamental planting. These in turn will provide opportunities for invertebrates, reptiles, bats and birds.• Construction Environmental Management Plan (CEMP).• Inclusion of species-specific bat boxes, bird boxes, insect houses and hedgehog highways.• External lighting should be sensitive carefully designed in line with the Bat Conservation Trust (BCT) and Institute of Lighting Guideline.

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Introduction

Eight Versa was commissioned in July 2025 by Portsmouth City Council to conduct a Preliminary Ecological Appraisal (PEA), including a desktop study and 'extended' UK Habitat Survey to inform the proposed development located at Plot 100, Dunsbury Park, Portsmouth, Hampshire, PO9 4EE hereafter referred to as 'the site'. The site is centred on OS grid reference SU 70030 09368.

A hybrid outline planning permission for the phased development of Dunsbury Hill Farm into a business park named Dunsbury Park (hereafter referred to as the Wider Site) was granted by Havant Borough Council in 2014 (Reference APP/12/00338). Plot 100 forms part of the Wider Site application boundary. To inform the hybrid outline planning permission for the Wider Site and subsequent applications for the individual plots, numerous ecological surveys and reporting were undertaken.

These reports include the following which have been used to inform this report, where applicable:

- Environmental Statement (Atkins (2012) Dunsbury Hill Environmental Statement Volume 1)
- 2017 Dormouse Survey Results (Atkins (2018) 2017 Dormouse Survey Results. Dunsbury Park.
- Bat Survey and Report (Sylvatica Ecology (2017) Bat Survey and Report. Dunsbury Park Phased Development Projects)
- Ecological Impact Assessment (Atkins (2018) Ecological Impact Assessment. Reserved Matters Application Plot 3B Development. Reference: 5127287)
- Preliminary Ecological Appraisal – Plots 600 – 601 (Greengage (2023) Preliminary Ecological Appraisal. Dunsbury Park Plot 600 – 601. Reference: 551772dpJul23FV01_PEA_600 – 601)
- Reptile Survey Report – Plots 500 – 502 (Greengage (2021) Reptile Survey Report. Dunsbury Park Plot 500 – 502. Reference: 551772dpDec21FV01_Reptiles)
- Reptile Survey Report – Plots 600 – 601 (Greengage (2023) Reptile Survey Report. Dunsbury Park Plot 600 – 601. Reference: 551772dp13Oct23FV01_Reptiles_600 – 601)
- Dormouse Mitigation Strategy – Plots 500 – 502 (Greengage (2022) Dormouse Mitigation Strategy. Dunsbury Park 500 – 502)
- Bat Surveys Report – Plots 500 – 502 (Greengage (2021) Bat Survey Report. Dunsbury Park 500 – 502. Reference: 551772dpDec21FV01_Bat_Activity)

Enhancement measures will be implemented to achieve a net gain in biodiversity in accordance with national and local planning policies; however, this report does not represent a formal Biodiversity Net Gain assessment. The formal assessment and metric calculations are provided in a separate report¹.

Site Description

The site is approximately 3.2 ha in size and is shown on Figure 1 below. The site is situated in the southern section of the Wider Site. Plots to the north and east (Plots 500 – 502 and Plot 200) have already been constructed and Plots 400 and 600 are located to the north east of the site. A section of woodland runs along the eastern and southern boundaries of the site. The A3 (M) lies approximately 0.16 km west of the site, beyond which is the town of Waterlooville.



Figure 1: Site boundary (basemap from Google, 2025)

¹ Eight Versa (2025) Biodiversity Net Gain Assessment: Plot 100 – Dunsbury Park. Report reference: 11539 – Plot 100-Dunsbury Park – PEA – 25XX-XX [Date TBC]

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Site Proposals

The proposed development comprises the construction of a new unit of similar construction to the adjacent units with associated service yard and parking with access in the north west of the site.

This site layout and its associated landscape features will be considered in detail as part of this PEA to assess ecological constraints and opportunities, inform mitigation requirements, and inform the delivery of Biodiversity Net Gain. Drawings are provided in Appendix B.

Preliminary Ecological Appraisal (PEA)

A PEA is a rapid assessment of the ecological features present, or potentially present, within a site and its surrounding area (the Zone of Influence (Zol)²). A PEA normally comprises two parts: a desk study and an 'extended' UK Habitat Survey.

The purpose of this report is to:

- To identify ecological features present within the Zol;
- To identify potential ecological constraints and opportunities associated with the proposed development;
- To make recommendations for mitigation and enhancement, to ensure conformity with relevant policy and legislation; and
- To identify any additional surveys or work required to inform a planning application.

National and Local Biodiversity Policy

The following EU, international, national and local legislation, policies and strategic plans are considered to be relevant to this site (see Appendices C, D and E for more detailed information):

- The Conservation of Habitats and Species Regulations, EU exit, 2017 (as amended) – provides European protection for a variety of habitats and protected species including: bats, great crested newt *Triturus cristatus* and hazel dormouse *Muscardinus avellanarius*;
- The Wildlife and Countryside Act (WCA) 1981 (as amended) – provides UK legal protection for a variety of habitats and protected species including bats, birds, reptiles, great crested newt, invertebrates, hazel dormouse and hedgehog;
- Protection of Badgers Act 1992 – specific legislative protection for badger *Meles meles*;

- The National Planning Policy Framework (NPPF) 2024³ – requires local authorities to avoid and minimise impacts on biodiversity and, where possible, to provide net gains in biodiversity when taking planning decisions;
- Environment Act 2021⁴ – Sets out to make provision about targets, plans and policies for improving the natural environment. Introduced a requirement for 10% Biodiversity Net Gain across;
- The Countryside and Rights of Way Act 2000 – Strengthens species enforcement provisions of the WCA 1981 (as amended);
- The Hedgerows Regulations 1997 – These regulations make provision for the protection of important hedgerows in England and Wales;
- Havant Borough Council Core Strategy 2011 (adopted March 2011)⁵ – Sets out local policies relating to nature conservation and biodiversity for the site. It advocates for the creation, protection and enhancement of green assets, including parks, gardens, green roofs, native hedgerows and trees; and
- Havant Biodiversity Strategy 2025 – Outlines the biodiversity strategy to provide a framework for action towards nature recovery⁶.

² The 'zone of influence' for a project is the area over which ecological features may be affected by biophysical changes as a result of the proposed project and associated activities. This is likely to extend beyond the project site, for example where there are ecological or hydrological links beyond the site boundaries." - CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland – Terrestrial, Freshwater, Coastal and Marine. Version 1.1

³ Ministry of Housing, Communities and Local Government (2024) National Planning Policy Framework.

⁴ Environment Act, 2021 – Schedule 14.

⁵ Havant Borough Council. Available [here](#).

⁶ Havant Borough Council. Available [here](#).

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eight
versa

+44 (0)20 7043 0418
info@eightversa.com

Methodology

Zone of Influence (Zol)

The desk study was informed by the Zol² for the development was established in accordance with CIEEM guidelines⁷. The Zol is based on the characteristics of the project, as well as the present ecological features (including habitats, species and ecosystems) and their sensitivity to environmental change.

Desk Study

The desk study was undertaken in July 2025. Due to the location and nature of the proposals, biological records were purchased from the local records centre (Hampshire Biodiversity Information Centre (HBIC)⁸). The following resources were also contacted/consulted:

- Multi-Agency Geographic Information for the Countryside (MAGIC) website⁹ – for details of statutory designated sites, notable habitats, European Protected Species (EPS) licences;
- Havant Borough Council website¹⁰ – for local planning policy and biodiversity action plans;
- Joint Nature Conservation Committee (JNCC) website¹¹ – for designation reasons for statutory designated sites;
- Natural England (NE) Designated Sites¹² – for locations on designated sites; and
- Ordnance Survey mapping and Google Maps – to view aerial habitats and to identify waterbodies within 500 m of the site.

The following search areas around the site boundary were applied:

- 2 km for protected/priority species;
- 2 km for non-statutory sites;
- 2 km for nationally designated site; and
- 10 km for internationally designated sites.

Habitat Survey

A habitat survey to assess the ecology of the site was carried on 21st July 2025. The survey was conducted by Kalia Symeonidou, Senior Ecology and Biodiversity Net Gain Consultant and member of Chartered Institute of Ecology and Environmental Management (CIEEM) and Sara Curtis, Ecology

Advisor and full member of CIEEM. Habitats were surveyed using the standardised UK Habitat Classification (UK Hab, Version 2)¹³. An inventory of habitats present onsite was recorded and mapped and dominant plant species were identified and recorded within each habitat type. Where possible, adjacent habitats were also considered and mapped to provide contextual information for the site. The weather conditions during the survey were dry, with 50% cloud cover, with a light breeze, and a temperature of 19°C.

An assessment of the site's potential to support protected/priority species was conducted alongside the UK Hab survey, based on the results of the desk study, observations made during the site survey, an assessment of the suitability of onsite and adjoining habitat, and information on the distribution of these species. Species generally considered when carrying out this kind of assessment include bats, birds, badger, common species of reptile, great crested newt, hazel dormouse, water vole, otter and invertebrates.

Daytime Bat Walkover (DBW)

A Daytime Bat Walkover (DBW) including a Ground Level Tree Assessment (GLTA) was also conducted to assess the onsite potential to support roosting bats. The survey was carried out on 21st July 2025 by Kalia Symeonidou, an experienced ecologist with 6 years' commercial bat survey experience and Sara Curtis, an experienced ecologist and Level 1 bat licence holder. Both have extensive experience in completing Preliminary Roost Assessments (PRAs), GLTAs, dusk bat emergence surveys, and night-time bat walkover surveys, and Kalia has supported a number of projects as an Accredited Agent (AA) under Natural England bat mitigation licences. The GLTA was based on guidance set out in 'Bat Surveys for Professional Ecologists'¹⁴.

The purpose of a GLTA is to determine the suitability of trees within and adjacent to the site boundary to have the potential to support roosting bats. This type of survey can be carried out at any time of year and is used to inform a decision on whether further surveys with respect to bats are required. Each tree onsite was assessed for its potential suitability to support roosting bats using the suitability described in Table 2. Trees were inspected for the presence of the following features:

Pruning cuts;

- Woodpecker holes;
- Cankers;

⁷ CIEEM (2017) Guidelines for Preliminary Ecological Appraisal, 2nd edition.

⁸ Hampshire Biodiversity Information Centre (2025). Available at: <https://www.hants.gov.uk/landplanningandenvironment/environment/biodiversity/informationcentre>

⁹ Multi-Agency Geographic Information for the Countryside (MAGIC). This is available at: <https://magic.defra.gov.uk/MagicMap.aspx>

¹⁰ Havant Borough Council. Available at: <https://www.havant.gov.uk/>

¹¹ JNCC (2024) Available at: <https://jncc.gov.uk/>

¹² Natural England Designated Sites, 2022. Available at: <https://designatedsites.naturalengland.org.uk/>

¹³ UKHab Ltd (2023). UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>)

¹⁴ Bat Conservation Trust, BCT (2023) Bat Surveys for Professional Ecologists, Good Practice Guidelines 4th Edition.

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- Knot holes;
- Wounds;
- Butt rots;
- Lightning strikes;
- Ivy;
- Cracks; and
- Lifting bark;

Table 2 Categories for assessing the suitability of trees for bats ([BCT Good Practice Guidelines](#), pages 45 and 62)

Categorisation	Description
None	Either no PRFs (potential roosting features) in the tree or highly unlikely to be any.
FAR	Further assessment required to establish if PRFs are present in the tree.
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

Limitations

It is important to consider that the biological records employed during a desk study come from a wide variety of sources, and as a result, these findings might not always provide an accurate or comprehensive description of the site's ecology on their own. However, when used alongside a UKHabs habitat survey to provide a better understanding of the wider region, the findings of a desk study contribute to the production of a robust ecological assessment of the site.

Ecological surveys are limited by any factors which could affect the presence/likely absence of plants and animals. These include the time of year, weather conditions, migration patterns, and behaviour. At the time of the survey, there had been a prolonged period of dry weather. Accordingly, any ecology assessment must be considered as a 'snapshot' of the site conditions at the time of the survey as ecological constraints will change over time. Furthermore, many species are mobile in nature and might leave the site frequently. The evidence (or absence of evidence) of a species should therefore not be taken as conclusive proof that this species is or is not present, or that it will or will not be present in the future.

Survey Validity

According to CIEEM guidance¹⁵, the findings of this report are considered to be valid for a period of 12 to 18 months from the date in which the survey was undertaken, after which the survey should be repeated to ensure the baseline conditions have not changed.

Quality Assurance

All ecologists at Eight Versa are members of CIEEM and abide by the Institutes Code of Professional Conduct.

¹⁵ CIEEM (2019) Advice Note on the Lifespan of Ecological Reports and Surveys. This is available at <https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf>

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Ecological Features

Statutory Designated Sites

The site is not located within or immediately adjacent to any international or national statutory designated sites for biodiversity. There are seven internationally designated sites within a 10 km radius and no nationally designated sites within a 2 km radius of the site (see Table 3 below).

The site lies within a Site of Special Scientific (SSSI) Impact Risk Zone (IRZ) of where the Local Planning Authority should consult with Natural England if the proposed development is likely to affect a SSSI. The proposals may fall into the at-risk category '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', depending on the details of the proposals. As such, Natural England may need to be consulted on the application.

Table 3 Statutory Designated Sites

Site Name	Approximate Distance from Site (At Closest Point)	Qualifying Features	Ecological Importance
Solent Maritime Special Conservation Area (SAC)	3.5 km south	<p>Annex I habitats that is the primary reason for selection of this site:</p> <ul style="list-style-type: none"> 1130 Estuaries 1320 <i>Spartina</i> swards (<i>Spartinion maritimae</i>) 1330 Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) <p>Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:</p> <ul style="list-style-type: none"> 1110 Sandbanks which are slightly covered by sea water all the time 1140 Mudflats and sandflats not covered by seawater at low tide 1150 Coastal lagoons* Priority feature 1210 Annual vegetation of drift lines 1220 Perennial vegetation of stony banks 1310 <i>Salicornia</i> and other annuals colonizing mud and sand. 2120 "Shifting dunes along the shoreline with <i>Ammophila arenaria</i> ("white dunes")" <p>Annex II species present as a qualifying feature, but not a primary reason for site selection:</p> <ul style="list-style-type: none"> 1016 Desmoulin's whorl snail <i>Vertigo moulinsiana</i> 	International
Chichester and Langstone Harbour Ramsar	3.5 km south	Two large estuarine basins linked by the channel which divides Hayling Island from the main Hampshire coastline. The site includes extensive intertidal mudflats, saltmarsh, sand and shingle spits and sand dunes. The mudflats support beds of <i>Zostera</i> and <i>Enteromorpha</i> , whilst the lower saltmarsh is dominated by <i>Spartina anglica</i> , with a more varied community at higher levels. Although many areas bordering the site have been developed, some grassland and brackish/freshwater marshes with	International

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Site Name	Approximate Distance from Site (At Closest Point)	Qualifying Features	Ecological Importance
		reedbeds remain. Peak counts of wintering water birds regularly exceed 20,000 individuals, including internationally important numbers* of <i>Branta bernicla bernicla</i> (Chichester 10,133; Langstone 7,333), <i>Charadrius hiaticula</i> (1,041; 459), <i>Pluvialis squatarola</i> (2,803; 1,373), <i>Calidris alpina</i> (19,847; 32,896), and <i>Limosa limosa</i> (694; 668). Several other species occur in nationally important numbers, notably <i>Tadorna tadorna</i> (Chichester 2,373) and <i>Tringa totanus</i> (Chichester 1,460). Breeding <i>Sterna albifrons</i> (154 pairs in 1990) and <i>S. hirundo</i> (143 pairs in 1990) are also of national importance. Parts of the site are managed as nature reserves by the Royal Society for the Protection of Birds, the Hampshire and Isle of Wight Naturalists' Trust, Chichester Harbour Conservancy and Hampshire County Council. (1a,2c,3a,3b,3c)	
Chichester and Langstone Harbour Special Protection Area (SPA)	3.5 km south	Qualifying Features: <ul style="list-style-type: none"> A046a <i>Branta bernicla bernicla</i>; Dark-bellied brent goose (Non-breeding) A048 <i>Tadorna tadorna</i>; Common shelduck (Non-breeding) A050 <i>Anas penelope</i>; Eurasian wigeon (Non-breeding) A052 <i>Anas crecca</i>; Eurasian teal (Non-breeding) A054 <i>Anas acuta</i>; Northern pintail (Non-breeding) A056 <i>Anas clypeata</i>; Northern shoveler (Non-breeding) A069 <i>Mergus serrator</i>; Red-breasted merganser (Non-breeding) A137 <i>Charadrius hiaticula</i>; Ringed plover (Non-breeding) A141 <i>Pluvialis squatarola</i>; Grey plover (Non-breeding) A144 <i>Calidris alba</i>; Sanderling (Non-breeding) A149 <i>Calidris alpina alpina</i>; Dunlin (Non-breeding) A157 <i>Limosa lapponica</i>; Bar-tailed godwit (Non-breeding) A160 <i>Numenius arquata</i>; Eurasian curlew (Non-breeding) A162 <i>Tringa totanus</i>; Common redshank (Non-breeding) A169 <i>Arenaria interpres</i>; Ruddy turnstone (Non-breeding) A191 <i>Sterna sandvicensis</i>; Sandwich tern (Breeding) A193 <i>Sterna hirundo</i>; Common tern (Breeding) A195 <i>Sterna albifrons</i>; Little tern (Breeding) Waterbird assemblage 	International
Solent and Isle of Wight Lagoons SAC	3.7 km south	Annex I habitats that is the primary reason for selection of this site: <ul style="list-style-type: none"> 1150 Coastal lagoons * Priority feature 	International
Portsmouth Harbour SPA	6.4 km south west	Qualifying Features: <ul style="list-style-type: none"> A046a <i>Branta bernicla bernicla</i>; Dark-bellied brent goose (Non-breeding) A069 <i>Mergus serrator</i>; Red-breasted merganser (Non-breeding) A149 <i>Calidris alpina alpina</i>; Dunlin (Non-breeding) A156 <i>Limosa limosa islandica</i>; Black-tailed godwit (Non-breeding) 	International
Portsmouth Harbour Ramsar	6.4 km south west	Portsmouth Harbour is a large, industrialised estuary and includes one of the four largest expanses of mudflats and tidal creeks on the south coast of Britain. The Wallington River flows into the northwest estuary and gives rise to Fareham Creek, the most	International

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Site Name	Approximate Distance from Site (At Closest Point)	Qualifying Features	Ecological Importance
		notable channel. Together with the adjacent Langstone and Chichester Harbours Ramsar site, Portsmouth Harbour forms an unusual intertidal ecosystem receiving comparatively little freshwater and possessing a characteristic hydrology arising from only narrow connections to the sea via the Solent. This is a very productive ecosystem with an invertebrate flora similar to Langstone and Chichester Harbours and a high density of benthic species including the mud snail <i>Hydrobia ulvae</i> . The mudflats support large beds of eelgrass <i>Zostera angustifolia</i> and <i>Z. noltii</i> and large numbers of phytoplankton. The saltmarshes contain <i>Spartina</i> with a sea couch <i>Elymus pycnanthus</i> zone above the high water mark. The channel is a nursery for sea bass <i>Dicentrarchus labrax</i> . The estuary regularly supports an internationally important wintering population of <i>Branta bernicla bernicla</i> . In the five winter period 1986/87-1990/91, an average peak count of over 2,290 birds were recorded. The area also supports nationally important numbers of the following species (figures given are average peak counts for the five year winter period between 1986/87 - 1990/91): <i>Calidris alpina</i> (8,010), <i>Limosa limosa</i> (70) and <i>Mergus serrator</i> (100). (Criteria 2b,3c).	
Butser Hill SAC	9.15 km north	Annex I habitats that are a primary reason for selection of this site: <ul style="list-style-type: none"> 6210 Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) 91J0 <i>Taxus baccata</i> woods of the British Isles* Priority feature 	International

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Non-statutory Designated Sites

The data search returned forty five non-statutory designated sites, also known as Sites of Importance for Nature Conservation (SINCs) within 2 km of the site. The closest SINCs are detailed in Table 4 below.

Table 4 Non-Statutory Designated Sites

Site Name	Approximate Distance from Site (At Closest Point)	Qualifying Features	Ecological Importance
Cherry Tree Row SINC (HV0040)	0.02 km south	Ancient semi-natural woodlands	Local
Beech Wood East SINC (HV0041)	0.05 km west	Ancient semi-natural woodlands and other woodlands where there is a significant element of ancient semi-natural woodland surviving or supporting some characteristics of ancient woodland.	Local
Neville's Park Areas 2 & 3 SINC (HV0039)	0.07 km south east	Grassland - Agriculturally unimproved grasslands which are not of recent origin.	Local
Outhurst/Inhurst/Beech Woods SINC (HV0036)	0.21 km west	Ancient semi-natural woodlands.	Local
The Warren, Havant SINC (HV0049)	0.51 km east	Other woodland where there is a significant element of ancient semi-natural woodland surviving or supporting some characteristics of ancient woodland and wet woodlands such as alder <i>Alnus glutinosa</i> or willow <i>Salix</i> spp. woods and birch <i>Betula</i> sp. bog woods which support a good diversity of woodland and/or marsh/swamp/mire species.	Local
Dunsbury Hill Wood SINC (HV0050)	0.60 km north east	Other woodland where there is a significant element of ancient semi-natural woodland surviving or supporting some characteristics of ancient woodland.	Local
Meadow by Bells Copse SINC (HV0048)	0.67 km north east	Grassland - Agriculturally unimproved grasslands which are not of recent origin and semi-improved or impoverished grasslands which retain a significant element of unimproved grassland.	Local
Dunsbury Hill - Areas 5 and 6 SINC (HV0045)	0.84 km south	Grassland - Agriculturally unimproved grasslands which are not of recent origin.	Local

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Priority Habitats

There are a number of priority habitats within a 1 km radius of the site. UK Priority Habitats and Species are those subject to conservation action under Section 40 and 41 of the Natural Environment and Rural Communities (NERC) Act 2006 and referred to as Species of Principal Importance (SoPI) or Habitat of Principal Importance (HoPI). Priority habitats include deciduous woodland, ancient and semi-natural woodland, and good quality semi improved grassland. The majority of these are also designated as SINC (see Table 4 above) with the closest designated as Cherry Tree Row SINC (HV0040) ancient semi-natural woodland located 0.02 km south of the site.

The site is surrounded by lowland mixed deciduous woodland which is a Priority Habitat under Section 41 of the NERC Act 2006. As such, this should be afforded appropriate consideration in line with national planning policy.

Habitats

Artificial Unvegetated; Unsealed Surface – u1c

The site comprises artificial unvegetated/unsealed surfaces interspersed with small patches of bare ground and scattered ruderal vegetation (under 5% of the total site). Species include bristly oxtongue *Helminthotheca echinoides*, broad-leaved dock *Rumex obtusifolius*, narrow leaved bird foot trefoil *Lotus tenuis*, fleabane *Pulicaria dysenterica* and great hairy willowherb *Epilobium hirsutum*. Off-site, the boundaries are defined by lowland mixed deciduous woodland to the east and south and a balancing pond to the west.

Based on aerial imagery (Google Earth, 2025), the site was initially cleared in 2016 and has been regularly maintained/cleared thereafter. This has prevented succession and limited vegetation establishment, with only sparse, scattered ruderal vegetation now present in parts of the site.

This habitat has negligible ecological importance.



Figure 2: Area of artificial unvegetated; unsealed surface, view looking north.



Figure 3: Area of off-site woodland, view looking south east.

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Figure 4: Area of artificial unvegetated; unsealed surface and off-site woodland, view looking south.

Protected/Priority Species

The site itself comprises predominantly unvegetated unsealed ground interspersed with small patches of bare ground and scattered ruderal vegetation, and as such provides negligible habitat for protected and priority species. However, it lies immediately adjacent to off-site woodland and associated habitats which are suitable for a range of species, including roosting, foraging and commuting bats *Chiroptera spp.*, nesting birds, badger *Meles meles*, great crested newt *Triturus cristatus*, hazel dormouse *Muscardinus avellanarius*, reptiles, western European hedgehog *Erinaceus europaeus*, and terrestrial invertebrates. Consequently, the proposed works have potential to cause indirect impacts.

The potential for the site to support protected and/or notable species, as set out in Table 6 below, has been assessed according to best practice survey guidance and is based on the results of the desk study and observations made during the survey of habitats recorded at the site.

Table 6: Protected/notable species assessment

Species/Group	Desk Study Results	Onsite Potential	Potential Ecological Importance
Amphibians	<p>HBIC returned no records of great crested newt within 2 km of the site and no European Protected Species licences for the species were returned within 2 km of the site.</p> <p>However, the data search did return records of common toad <i>Bufo bufo</i> within 2 km of the site, the closest located over 1.2 km south east.</p> <p>No established waterbodies were identified within 500 m of the Wider Site. A number of watercourses were identified within 500 m of the Wider Site, however, were scoped out of previous assessments.</p>	<p>There are no established waterbodies onsite, however a balancing pond is present off-site to the west of the site. At the time of the survey, this pond was dry and overgrown and considered unsuitable for breeding amphibians, including great crested newt.</p> <p>The site itself comprises predominantly artificial, unvegetated unsealed surfaces with scattered ruderal vegetation and therefore does not provide suitable terrestrial habitat for amphibians. Surrounding the site, areas of woodland and grassland provide more suitable terrestrial habitat; however, these habitats will not be impacted by the proposed works.</p> <p>Given the unsuitability of the balancing pond and the limited suitable aquatic resources within 500 m of the site, together with the lack of suitable terrestrial habitat within the site itself, great crested newt is considered likely absent from the site.</p>	Negligible

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Table 6: Protected/notable species assessment

Species/Group	Desk Study Results	Onsite Potential	Potential Ecological Importance
		More mobile amphibians, such as common toad, may be present within the wider landscape, but would not be reliant on the site alone due to the lack of permanent aquatic habitat and limited terrestrial opportunities.	
Badger	<p>The data search returned two records for badger within 2 km of the site.</p> <p>Evidence of badger was recorded within the Wider Site.</p>	<p>The site does not contain any suitable habitats for badger. Additionally, no evidence of the presence of badger, such as setts, latrines or dung pits were recorded within the site during the 'extended' UKHabs survey. Badgers are therefore considered likely absent from the site.</p> <p>Woodland within the surrounding area has the potential to support foraging and sett building and likely provides suitable habitat for local badger populations. Whilst the site is accessible, it offers little ecological value for badger beyond acting as a potential movement corridor between areas of suitable off-site habitat.</p>	Negligible
Bats (Roosting - Trees)	<p>HBIC returned numerous records for fourteen species of bats within 2 km of the site. The closest records were within 0.07 km of the site and included common pipistrelle <i>Pipistrellus pipistrellus</i>, soprano pipistrelle <i>Pipistrellus pygmaeus</i>, noctule <i>Nyctalus noctula</i>, and <i>Myotis</i> species.</p> <p>Further afield, HBIC also returned records of barbastelle <i>Barbastella barbastellus</i>, brown long-eared bat <i>Plecotus auritus</i>, serotine <i>Eptesicus serotinus</i>, Daubenton's <i>Myotis daubentonii</i> and Natterer's bat <i>Myotis nattereri</i> within 2 km of the site.</p>	<p>The site itself does not contain any suitable habitats for roosting bats. Adjacent to the site, areas of woodland support semi-mature and mature trees which may contain potential roosting features (PRFs). At the time of survey, dense vegetation restricted access to the off-site woodland, preventing close inspection of trees.</p> <p>Whilst these adjacent features contribute to the wider ecological context, they are located outside the site boundary and are not anticipated to be directly impacted by the proposed works.</p>	Negligible
Bats (Foraging & Commuting)	<p>According to MAGIC, one historic mitigation licence was identified within 2 km of the site for the destruction of a resting place for common pipistrelle and brown long-eared located 1.3 km west of the site (licence number EPSM2013-5591).</p> <p>Bat surveys have been undertaken across the Wider Site between 2010 and 2023. Bat activity was generally low across</p>	<p>The site comprises artificial, unvegetated unsealed surfaces with scattered ruderal vegetation and, as such, does not provide suitable habitat for foraging or commuting bats. Adjacent to the site, off-site woodland supports semi-mature and mature trees and provides connectivity into the wider landscape, offering suitable foraging and commuting habitat.</p>	Up to Local

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Table 6: Protected/notable species assessment

Species/Group	Desk Study Results	Onsite Potential	Potential Ecological Importance
	the Wider Site with the majority of activity along the woodland margins and dark corridors formed by public footpaths. The majority of the bats observed/recorded were common pipistrelle and soprano pipistrelle, with serotine and Myotis species recorded less frequently and occasional recordings of Nathusius, noctule and brown long-eared bat. A barbastelle was recorded during the 2017 surveys.	Artificial lighting associated with industrial units is likely to constrain bat activity along the more exposed northern and eastern boundaries of the site. However, the off-site woodland to the south and west offers relatively darker conditions and provides a well-connected corridor into the wider landscape, including Neville's Park Areas 2 & 3 SINC (HV0039). On this basis, bat activity within the site is considered likely to be restricted to low levels of opportunistic use by light-tolerant species such as common pipistrelle and soprano pipistrelle <i>P. pygmaeus</i> , which would not be reliant on the site alone.	
Hazel Dormouse	The data search returned sixteen records of hazel dormouse within 2km of the site. According to MAGIC, three historic mitigation licences were identified within 2 km of the site. The closest is located 0.05 km south east for the damage and destruction of breeding and resting places for dormouse (licence number 2014-456-EPS-MIT). An updated dormouse survey was undertaken in 2017 by Atkins of the Wider Site. This included suitable hazel dormouse habitat such as hedgerows and broad-leaved woodland. Prior to this, dormouse presence/likely absence surveys were undertaken between 2010 - 2011 to inform the Environmental Statement as well as 2015 to inform the planning application for Plot 200 located east of the site. The previous surveys have confirmed that dormouse are present on the Wider Site.	The 2010-2011 and 2015 surveys confirmed hazel dormouse presence within the woodland habitat located adjacent to the site. No dormouse were recorded during the 2017 surveys. The off-site woodland habitat along the site boundaries continues to provide opportunities for dormouse including a number of mature and semi-mature trees, particularly along the eastern boundary which provides continuous arboreal connectivity to offsite woodland parcels. The site itself comprises artificial, unvegetated unsealed surfaces with scattered ruderal vegetation and does not provide suitable habitat for dormouse. Dormouse are therefore considered likely absent from the site.	Negligible
Nesting Birds & Schedule 1 Birds (e.g. Barn Owl)	The desk study returned a large number of bird records, including Species of Principal Importance, Priority Species and red listed species including skylark <i>Alauda arvensis</i> , nightingale <i>Luscinia megarhynchos</i> , barn owl <i>Tyto alba</i> , and	The offsite woodland has potential to support a range of common species of breeding birds such as brambling <i>Fringilla montifringilla</i> , greenfinch <i>Chloris chloris</i> and song thrush <i>Turdus philomelos</i> .	Negligible

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Table 6: Protected/notable species assessment

Species/Group	Desk Study Results	Onsite Potential	Potential Ecological Importance
	<p>mistle thrush <i>Turdus viscivorus</i>. Records of swift <i>Apus apus</i> were also returned within 2 km of the site.</p> <p>HBIC also returned 'positive' visits to Solent Wader and Brent Goose Strategy sites, all of which are located 2 km south of the site.</p> <p>The woodland and scrub within the Wider Site offer suitable nesting and foraging habitat for common bird species.</p>	<p>The site does not provide suitable foraging opportunities for priority or Schedule 1 bird species and has a history of disturbance. As such, the site is unlikely to support an assemblage of priority or Schedule 1 bird species.</p> <p>Additionally, due to the habitats present on site, the site is unlikely to support an assemblage of birds associated with the Chichester and Langstone Harbour SPA or Portsmouth Harbour SPA.</p>	
Reptiles	<p>The data search returned numerous records of for grass snake <i>Natrix helvetica</i>, adder <i>Vipera berus</i>, common lizard <i>Zootoca vivipara</i> and slow worm <i>Anguis fragilis</i> within 2 km of the site. The closest records are located on the Wider Site for common lizard.</p> <p>Reptile surveys were undertaken to inform the Environmental Statement between 2011 and 2021. Updated surveys have been undertaken to inform each subsequent plot. Reptile surveys on plot 500 - 502 were undertaken between September and October 2021. The surveys identified a low population of common lizard, slow worm and adder. Reptile surveys were undertaken between May and July 2023 on plot 600 - 601 identified an 'exceptional population of slow worm, 'good' population of common lizard and 'low' populations of adder and grass snake.</p>	<p>The site itself comprises artificial, unvegetated unsealed surfaces with scattered ruderal vegetation and does not provide suitable sheltering or foraging habitat for reptile species.</p> <p>Adjacent habitats, including woodland, grassland and ruderal vegetation, provide more suitable opportunities for reptiles. The off-site habitats along the eastern and southern boundaries also provide connectivity to the wider landscape, including SINC, which may support local reptile populations. These features lie outside the site boundary and are not anticipated to be directly impacted by the proposed works.</p>	Negligible
Terrestrial Invertebrates	<p>The desk study returned records of terrestrial invertebrates including notable species such as stag beetle <i>Lucanus cervus</i>, small heath <i>Coenonympha pamphilus</i> and purple emperor <i>Apatura iris</i> within 2 km of the site.</p>	<p>The site offers limited opportunities for common and widespread invertebrate species associated with disturbed ground. The habitats present on site have negligible suitability for supporting notable or specialist invertebrate assemblages.</p>	Negligible
Western European Hedgehog	<p>The data search returned records of hedgehog within 2km of the site. The nearest recent record is from 2020, located approximately 0.6 km north east from the site.</p>	<p>The site does not contain any suitable habitats for hedgehog. There is no potential for nesting, sheltering or meaningful foraging opportunities within the site. It is therefore considered hedgehog are likely absent from the site.</p>	Negligible

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+44 (0)20 7043 0418
info@eightversa.com

Table 6: Protected/notable species assessment

Species/Group	Desk Study Results	Onsite Potential	Potential Ecological Importance
		Adjacent habitats, including woodland and scrub, may provide more suitable opportunities for this species; however, these features lie outside the site boundary and are not anticipated to be directly impacted by the proposed works.	

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+44 (0)20 7043 0418
info@eightversa.com

Ecological Constraints and Opportunities

Site Proposals

The proposed development comprises the construction of a new unit of similar construction to the adjacent units with associated service yard and parking with access in the north west of the site. Drawings are provided in Appendix B.

Impact on Statutory and Non-statutory Designated Sites

The site falls within a Site of Special Scientific (SSSI) Impact Risk Zone (IRZ) and further consultation, and clarification will be required to determine whether the site falls within the at-risk categories for discharge of water. If the site does fall within the at-risk category, the Local Planning Authority would need to consult with Natural England on the proposals.

The proposals for the site are for industrial units, do not include an increase in overnight accommodation and are not anticipated to result in a high volume of water use. The current site habitats are not directly connected to or have similar habitats to the statutory designated sites within the zone of influence. Therefore, a likely significant effect on the Solent's European Sites is not anticipated as a result of the proposed development.

Habitats

The site consists of artificial unvegetated; unsealed surface which is considered to be of negligible ecological importance and does not require specific mitigation for its loss.

Habitat Creation

Areas of soft landscaping are yet to be finalised but will likely include tree planting, biodiverse green roofs, amenity and wildflower grassland, herbaceous and shrub planting and ornamental planting.

Planting of Wildlife Value

Areas of soft landscaping and tree planting should include native species and/or species of recognised wildlife value¹⁶. The use of nectar-rich and berry producing plants will attract a wider range of insects, birds, and mammals. Scrub can be an ideal planting style to create air pollution, visual or noise buffers, dense security planting or site boundaries. Where possible, larger shrubs/trees should be under-planted to create greater structure and cover for wildlife. Careful selection of

suitable tree species can offer a range of ecosystem services, including improving air quality, carbon sequestration, reducing urban heat island effects whilst also supporting biodiversity.

Tree Planting

Careful selection of suitable tree species¹⁷¹⁸ can offer a range of ecosystem services, including improving air quality, carbon sequestration, reducing urban heat island effects whilst also supporting biodiversity. Tree proposals should seek to prolong the value to pollinators and wildlife by choosing a variety of species that flower and fruit through the year. Species to consider include bird cherry *Prunus padus*, crab apple *Malus sylvestris*, common hawthorn, rowan *Sorbus aucuparia* and common hazel. Where possible, trees should be under-planted to create greater structure and cover for wildlife. These can include perennials and bulbous species of recognised wildlife value such as, red campion *Silene dioica*, primrose *Primula vulgaris*, tufted hair grass *Deschampsia cespitosa*, wood melic *Melica uniflora* f. *albida*, dog's tooth violet *Erythronium dens-canis* and bluebell *Hyacinthoides non-scripta*.

Landscape Buffers

It is recommended that an area of native and/or wildlife-friendly planting or field margin is established along the eastern and southern boundaries of the site. These areas would function as semi-natural landscape buffers between the development and the adjacent off-site woodland habitat, reducing edge effects such as light spill, noise, and human disturbance.

Planting should prioritise native species of local provenance, with a diverse structure incorporating hedgerow shrubs, occasional trees, and wildflower-rich margins to maximise opportunities for invertebrates, small mammals, and birds. Where feasible, planting should be designed to provide year-round nectar, pollen, and fruit resources, as well as shelter and connectivity for species such as bats, hedgehogs, and reptiles.

Management could include low-intensity cutting regimes for margins, rotational management of any shrubs, and avoidance of pesticide and herbicide use, to ensure the long-term ecological functionality of the buffers.

Wildflower Grassland

Areas of amenity and wildflower grassland should be incorporated in the development. Wildflower grassland would enable the site to support a higher diversity of invertebrates, which in turn supports wildlife such as bats, and birds. A wildflower and grass mix of 80:20 is recommended and should not include vigorous grasses as these will compete with wildflowers for resources. An appropriate mix for

¹⁶ For example: The Royal Horticultural Society (RHS) Perfect for Pollinators Scheme <https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/encourage-wildlife-to-your-garden/plants-for-pollinators> & the joint RHS/Wildlife Trust's Gardening With Wildlife In Mind Database <http://www.joyofplants.com/wildlife/home.php>

¹⁷ https://www.tdag.org.uk/uploads/4/2/8/0/4280686/tdag_tihl.pdf

¹⁸ <http://www.righttrees4cc.org.uk/members/search.aspx>

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these could be Emorsgate EM3 Special General Purpose Meadow Mixture¹⁹, Landlife Wildflowers LWXM Dual Purpose Wildflower Seeds²⁰ (or similar). The grassland should be managed with a relaxed mowing scheme to allow the growth of flowering plant species and provide cover for invertebrates.

Any areas of amenity grassland should use a flowering lawn mixture such as Low Growing Wildflower Seeds LW12M 80/20²¹, Emorsgate EL1 Flowering Lawn Mixture²² (or similar). These contain slow growing grasses with a selection of wildflowers that respond well to regular short mowing. The grassland should be managed with a relaxed mowing scheme to allow the growth of flowering plant species to provide a source of nectar for invertebrates.

Biodiverse Green Roof

Areas of biodiverse green roof are recommended to be incorporated into the design where possible. The inclusion of green roofs will provide habitat for wildlife as well as enhancing the visual appearance of the roof. The proposed green roofs should use the Bauder Flora 3 seed mix (or similar) that contains a total of 49 species including wildflowers, sedge, grasses and sedum, with 35 species listed on RHS Plants for Pollinators. The green roof should follow UK standards²³ and include additional habitat features such as deadwood and varying substrate depths²⁴. This will provide good habitat for a range of insects and birds.

Protected and Priority Fauna

The requirement for further surveys, as outlined in Table 7 below, has been determined in line with current best practice guidance and professional judgement, taking into account the results of the desk study, field survey observations, and the suitability of habitats present within the site to support protected and/or notable species.

Table 7: Further survey, mitigation and enhancements

Species/Group	Further Survey Requirement and Mitigation	Enhancements
Badger	<p>Under the Protection of Badgers Act 1992, it is an offence to wilfully kill, injure or take a badger; or intentionally or recklessly damage, destroy or obstruct access to a badger sett or disturb a badger in its sett.</p> <p>No evidence of badger activity (such as setts, latrines or foraging signs) was recorded during the field survey. However, the woodland habitat surrounding the eastern and southern site boundaries, offer some potential for occasional foraging use by badger. As such, while current use by badger is considered unlikely, a precautionary approach is advised.</p>	<p>To enhance the site for badger the following measures could be incorporated on site:</p> <ul style="list-style-type: none"> Retain and enhance off-site boundary vegetation, such as woodland areas, to provide natural shelter and foraging opportunities. Create areas of semi-natural grassland or wildflower-rich lawns with varied sward height to encourage invertebrates and increase food availability. Avoid the use of chemical pesticides and herbicides, particularly near boundary habitats, to maintain a healthy ground invertebrate population.

¹⁹ <https://wildseed.co.uk/product/mixtures/complete-mixtures/general-purpose-meadow-mixtures/special-general-purpose-meadow-mixture/>

²⁰ <https://www.wildflower.co.uk/products/wildflower-seed-mixtures/80-20-wildflower-meadows-seed-mixtures/lwxm-dual-purpose-70-30.html>

²¹ <https://www.wildflower.co.uk/products/wildflower-seed-mixtures/80-20-wildflower-meadows-seed-mixtures/lw12-low-growing-80-20.html>

²² <https://wildseed.co.uk/product/mixtures/complete-mixtures/special-habitat-mixtures/flowering-lawn-mixture/>

²³ GRO (2023). The GRO Green Roof Code: Green Roof Code of Best Practice for the UK 2023. Groundwork Sheffield, Sheffield.

²⁴ <https://livingroofs.org/introduction-types-green-roof/>

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Table 7: Further survey, mitigation and enhancements

Species/Group	Further Survey Requirement and Mitigation	Enhancements
	<p>Prior to the commencement of any works taking place near the off-site boundary habitats, these areas should be checked by a suitably qualified ecologist for signs of badger activity or active setts. During construction, the following precautionary measures should be adopted to avoid harm to any badger that may move through the site:</p> <ul style="list-style-type: none"> • No open trenches or pits should be left uncovered overnight. Where unavoidable, they should include escape ramps (e.g. roughened planks). • No fires should be lit on site. • No food waste should be left accessible overnight. • Vehicle movement should be restricted to existing tracks and areas of hardstanding or habitat clearly unsuitable for badgers, unless checked in advance by an ecologist. <p>Should any evidence of badger activity be identified during works, all activity must cease, and advice sought from a suitably qualified and experienced ecologist.</p>	<p>These enhancements would contribute to wider ecological connectivity within the urban fringe and support the long-term resilience of local badger populations.</p>
Bats (Roosting - Trees)	<p>All bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and the WCA 1981 (as amended).</p> <p>Mature and semi-mature trees are present within the off-site woodland immediately adjacent to the site boundaries. No obvious potential roosting features (PRFs) were identified during the Ground-Level Tree Assessment (GLTA); however, visibility was restricted in places by dense tree canopies and dense undergrowth, meaning that some PRFs may have been obscured and not recorded.</p> <p>It is understood that the off-site woodland will be retained and protected as part of the proposals. However, where this is not possible, a full assessment of all off-site trees to be lost or impacted as part of the proposals will be required prior to work commencing.</p> <p>If any works on or near trees with PRF-I suitability are required, in line with the Bat Conservation Trust's <i>Good Practice Guidelines</i>²⁵, it is recommended that a precautionary 'soft-fell' approach is adopted. This involves a suitably qualified tree surgeon lowering cut limbs to the ground under the supervision of a suitably experienced, bat-licenced</p>	<p>To enhance the site's biodiversity, it is recommended that post-development soft landscaping plans include plants known to benefit insects, thereby attracting foraging bats. It is recommended that input from a suitably experienced ecologist is sought at an early stage when developing the landscaping plans to ensure the most appropriate species mix is used to maximise benefits for biodiversity. The Bat Conservation Trust's 'Landscape and Urban Design for Bats and Biodiversity'²⁵ and the Royal Horticultural Society's 'Plants for Bats List'²⁶ offer valuable guidance. Species to consider include hawthorn, catchflies <i>Silene</i> species, evening primrose <i>Oenothera biennis</i>, honeysuckle <i>Lonicera</i> species, and common ivy <i>Hedera helix</i> and night-scented stock <i>Matthiola longipetala</i>. These will encourage night-flying insects and provide a foraging resource benefit for bats.</p> <p>To support local bat populations, at least 4 bat boxes should be installed on site. Bat boxes made from cement or 'woodcrete' (a mixture of wood shavings and cement) should be used, such as Vivara Pro Build-in WoodStone Bat Box²⁷ and 2F Schwegler</p>

²⁵ Gunnell, K., Grant, G. and Williams, C. 2012. Landscape and urban design for bats and biodiversity. Bat Conservation Trust

²⁶ <https://www.rhs.org.uk/advice/pdfs/plants-for-bats.pdf>

²⁷ <https://www.nhbs.com/vivara-pro-build-in-woodstone-bat-box>

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Table 7: Further survey, mitigation and enhancements

Species/Group	Further Survey Requirement and Mitigation	Enhancements
	<p>ecologist (Level 2 or above), with felled limbs left overnight to allow any bats present to disperse. Tree removal should ideally be scheduled outside of the bat hibernation season (mid-November to mid-March inclusive), when bats are most vulnerable.</p> <p>For trees with PRF-M suitability that are to be impacted or removed as part of the development, close inspection or aerial assessment is recommended to provide a more detailed evaluation of the roosting potential. Where PRFs on PRF-M trees are inaccessible for inspection, further survey effort in the form of dusk emergence surveys during the active bat season will be required.</p> <p>In the unlikely event that bats are found roosting within the off-site trees, all works must stop immediately and a suitably qualified and bat licenced ecologist should be consulted. If the loss or damage of the roost sites and/or disturbance of bats is unavoidable, an appropriate licence from Natural England must be obtained before works commence, but only once planning permission has been granted. Depending on the species identified, as well as the size, number, and conservation status of any roosts found, a full European Protected Species (EPS) mitigation licence may be required. Alternatively, where no more than three low conservation status roosts are present and are used by low numbers of bats of no more than three of the (qualifying) species that mitigation licences are most commonly applied for, it may be possible to register the site under the Bat Mitigation Class Licence (BMCL) scheme.</p>	<p>Bat Box²⁸, Habibat Bat Box 001²⁹ (or similar) as they are likely to be of interest to a wide range of species and typically have longer lifespans than wooden boxes. The boxes can be integrated into new buildings and/or installed on suitable retained off-site semi-mature and mature trees. The boxes should be located as high as possible, at a minimum of 4m to avoid predation. Bats use dark tree lines or hedgerows for navigation and boxes should therefore be located away from external lighting. Once installed, the bat boxes should be left undisturbed.</p>
Bats (Foraging and Commuting)	<p>The site does not provide suitable opportunities for commuting or foraging bats. No trees or woody vegetation are present within the site. However, adjacent woodland along the site boundaries provides connectivity to the wider landscape, including Neville's Park Areas 2 & 3 SINC (HV0039), which are likely to offer more suitable foraging and commuting opportunities.</p> <p>Given the negligible suitability of onsite habitats for commuting and foraging bats and the availability of extensive higher-quality habitats in the surrounding landscape, no further bat activity surveys are considered necessary in relation to the site.</p>	<p>Any future lighting scheme should be designed so as not to illuminate any areas of woodland surrounding the site. This is to maintain the value of these features for bats and biodiversity in general. All proposed lighting should follow guidance set out by the BCT and Institute of Lighting Professionals guidance note on Bat and Artificial Lighting in the UK³⁰.</p>
Hazel Dormouse	<p>Previous survey effort (2010-2017) confirmed dormouse presence within boundary hedgerows of the wider Dunsbury Park site, including the eastern off-site boundary features. Although no dormouse were recorded within the eastern boundary off-site</p>	<p>Enhancement opportunities include strengthening and extending existing boundary features with native species of known value to dormouse such as hazel <i>Corylus avellana</i>, honeysuckle <i>Lonicera periclymenum</i>, bramble <i>Rubus fruticosus</i>, oak</p>

²⁸ <https://www.nhbs.com/2f-schwegler-bat-box-general-purpose>

²⁹ <https://www.nhbs.com/habibat-bat-box-staffordshire-smooth-red-brick>

³⁰ Institution of Lighting Professionals Bats and BCT (2023) Bats and artificial lighting in the UK – Bats and the Built Environment series (Guidance Note 08/23).

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Table 7: Further survey, mitigation and enhancements

Species/Group	Further Survey Requirement and Mitigation	Enhancements
	<p>woodland strip in 2017, habitats remain suitable and provide connectivity to the wider landscape.</p> <p>Considering the lack of suitable habitats within the site itself, dormouse are considered unlikely to be present onsite, and further surveys are not currently considered necessary. However, in the unlikely event that dormouse is confirmed on-site, a European Protected Species Mitigation (EPSM) licence would be required. The findings and mitigation measures required may impose timing and methodological restrictions on works to ensure compliance with relevant legislation.</p> <p>As a precautionary measure, construction activities should be undertaken in a manner that avoids indirect impacts to adjacent woodland habitat. Best-practice measures include:</p> <ul style="list-style-type: none"> • Habitat protection: Establish and maintain protective fencing along site boundaries to prevent accidental encroachment or storage of materials within adjacent woodland habitat. • Lighting control: Adopt a sensitive lighting strategy, avoiding unnecessary illumination of boundary habitats by using directional, low-spill fittings and timers. • Noise and vibration: Restrict high-noise or vibration works to daylight hours to minimise potential disturbance to nocturnal species. • Pollution prevention: Implement standard Construction Environmental Management Plan (CEMP) measures, including spill kits and designated refuelling areas away from boundaries, to avoid contamination of adjacent habitats. • Vegetation clearance: Any clearance of marginal vegetation onsite should be undertaken outside of the main dormouse breeding season (May-September) and hibernation period (November-March), reducing the risk of disturbance if individuals are using nearby habitats. <p>These measures will safeguard the ecological function of the adjacent woodland habitat, ensuring that construction activities do not inadvertently impact dormouse populations within the wider landscape.</p>	<p><i>Quercus robur</i> and field maple <i>Acer campestre</i>. New planting should aim to create continuous arboreal links between the adjacent off-site woodland and surrounding landscape. The installation of dormouse nest boxes within newly created habitat should also be considered to increase nesting opportunities. Long-term management (e.g. sympathetic hedgerow cutting and rotational coppicing) should be adopted to ensure the development enhances habitat quality for dormouse.</p>
Nesting Birds	All British birds, their nests, eggs and young are legally protected under the WCA 1981 (as amended) from disturbance while actively nesting (generally acknowledged to occur	The inclusion of soft landscaping areas will provide suitable areas for invertebrates, which in turn will provide foraging opportunities for birds.

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Table 7: Further survey, mitigation and enhancements

Species/Group	Further Survey Requirement and Mitigation	Enhancements
	<p>between March and August inclusive, although this is not defined in law and birds can nest outside of this time).</p> <p>The site itself does not contain suitable habitats for nesting birds, with vegetation limited to patchy, heavily disturbed ruderal species of negligible value. The adjacent off-site woodland, however, has potential to support small numbers of common and widespread nesting birds. As this habitat lies outside the site boundary, it will not be directly affected by the proposed works.</p> <p>Should any works to the adjacent off-site woodland trees be required, these must be undertaken outside the main bird breeding season (March to August inclusive).</p> <p>If works during the breeding season is unavoidable, then a nesting bird check will be completed by a suitably experienced ecologist prior to the commencement of work. If nesting birds are found to be present, a buffer zone will be established, with no works to be undertaken within the buffer zone until the chicks have fledged or the nest abandoned as confirmed by the suitably experienced ecologist.</p>	<p>To enhance the site further for nesting birds, bird boxes suitable for declining species such as swift <i>Apus apus</i> and house sparrow <i>Passer domesticus</i> (both Species of Principal Importance (SoPI)) should be installed on a north to north-easterly aspect of the proposed buildings and/or on retained semi-mature and mature trees within the adjacent off-site woodland. These boxes should be made of woodcrete (or similar) and installed as per the manufacturer's instructions. Boxes should be located as high as possible and preferably below an overhang or ledge and offset from windows and doors on the proposed buildings.</p> <p>Recent studies have shown that swift bricks are being used by red-listed species such as house sparrow, black redstart <i>Phoenicurus Ochrurus</i>, starling <i>Sturnus vulgaris</i> and swift as well as other small bird species and could be described as a 'universal brick'³¹. This not only increases the chance of them being used but also, provides a cost-effective ecological enhancement for a variety of bird species³². Where possible, at least 5 swift bricks should be installed within the fabric of the buildings. Alternatively, at least 5 suitable bird boxes should be installed on the retained off-site trees such as, the Vivara Pro Seville WoodStone Nest Box with 32mm Oval Hole³³, 1B Schwegler Nest Box³⁴ and Vivara Pro WoodStone Starling Nest Box³⁵ (other similar specifications would also be acceptable).</p>
Reptiles & Common Amphibians	<p>All species of reptile are protected from killing or injuring under the WCA 1981 (as amended).</p> <p>The site does not provide suitable terrestrial or aquatic habitats for reptiles or amphibians. No waterbodies are present within the site. Both groups are therefore considered likely absent from the site and no further surveys are recommended.</p> <p>Adjacent habitats, including woodland, grassland and ruderal vegetation, are considered more suitable for supporting common and widespread reptiles and amphibians. As these features lie outside the site boundary, they will not be directly impacted by the proposed works.</p>	<p>The proposals should include the installation of log piles to provide refuges, basking areas, and foraging opportunities for reptiles and amphibians. Log piles should be constructed using a variety of untreated timber and brash of different sizes, ideally placed partially in sun and partially shaded to create a range of thermal conditions. Where possible, logs should be placed directly on the ground or partially buried to retain moisture and promote decay, enhancing their value as sheltering and overwintering sites. The piles should be left undisturbed and incorporated into a long-term site management plan to ensure their continued suitability for wildlife use.</p>

³¹ Swift Bricks: The 'Universal' Nest Brick – by Dick Newell | CIEEM

³² https://www.swift-conservation.org/universal_swift_nest_brick02.pdf

³³ <https://www.nhbs.com/vivara-pro-seville-32mm-oval-woodstone-nest-box>

³⁴ <https://www.nhbs.com/1b-schwegler-nest-box?bkfno=174761>

³⁵ <https://www.nhbs.com/vivara-pro-woodstone-starling-nest-box>

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Table 7: Further survey, mitigation and enhancements

Species/Group	Further Survey Requirement and Mitigation	Enhancements
	<p>As a precaution, the following best-practice measures should be adopted during construction to minimise the risk of harm to reptiles and amphibians in the unlikely event that individuals disperse into the site:</p> <ul style="list-style-type: none"> Clearly demarcating and protecting boundary habitats to prevent encroachment during works. Retaining vegetation at the site edges where possible to maintain ecological connectivity. Ensuring contractors remain vigilant for reptiles during site works, with any sightings reported immediately to the appointed ecologist. 	
Other Protected/Notable Species	<p>General advice concerning mammals (including hedgehogs) during construction should be followed as below:</p> <ol style="list-style-type: none"> Any man-made excavations, trenches, pits or pipework relating to the development are either securely fenced off or covered up overnight to avoid entrapment mammals or, if left open, an egress point (e.g. mammal ladders or a roughened plank) will be placed within the excavation to form a ramp to allow any mammals to escape. Any excavations should be inspected each morning to ensure no mammals have become trapped overnight. If a mammal is found within any excavations, an ecologist should be contacted immediately for appropriate advice. 	<p>Hedgehog highways could be incorporated into any newly created boundary fences to allow hedgehog movement around the site. Fences should have 130 x 130mm hedgehog apertures at the base. These will allow for increased movement and foraging opportunities for hedgehog within the site. Guidance on how to create hedgehog highways can be found on the Hedgehog Street website³⁶.</p>

³⁶ <https://www.hedgehogstreet.org/help-hedgehogs/link-your-garden/>

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Conclusion

The site comprises artificial unvegetated; unsealed surface interspersed with ruderal vegetation which is considered to be of negligible ecological importance. The proposed development has potential to indirectly impact the adjacent lowland mixed deciduous woodland, a Habitat of Principal Importance (HoPI) through pollution, dust, run-off and noise.

The site falls within a Site of Special Scientific (SSSI) Impact Risk Zone (IRZ) and therefore, further consultation and clarification will be required to determine whether the site falls within the at-risk categories for discharge of water. If the site does fall within the at-risk category, the local planning authority would need to consult with Natural England on the proposals.

The proposals for the site are for industrial units, do not include an increase in overnight accommodation and are not anticipated to result in a high volume of water use. The current site habitats are not directly connected to or have similar habitats to the statutory designated sites within the zone of influence. Therefore, a likely significant effect on the Solent's European Sites is not anticipated as a result of the proposed development.

Key ecological constraints associated with the proposed development include:

- **Nesting Birds:** The site itself does not contain suitable habitat for nesting birds, with vegetation limited to patchy ruderal species of negligible value. However, the adjacent off-site woodland has potential to support small numbers of common and widespread species. These features lie outside the site boundary and will not be directly impacted by the proposed works. Should any works to the adjacent woodland trees be required, these must be undertaken outside the bird breeding season (March to August inclusive) or preceded by a check from a suitably qualified ecologist.
- **Bats:** The site does not provide suitable habitats for roosting, commuting or foraging bats. Adjacent woodland supports semi-mature and mature trees which may contain potential roosting features (PRFs) and provide connectivity into the wider landscape, including Neville's Park Areas 2 & 3 SINC (HV0039). These off-site features are not anticipated to be directly impacted by the proposed works; however, any requirement for works to boundary trees should be informed by further inspection under suitable conditions. Foraging and commuting bats are expected to remain focused within adjacent off-site habitats post-development. In the unlikely event that evidence of roosting bats is found, a licence from Natural England will be submitted and granted before work proceeds.
- **Badger:** No signs of badger were identified during the survey, but due to the presence of suitable habitats adjacent to the site mean occasional foraging within the off-site habitats cannot be ruled out. A pre-commencement check for badger is recommended.

Construction best practices, such as covering trenches overnight and avoiding open pits, should be followed.

- **Reptiles and Amphibians:** The site does not provide suitable terrestrial or aquatic habitats for reptiles or amphibians. Adjacent habitats, including woodland, may provide opportunities for common and widespread species such as slow worm and common toad. These features lie outside the site boundary and will not be directly affected by the works. As a precaution, construction activities should safeguard boundary habitats and avoid material storage along site edges.

There are opportunities to deliver ecological enhancements on the site. These include:

- All planting incorporated into the scheme should be native species or species with a known wildlife benefit;
- Incorporation of bird boxes on retained off-site trees or proposed buildings. This will provide opportunities for nesting birds;
- Incorporation of bat boxes on retained off-site trees or proposed buildings. This will provide opportunities for roosting bats;
- Incorporation of insect boxes and log piles within the proposed soft landscaping areas. This will provide opportunities for invertebrates;
- Provision of hedgehog highways through boundaries; and
- External lighting should be carefully designed in line with the BCT and Institute of Lighting Guidelines. This is to prevent harsh lighting making habitats unfavourable for protected/notable species.

Providing the mitigation and enhancement strategies detailed within this report are implemented, the proposed development will be in compliance with relevant planning policy and legislation. The strategy could be controlled through appropriately worded planning conditions devised to:

- Ensure the production and implementation of a detailed CEMP based on the principles outlined in this report to protect important ecological features, namely the adjacent woodland HoPI.

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eight
versa

+44 (0)20 7043 0418
info@eightversa.com

Validation

Report produced by Kalia Symeonidou:

Ecologist's Qualifications:	MSc – Ecology and Evolutionary Biology BSc – Biological Sciences
Evidence of practicing Ecologist	Eight Versa – Senior Ecology and Biodiversity Net Gain Consultant (April 2024 – present), Senior Ecologist (Temple, 2022 – 2024), Ecologist (Temple, 2020 – 2022), Assistant Ecologist (Temple, 2019 – 2020 & Thomson Environmental Consultants, 2018 – 2019)
Professional Membership	Associate of the Chartered Institute of Ecological and Environmental Management (CIEEM)

Report validated by Sara Curtis:

Ecologist's Qualifications:	MSc – Environmental Consultancy BSc – Environmental Science (Biodiversity and Conservation)
Evidence of practicing Ecologist	Eight Versa – Principal Ecologist and Sustainability Consultant specialising in Ecology (2022 to present date), Senior Ecologist (2018 – 2021), Ecologist (2013 – 2018)
Professional Membership	Full member of the Chartered Institute of Ecological and Environmental Management (CIEEM)

Validation

I confirm the information provided in this document is truthful and accurate at the time of completion.

Suitably Qualified Ecologist	Sara Curtis
Signature of Ecologist	SNC
Date	09/09/2025

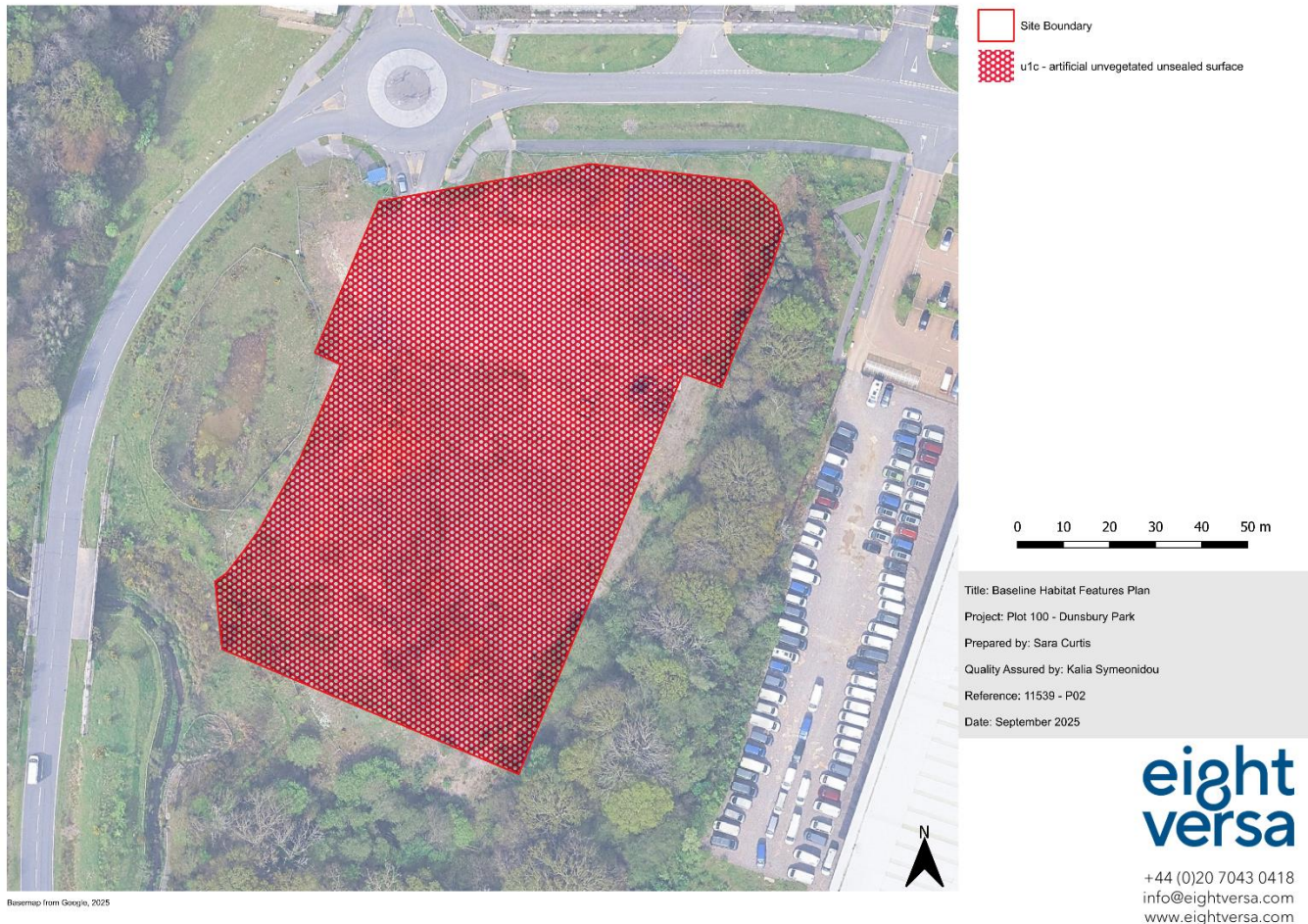
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eight
versa

+44 (0)20 7043 0418
info@eightversa.com

Appendix A – Habitat Features



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Appendix B - Indicative Post-development Site Layout Plan³⁷



³⁷ UMC Architects (2025) Plot 100, Dunsbury Park, Portsmouth – Site Context Plan. Document reference: 20179 – UMC – NWRK – SI – DR – A – 1005. Date created: 30/07/2025

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eight
versa

+44 (0)20 7043 0418
info@eightversa.com

Appendix C – Relevant Legislation

Bats

All species of bat are fully protected under the Conservation of Habitats and Species Regulations 2017 (as amended). It is illegal to injure, kill, capture or disturb a bat. It is also illegal to damage, destroy or obstruct trees, buildings or other places used for roosting, even if bats are not present.

Most development and maintenance work affecting bats and / or roosts e.g. bridge / tree maintenance works, demolition, barn conversions etc., therefore require a Habitats Regulations License for work to take place legally.

All bat species are also protected under the Wildlife and Countryside Act 1981 (as amended). This means they are additionally protected from intentional or reckless disturbance, intentional or reckless obstruction of access to any place of shelter or protection; and/or, selling, offering or exposing for sale, possession or transporting for purpose of sale.

Wild Birds

The Wildlife and Countryside Act 1981 (as amended) is domestic legislation for Great Britain. The Act includes the UK's domestic implementation of the species protection of the European Directive on the Conservation of Wild Birds (79/409).

- Under the Wildlife and Countryside Act 1981 all birds, their nests and eggs are protected by law, and it is thus an offence, with certain exceptions to intentionally:
- Kill, injure or take any wild bird.
- Take, damage or destroy the nest of any wild bird while it is in use or being built.
- Take or destroy the egg of any wild bird.
- Have in one's possession or control any wild bird (dead or alive) or any part of a wild bird that has been taken in contravention of the Act or the Protection of Birds Act 1954.
- Have in one's possession or control any egg or part of an egg that has been taken in contravention to the Act. This includes items taken or killed before the passing of the Act.
- Have in one's possession or control any live bird of prey of any species in the world (with the exception of vultures and condors) unless it is registered and ringed in accordance with the Secretary of State's regulations.
- Have in one's possession or control any bird of a species occurring on Schedule 4 of the Act unless registered (and in some cases ringed) in accordance with the Secretary of State's regulations.
- Disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.

Hazel Dormouse

Hazel dormouse is fully protected under the Conservation of Habitats and Species Regulations 2017 (as amended). It is illegal to injure, kill, capture or disturb a dormouse. It is also illegal to damage, destroy or obstruct access to their resting, breeding or sheltering places.

Most development and maintenance work affecting great crested newt and / or their habitat therefore require a Habitats Regulations License for work to take place legally.

Hazel dormouse are also protected under the Wildlife and Countryside Act 1981 (as amended). This means they are additionally protected from intentional or reckless disturbance, intentional or reckless obstruction of access to any place of shelter or protection; and/or, selling, offering or exposing for sale, possession or transporting for purpose of sale.

Reptiles

Slow worm, common lizard, adder and grass snake are protected under the Wildlife and Countryside Act 1981). It is an offence to:

- Intentionally kill or injure a reptile (Section 9(1));
- Intentionally trade or transport reptiles for sale (Section 9(5)).

Although the habitats of reptile species are not protected, disturbing or destroying reptile habitat during the course of development activities while reptiles are present is likely to lead to an offence.

Sand lizards *Lacerta agilis* and smooth snakes *Coronella austriaca* are European protected species and are afforded full protection under Section 9 of the Wildlife and Countryside Act 1981 and Regulation 39 of the Habitats Regulations 1994. However, these species are rare and highly localised and will not occur at this site.

All reptiles are additionally classed as Species of Principal Importance for under S41 of the Natural Environment and Rural Communities (NERC) Act 2006.

Western European Hedgehog

The Western European Hedgehog is listed on schedule 6 of the Wildlife and Countryside Act (1981) which makes it illegal to kill or capture wild hedgehogs, with certain methods listed. They are also listed under the Wild Mammals Protection Act (1996), prohibiting cruel treatment of hedgehogs.

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Appendix D – National Biodiversity Policy

National Planning Policy Framework, 2024

Section 15 - Conserving and enhancing the natural environment

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

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

188. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework³⁸; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

³⁸ Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality

³⁹ English National Parks and the Broads: UK Government Vision and Circular 2010 provides further guidance and information about their statutory purposes, management and other matters

⁴⁰ For the purposes of paragraphs 190 and 191, whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined

189. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads³⁹. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

190. When considering applications for development within National Parks, the Broads and National Landscapes, permission should be refused for major development⁴⁰ other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.

Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

191. Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 189), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.

Habitats and Biodiversity

192. To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity⁴¹; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation⁴²; and

⁴¹ Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system

⁴² Where areas that are part of the Nature Recovery Network are identified in plans, it may be appropriate to specify the types of development that may be suitable within them

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- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

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

1. if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
2. development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
3. development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁴³ and a suitable compensation strategy exists; and
4. development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

194. The following should be given the same protection as habitats sites:

- a) potential Special Protection Areas and possible Special Areas of Conservation;
- b) listed or proposed Ramsar sites⁴⁴; and
- c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

195. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

Environment Act 2021

This is an Act which was set out to make provision about targets, plans and policies for improving the natural environment; for statements and reports about environmental protection; for the Office for Environmental Protection; about waste and resource efficiency; about air quality; for the recall of products that fail to meet environmental standards; about water; about nature and biodiversity; for conservation covenants; about the regulation of chemicals; and for connected purposes.

Relevant to ecology, The Environment Act has introduced a requirement for Biodiversity Net Gain (BNG) as a condition of planning permission in England (Schedule 14). It is expected that the biodiversity value attributable to a given development will need to exceed the pre-development biodiversity value of the onsite habitat by at least 10%. The BNG condition is subject to a number of exemptions as set out within the Act.

Countryside and Rights of Way Act 2000

An Act to make new provision for public access to the countryside; to amend the law relating to public rights of way; to enable traffic regulation orders to be made for the purpose of conserving an area's natural beauty; to make provision with respect to the driving of mechanically propelled vehicles elsewhere than on roads; to amend the law relating to nature conservation and the protection of wildlife; to make further provision with respect to areas of outstanding natural beauty; and for connected purposes.

⁴³ For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat

⁴⁴ Potential Special Protection Areas, possible Special Areas of Conservation and proposed Ramsar sites are sites on which Government has initiated public consultation on the scientific case for designation as a Special Protection Area, candidate Special Area of Conservation or Ramsar site

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Plot 100 – Dunsbury Park, Havant

eight
versa

+44 (0)20 7043 0418
info@eightversa.com

Appendix E – Local Planning Policy

Havant Borough Council, Havant Borough Core Strategy March 2011 (Adopted 1 March 2011)

Relevant policies relating to nature conservation from Havant Borough Council are included below.

Policy CS13 Green Infrastructure

Development will be permitted that:

1. Maintains and manages the network of green infrastructure identified at the sub regional and local levels.
2. Incorporates, where appropriate, improvements to existing green infrastructure through the restoration, enhancement or creation of additional resources.
3. Does not undermine the functional integrity of the green infrastructure.
4. Creates, where appropriate, new green infrastructure (including access management measures) either through on-site provision or financial contributions.

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

Green infrastructure sites will be allocated in the Development Delivery (Allocations) Plan.