



Preliminary Ecological Appraisal

Land at Langstone Technology
Park Phases 3A/3B

May 2026

Preliminary Ecological Appraisal

Land at Langstone Technology Park Phases 3A/3B

27/05/2026

Havant Sarl

Document Control:

Project no.:		Project name:		
14549		Land at Langstone Technology Park Phases 3A/3B		
Version:	Written by:	Checked by:	Authorised by:	Date:
V1	Billie Clifford	Amber Howie	Richard Schofield	24 February 2026
V1.1	Olivia Giannakoudakis	Billie Clifford	Billie Clifford	25 February 2026
V1.2	Chloe Ruddell	Billie Clifford	Paul Carter	22 May 2026
V1.3	Chloe Ruddell	Billie Clifford	Billie Clifford	27 May 2026

This report has been prepared for the exclusive use of the commissioning party and may not be reproduced without prior written permission from Phlorum Limited.

All work has been carried out within the terms of the brief using all reasonable skill, care and diligence.

No liability is accepted by Phlorum for the accuracy of data or opinions provided by others in the preparation of this report, or for any use of this report other than for the purpose for which it was produced.

Phlorum Limited

Southern Office: Unit 12, Hunns Mere Way, Brighton, BN2 6AH

T: 01273 307 167 E: info@phlorum.com W: www.phlorum.com

Contents

1.	Introduction.....	1
2.	Methodology	2
3.	Baseline Conditions	7
4.	Evaluation	21
5.	Discussion and Recommendations	24
6.	Conclusions.....	28
7.	References	29
8.	Glossary of Terms.....	31

Appendices

Appendix A – Habitat map

Appendix B – Photographs

Appendix C – Legislation

Appendix D – Plant species list

Appendix E – Suggested compensatory planting

Appendix F – Bird and bat box designs

Appendix G – Priority habitat map

Non-technical Summary

Phlorum Ltd was commissioned by Havant Sarl to undertake a Preliminary Ecological Appraisal (PEA), and Daytime Bat Walkover (DBW), which was carried out at land at Langstone Technology Park Phases 3A/3B on the 12th February 2026, in order to determine whether any ecological constraints could affect the proposed works for the site.

Current proposals are for the erection of three flexible employment buildings comprising five units (Units 8-12) in two phases (Phase 3a and Phase 3b), providing a total of 15,404m² (GEA) of employment floorspace for uses falling within Use Classes E(g)(ii), E(g)(iii), B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended), together with associated vehicular access, car parking, servicing, landscaping, and all ancillary and enabling works at Langstone Park, Havant.

The survey area for Phases 3A/3B extended over approximately 3.2 hectares (ha). Langstone Park as a whole extends over 16 ha.

The main findings of the surveys are as follows:

-  The site is not subject to any statutory or non-statutory designations. The closest statutory designated site is the Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar site which is located approximately 430m to the south.
-  The site comprised buildings (u1b5), other developed land (u1b6), development site (u1c 805), ruderal (u1 81), modified grassland (g4), non-native and ornamental hedgerow (h2b), and a tree (g 200).
-  No further targeted surveys have been recommended for the site.
-  A precautionary approach to site clearance in respect to breeding birds is recommended to minimise any adverse impacts on this species group.

Further information on precautionary working practices together with recommended mitigation and enhancement measures are discussed in Section 5.

1. Introduction

Background

- 1.1 Phlorum Ltd has been commissioned by Havant Sarl to undertake a Preliminary Ecological Appraisal (PEA), with a Daytime Bat Walkover (DBW) to inform the potential ecological constraints of proposed future development of Langstone Technology Park, 2B Langstone Road, Havant, PO9 1SA (hereafter referred to as "the site").
- 1.2 The purpose of the Preliminary Ecological Appraisal was:
 -  to identify the major habitats present;
 -  to identify the potential for any legally protected species to be present; and
 -  to recommend any additional ecological surveys, if required.
- 1.3 As part of the assessment, a desktop review and a site visit were carried out. The results of which were used to assess the nature conservation importance of the site and the potential of the site to support protected species.
- 1.4 This report has been compiled in accordance with current guidelines (British Standard 42020:2013 Biodiversity. Code of Practice for Planning and Development, 2013 and CIEEM, 2017 and 2018).
- 1.5 This version of the report has been produced to amend the redline boundary in the Habitat Map (Appendix A).
- 1.6 The proposed development is for the erection of three flexible employment buildings comprising five units (Units 8-12) in two phases (Phase 3a and Phase 3b), providing a total of 15,404m² (GEA) of employment floorspace for uses falling within Use Classes E(g)(ii), E(g)(iii), B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended), together with associated vehicular access, car parking, servicing, landscaping, and all ancillary and enabling works at Langstone Park, Havant.

Site Location

- 1.7 Langstone Park lies directly below the A27 and Havant Bypass and is situated within the village of Langstone. Langstone is a part of the Borough of Havant, Portsmouth. 700m to the south is Southmoor Lake which feeds directly to the English Channel.
- 1.8 The National Grid Reference for the centre of the site is SU 71243 05697. The survey area for Phases 3A/3B extended over approximately 3.2 hectares (ha). Langstone Park as a whole extends over 16 ha.

2. Methodology

Desk Study & Consultations

Database and Map Search

- 2.1 The desktop study involved conducting database searches for statutory and non-statutory designated sites, legally protected species and features of interest within a 2km radius of the site. The database and map search was based on available information provided by the following sources:
-  Hampshire Biodiversity Information Centre (HBIC, 2026);
 -  Multi-Agency Geographical Information for the Countryside (MAGIC, 2026);
 -  Ordnance Survey mapping;
 -  Aerial photography; and
 -  The Woodland Trust online Ancient Tree Inventory.
- 2.2 The desktop study also involved a search of all international designated sites within 12km of the site.

Review of Previous Reports

- 2.3 The desk study has involved the review of the following previous reports carried out for the site:
-  Phase 1 Habitat and Species Survey (Masterplan) (Ecology Co-op, 2019);
 -  Preliminary Ecological Appraisal (Masterplan) (Phlorum, 2022); and
 -  Biodiversity Net Gain Assessment (Masterplan) (Phlorum, 2022).

Habitat Survey and Assessment

- 2.4 Phlorum Limited carried out an ecological survey of the site on the 12th February 2026. The survey was carried out by a suitably qualified ecologist, Billie Clifford, who has over three years' professional experience of undertaking ecological surveys. The survey results and assessment was reviewed by Paul Carter (BSc (Hons), MBA, MCIEEM), an ecologist with over twenty years of experience of managing ecological and landscaping projects, and by the project director Richard Schofield (BSc (Hons), MSc, CSJK, MCIEEM, MIEMA, CEnv), with over twenty years of experience in managing projects. The weather conditions during the survey were wet and cloudy.

- 2.5 The field survey comprised a walkover inspection of the land and habitats present. The survey followed standard Phase 1 survey methodology (JNCC, 2010) and covered all accessible parts of the site, including boundary features. The description of the site habitats has used the code/referencing from The UK Habitat Classification User Manual Version 2.0 (UKHab 2023). UKHab uses primary habitat codes, either on their own or followed by one or more secondary codes. Each individual code is separated by a space. Habitats were described and mapped (Figure 1: Appendix A). A list of plant species was compiled, together with an estimate of abundance made according to the DAFOR scale. The DAFOR scale provides an estimate of the relative abundance of plant species within the Survey Area (Appendix D).
- 2.6 This assessment provides information on the habitats in the survey area and identifies actual or potential presence of legally protected or otherwise notable species/habitats in or immediately adjacent to the site.
- 2.7 Scientific names are given after the first mention of a species, thereafter, common names only are used. Nomenclature follows Stace (2019) for vascular plant species.

Protected Species Assessment

- 2.8 The potential for the site to provide habitat for protected species was assessed from field observations in conjunction with results of the desk study. The site was inspected for indications of the presence of protected species including:
-  Habitat considered suitable to support widespread reptile species including areas with a scrub/grassland mosaic and potential hibernation sites;
 -  On-site ponds offering potential breeding opportunities for great crested newts (*Triturus cristatus*) and the presence of suitable terrestrial habitat including hedgerows and rough grassland;
 -  The presence of features in and on trees indicating potential for roosting bats (*Chiroptera*), including knot and rot holes and loose bark. Secondary evidence of bats including staining, droppings, and feeding remains were also looked for;
 -  The presence of nesting habitat for breeding birds, including mature trees, dense scrub, and hedgerows, and direct evidence of bird nesting including bird song, old nests etc.;
 -  Habitats considered suitable to support badger (*Meles meles*) setts, and evidence in the form of hair, pathways, and latrines;
 -  Presence of woodland and/or hedgerows providing suitable habitat to support hazel dormice (*Muscardinus avellanarius*);
 -  Riparian habitat supporting suitable features for water voles (*Arvicola amphibius*) and otters (*Lutra lutra*), and the

-  Presence of nationally protected and/or invasive plants.

- 2.9 The potential presence for protected species is categorised as **Negligible, Low, Moderate, High, or Present**, based on the findings of the field survey and on the evaluation of existing data. However, the potential presence for bats in a structure is categorised as **None, Negligible, Low, Moderate, or High** (Collins, 2023). The potential suitability of trees for bat roosts is as assessed as **None, FAR** (further assessment required), or **PRF** (at least one potential roost feature present) (Collins, 2023).
- 2.10 The purpose of this assessment is to identify whether more comprehensive Phase 2 surveys for protected species or mitigation should be recommended.

Daytime Bat Walkover (DBW)/ Preliminary Roost Assessment (PRA)

- 2.11 The Daytime Bat Walkover (DBW)/ Preliminary Roost Assessment (PRA), was carried out on the 12th February 2026. The survey was undertaken in accordance with good practice guidelines (Mitchell-Jones and McLeish, 2004; Collins, 2023, and Reason, 2023). The survey was carried out by Billie Clifford who holds a Bat Level 1 Survey Class Licence CL17 (Ref: 2025-85303-CL17-BAT). The survey results and assessment was reviewed by Paul Carter who holds a Bat Class Licence Level 1 CL17 (Ref: 2025-83983-CL17-BAT), and by the project director Richard Schofield who holds a Bat Class Licence Level 2 CL18 (Ref: 2025-84671-CL18-BAT).
- 2.12 The interior and exterior of the buildings were inspected closely with the aim of identifying the presence of bats and any secondary evidence together with any potential roost sites. Secondary evidence includes droppings, feeding remains, scratch marks and oil and urine staining.
- 2.13 The external inspection was carried out first and comprised a detailed search of all accessible architectural features for bat droppings, urine staining, scratch marks, staining around suitable crevices and feeding remains.
- 2.14 The internal inspection was then carried out, where it was safe to do so. A high-powered torch was used to illuminate internal features at height, for instance the apex of the roof and associated supporting beams, and these were inspected using close focusing binoculars when required.
- 2.15 Where access permitted, roof voids were also inspected. This comprised a search of the floor area and other flat surfaces, including stored materials, in order to find evidence of discarded feeding remains and bat droppings. Internal features such as the roof lining were examined to assess actual or potential roost opportunities.
- 2.16 In accordance with current standing advice issued by Natural England (2015), the following types of bat roosts were considered during the assessment:
-  Day Roost - where individual bats, or small groups of males, rest or shelter in the day

-  Night Roost - where bats rest or shelter at night between foraging in the active period, but rarely during the day
-  Feeding 'Perch' Roost - where bats hang to eat or catch their prey or rest at night between feeding sessions.
-  Hibernation Roost - where bats are found during winter. These roosts typically comprise a stable environment where bats can enter torpor; these areas are normally of a constant temperature.
-  Transitional or Occasional Roost - where individual or small numbers of bats gather at a temporary site before and after hibernation.
-  Maternity Roost - where female bats give birth and raise their young.
-  Satellite Roost - an alternative roost found in close proximity to the main nursery roost colony and used by a few individual breeding females to small group of breeding females through the breeding season.

Tree Assessment for Bats

- 2.17 The none, negligible, low, moderate, high classification for potential bats roots in trees do not work well, so the following table is used (Collins, 2023).

Table 2.1: Guidance for assessing the suitability of trees on proposed developments site for bats

Suitability	Description
NONE	Either no Potential Roost Features (PRF) in the tree or highly unlikely to be any.
FAR	Further assessment required to establish if PRFs are present in the tree.
PRF	A tree with at least one PRF present.

Caveat

Data Search Constraints

- 2.18 It is important to note that, even where data is held, a lack of records for a defined geographical area does not necessarily mean that there is a lack of ecological interest; the area may be simply under-recorded.

Survey Constraints

- 2.19 Ecological surveys are limited by factors that affect presence of plants and animals such as seasonality. Whilst every effort has been made to provide a comprehensive description of the site, no investigation can ensure the complete characterisation of the environment.
- 2.20 The survey was carried out early in the growing season and therefore many species may not have been visible above ground or readily identifiable.
- 2.21 The appraisal does not constitute a full botanical survey, or a Phase 2 pre-construction survey that would include accurate GIS mapping for invasive or protected plant species. This survey provides a preliminary view of the likelihood of protected species occurring on the site based on the suitability of the habitat, known distribution of the species in the local area, and any direct evidence on the site. It is therefore used as a tool to recommend further protected species surveys (or other species of significant nature conservation interest) if on the basis of the preliminary assessment or during subsequent surveys, it is considered reasonably likely that protected species may be present.
- 2.22 It is however considered that the survey was sufficiently rigorous to assess the ecological value of the site.

Bat Survey Constraints

- 2.23 Bats are mobile animals which can move roost sites throughout the year. It is possible that surveys carried out in February may miss roosts not occupied until later in the year. However, where undisturbed, it is generally possible to find secondary evidence of bats throughout the year.
- 2.24 It is considered that the survey was sufficiently rigorous to assess the ecological value of the site for the purposes of this assessment.

Limitations

- 2.25 This appraisal also does not constitute as a full invasive species survey. All surveys are subject to the conditions on site at the time of the survey. Site surveys are non-intrusive and rely on the visual identification of aboveground growth. If parts of a site are inaccessible, then these areas can often not be surveyed unless they can be viewed from other areas. If any aboveground growth is being managed or has been disturbed or covered, or the below ground growth is dormant, then it may be impossible for us to identify invasive plants in these areas during our non-intrusive survey.

3. Baseline Conditions

Desk Study

Aerial Photography and OS Maps

- 3.1 Aerial photographs and OS maps show the site to be predominantly industrial buildings and hardstanding with small areas of amenity grassland. There appears to be a pond on site, within the courtyard of a building. At the time of writing this report, this building (Building 2, known as Building 6000) has been demolished and the pond has been removed under the outline planning permission. This part of the site is now cleared land. Additional waterbodies were recorded within 500m of the site, including seven ponds, a reservoir and several drainage ditches and streams.

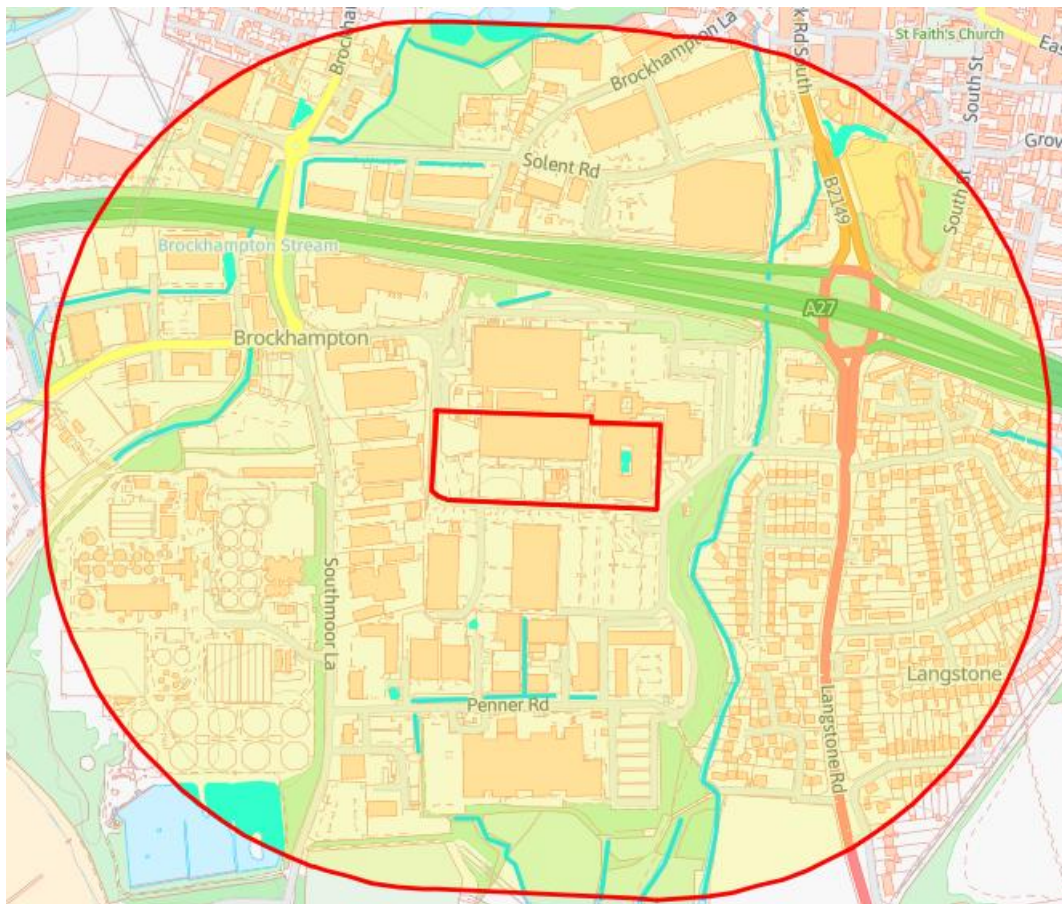


Image 1: Image showing water bodies recorded within 500m of the site (MAGIC, 2026).

- 3.2 There was one granted European protected species mitigation licence application recorded within 2km of the site. This was approximately 600m to the northwest of the site and was granted for common pipistrelle bat (licence reference: 2014-1826-EPS-MIT).

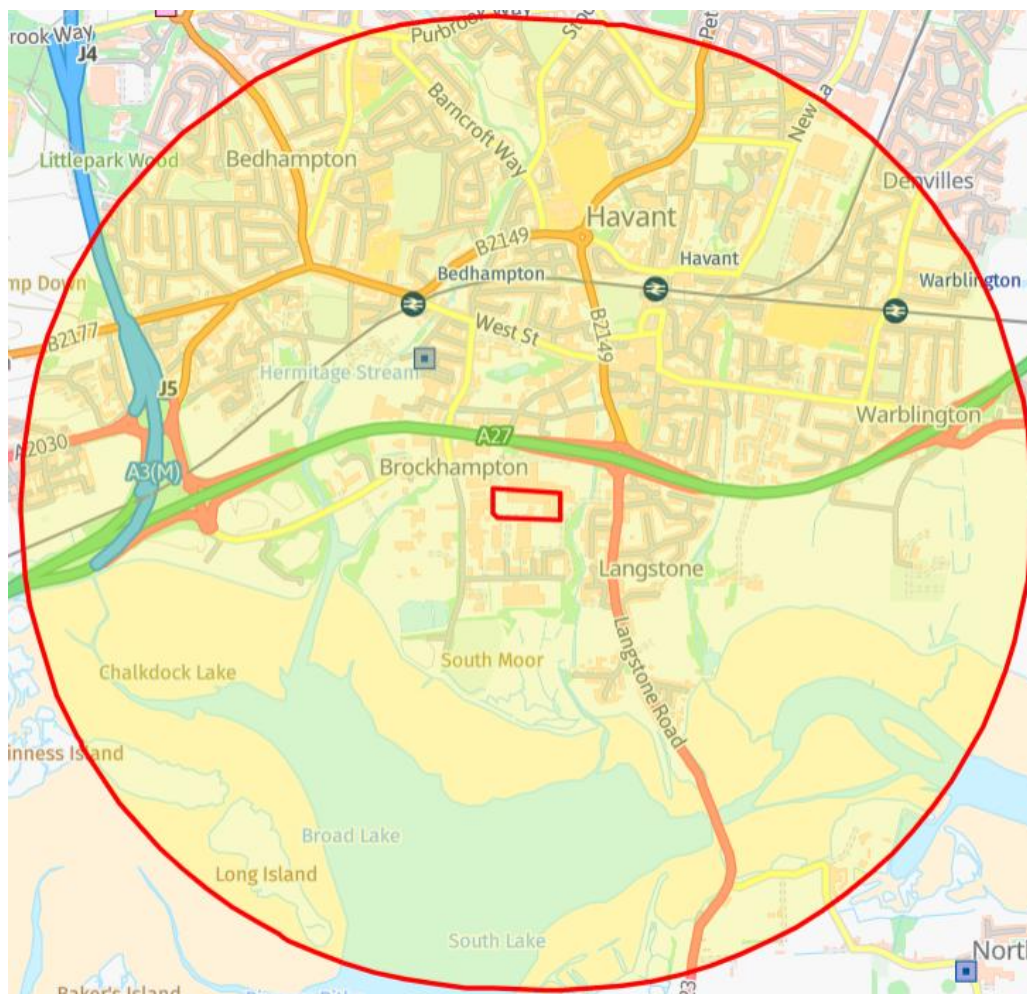


Image 2: Image showing granted European protected species mitigation licence applications recorded within 2km of the site (MAGIC, 2026). The blue icons show licence applications granted for bats.

Statutory and Non-Statutory Designated Sites

Statutory International Sites

- 3.3 The closest international statutory designated site is the Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar site. Table 3.1 provides a list of statutory international sites within 12km of the site.

Table 3.1: Statutory international sites within 12km of the site

Site Name	Reason for Designation	Area (ha)	Distance from the Site
Chichester and Langstone Harbours SPA and Ramsar	Estuaries. Waterbird assemblage including wintering populations. Non-breeding populations of bar-tailed godwit (<i>Limosa lapponica</i>), black-tailed godwit (<i>Limosa limosa</i>). curlew (<i>Numenius arquata</i>), dark-bellied	5,813	430m to the south

	Brent goose (<i>Branta bernicla bernicla</i>), dunlin (<i>Calidris alpina alpina</i>), grey plover (<i>Pluvialis squatarola</i>), pintail (<i>Anas acuta</i>), red-breasted merganser (<i>Mergus serrator</i>), redshank (<i>Tringa tetanus</i>), ringed plover (<i>Charadrius hiaticula</i>), sanderling (<i>Calidris alba</i>), shelduck (<i>Tadorna tadorna</i>), shoveler (<i>Spatula clypeata</i>), teal (<i>Anas crecca</i>), turnstone (<i>Arenaria interpres</i>), and wigeon (<i>Mareca penelope</i>). Breeding populations of common tern (<i>Sterna hirundo</i>), little tern (<i>Sterna albifrons</i>), and sandwich tern (<i>Thalasseus sandvicensis</i>).		
Solent Maritime Special Area of Conservation (SAC)	Sandbanks which are slightly covered by sea water all the time, estuaries, mudflats and sandflats not covered by seawater at low tide, coastal lagoons, annual vegetation of drift lines, perennial vegetation of stony banks, <i>Salicornia</i> and other annuals colonising mud and sand, <i>Spartina</i> swards (<i>Spartinion maritimae</i>), Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>), shifting dunes along the shoreline with <i>Ammophila arenaria</i> ('White dunes'), and Desmoulin's whorl snail (<i>Vertigo moulinsiana</i>).	11,241	570m to the southwest
Solent & Isle of Wight Lagoons SAC	Coastal lagoons.	38	3.2km to the southwest
Portsmouth Harbour SPA and Ramsar	Assemblage of species associated with intertidal habitats. Non-breeding populations of black-tailed godwit, dark-bellied Brent goose, dunlin, and red-breasted merganser.	1,250	5.9km to the west
Isle of Wight Biosphere Reserve	The reserve covers the whole of the island's surface along with all inshore waters and the surrounding English Channel, with all the diverse habitats. Three quarters of the land is specially designated; with rewilding zones, wetland nature reserves, a white-tailed sea eagle reintroduction programme and seagrass restoration projects. The	961,335,972	6.7km to the south

	island is home to rare species such as red squirrels and glanville fritillary butterflies and an internationally important site for dinosaur finds.		
Kingley Vale SAC	Semi-natural dry grasslands and scrubland facies: on calcareous substrates (<i>Festuco-Brometalia</i>), and <i>Taxus baccata</i> woods.	204	10km to the northeast

Statutory National and Local Sites

- 3.4 The closest statutory national and/or local designated site is the Langstone Harbour Site of Special Scientific Interest (SSSI). Table 3.2 provides a list of statutory national and local sites within 2km of the site.

Table 3.2: Statutory national and local sites within 2km of the site

Site Name	Reason for Designation	Area (ha)	Distance from the Site
Langstone Harbour SSSI	The harbour includes one of the largest areas of mixed saltmarsh on the south coast, and extensive cord-grass (<i>Spartina anglica</i>) marsh in an advanced state of degeneration. The harbour is of international importance as a rich intertidal system supporting high densities of intertidal invertebrates and large populations of migrant and overwintering waders and wildfowl, dependent upon them and upon the extensive beds of eelgrass (<i>Zostera sp.</i>).	2,085	440m to the south
Chichester National Landscape	The unique blend of land and sea – especially the combination of expanses of open waters, narrow inlets and intimate creeks. The frequently wooded shoreline. The wealth of flora and fauna, and notably the vast flocks of wading birds add to the richness and diversity of the landscape.	7,511	540m to the southeast
Chichester Harbour SSSI	The site is of particular significance for wintering wildfowl and waders and also breeding birds both within the Harbour and in the surrounding	3,734	860m to the southeast

	permanent pasture fields and woodlands. There is a wide range of habitats which have important plant communities.		
West Hayling Local Nature Reserve (LNR)	West Hayling LNR, formerly known as the Hayling Oysterbeds, is home either permanently or on a migratory basis for tens of thousands of seabirds, which find that the thousands of hectares of intertidal mudflats contain a massive assemblage of marine invertebrate life.	76	1.4km to the south
Hayling Billy LNR	Afforded Local Nature Reserve status in 2010, this old route of the Hayling Billy train provides beautiful views of one of the most unspoilt sections of Langstone Harbour, and is a great place to spot rare plants.	42	1.4km to the south
Warblington Meadow SSSI	Warblington Meadow SSSI is an unimproved grazing marsh adjoining Chichester Harbour and is of special interest for its gradation from freshwater, baserich marsh to old reclaimed saltmarsh, and for its rich associated flora, with a total of 158 species of flowering plants having been recorded up to the time of notification	3.9	1.6km to the east

Non-Statutory Sites

- 3.5 The closest non-statutory designated site is the Southmoor Reserve Site of Importance for Nature Conservation (SINC). There are 11 SINC's and one Road Verge of Ecological Importance (RVEI) within 2km of the site. Table 3.3 provides a list of the five closest non-statutory sites.

Table 3.3: Non-statutory sites within 2km of the site

Site Name	Reason for Designation	Area (ha)	Distance from the Site
Southmoor Reserve SINC	Coastal grazing marsh, coastal saltmarsh, and Hampshire notable species divided sedge (<i>Carex divisa</i>).	2.2	380m to the south

Wade Court Park SINC	Supports an outstanding assemblage of species including a significant colony of little egret (<i>Egretta garzetta</i>).	1.1	570m to the southeast
St Faith's Churchyard SINC	Semi-improved grasslands which retain a significant element of unimproved grassland. Site of nature conservation interest which occurs in an area otherwise deficient in such interest or known to be of particularly high value to local communities (social value).	0.2	590m to the northeast
Southmoor – Big Field (south edge) SINC	Coastal saltmarsh.	0.5	680m to the southwest
Langstone Mill Pond SINC	Wet woodlands which support a good diversity of woodland or marsh, swamp or mire species. Areas of open freshwater which support good floristic assemblages. Hampshire notable species wild celery (<i>Apium graveolens subsp. graveolens</i>) and little egret.	1.5	730m to the southeast

Ancient Woodland

- 3.6 There is no ancient woodland covering any part of the site or immediately adjacent to the site. The closest area of ancient woodland is situated 2km to the northwest.
- 3.7 No veteran or ancient trees on or adjacent to the site are listed on the Woodland Trusts' Ancient Tree Inventory.

UK BAP Priority Habitat

- 3.8 UK BAP Priority habitats are habitat types or elements with unique or significant value to a diverse assemblage of species. UK BAP priority habitats are identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP).
- 3.9 There are areas of priority deciduous woodland recorded within 2km of the site. The closest is located approximately 15m to the southeast.
- 3.10 There are areas of priority coastal and floodplain grazing marsh recorded within 2km of the site. The closest is located approximately 140m to the south.
- 3.11 There are areas of priority open mosaic habitat recorded within 2km of the site. The closest is recorded approximately 270m to the northwest.
- 3.12 There are areas of priority mudflats recorded within 2km of the site. The closest is located approximately 400m to the west.

- 3.13 Langstone Harbour Natura site is located approximately 460m to the south of the site.
- 3.14 There are areas of priority reedbeds recorded within 2km of the site. The closest is located approximately 810m to the southeast.
- 3.15 There are areas of priority coastal saltmarsh recorded within 2km of the site. The closest is located approximately 820m to the south.
- 3.16 There is a chalk river recorded approximately 830m to the northwest of the site.
- 3.17 There are areas of priority good quality semi-improved grassland recorded within 2km of the site. The closest is located approximately 850m to the northwest.
- 3.18 There is an area of priority lowland meadows recorded approximately 1.7km to the west.
- 3.19 The UK BAP Priority Habitats are shown in Appendix G.

Review of Previous Reports

- 3.20 The Preliminary Ecological Appraisal (PEA) undertaken for the wider Langstone Park Masterplan site (Phlorum, 2022) concluded that the masterplan site comprised buildings, hardstanding, amenity grassland, broadleaved semi-natural woodland, introduced shrub, scattered trees, standalone trees, ruderal vegetation, running water and a dry ditch.
- 3.21 The Phase 3A/3B development area was found to comprise buildings, hardstanding, amenity grassland, introduced shrub, scattered trees, standalone trees and ruderal vegetation.
- 3.22 During the PEA it was found that the masterplan site offered low potential for roosting bats, moderate potential for breeding birds, low potential for foraging badgers, low potential for hazel dormice, low potential for reptiles, moderate potential for breeding, commuting and foraging water voles, moderate potential for breeding and commuting otters, high potential for stag beetles, and high potential for hedgehogs. During the survey, specimens of cotoneaster were seen. Five species of cotoneaster are listed as non-native invasive species under Schedule 9 Part II of the Wildlife and Countryside Act (WCA) (1981 amended). Buddleia were also seen which is not listed under Schedule 9 Part II of the WCA but appears on the Non Native Species Secretariat (NNSS, 2019).

Habitats

Site Summary

- 3.23 The site comprised buildings (u1b5), other developed land (u1b6), development site (u1c 805), ruderal (u1 81), modified grassland (g4), non-native and ornamental hedgerow (h2b), and a tree (g 200).
- 3.24 The main habitats recorded within the site are described below. The UKHab code is shown in the bracket after the habitat type (UKHab 2023). Additional details are shown on the habitat survey plan in Appendix A.

Buildings (u1b5)

- 3.25 Three buildings were present within the Phase 3A/3B development area. The buildings have been numbered to remain consistent with the previous Preliminary Ecological Appraisal for the wider masterplan site (Phlorum, 2022).

Building 4 (B4)

- 3.26 Building 4 (B4) was a large office building at the north of the Phase 3A/3B area. This building was constructed from composite cladding and had a flat roof.

Building 5 (B5)

- 3.27 Building 5 (B5) was located to the south of Building 4 and was in use as a nursery. This building had a pitched gable tiled roof.

Building 7 (B7)

- 3.28 A small static trailer was present at the west of the site (Building 7 - B7).

Building 9 (B9)

- 3.29 Building 9 (B9) was located in the yard area at the northwest of the site. This was a small building made from cladding.

Other Developed Land (u1b6)

- 3.30 Hardstanding surfaces were present across the site including car parking, footpaths, and access roads.

Development Site (u1c 805)

- 3.31 Building 2 (known as Building 6000) was demolished under Phase 1 of the Langstone Park masterplan (planning application reference APP/22/00172). The cleared demolition site comprises Phase 3A.
- 3.32 This area was in use as a site compound for the Phase 2 development works which were being undertaken at the time of the survey. The site was mostly bare unvegetated substrate with many tracks from vehicle access. Large mounds of compacted substrate had been created. Parts of this area were flooded at the time of the survey due to recent rain. Specimens of buddleia (*Buddleia davidii*) were observed along the north.

Ruderal (u1 81)

- 3.33 Patchy ruderal vegetation was recorded along the western border of the development site. Some ornamental plants were also present in this area. Species comprised dock (*Rumex sp.*), garlic mustard (*Alliaria petiolata*), buddleia, groundsel (*Senecio vulgaris*), common sowthistle (*Sonchus oleraceus*), perennial rye (*Lolium perenne*), spear thistle (*Cirsium vulgare*), daisy (*Bellis perennis*), bloody crane's-bill (*Geranium sanguineum*), cleavers (*Galium aparine*), green alkanet (*Pentaglottis sempervirens*), bramble (*Rubus fruticosus*), nettle (*Urtica dioica*), opium poppy (*Papaver somniferum*), ragwort (*Jacobaea vulgaris*), vervain (*Verbena sp.*), nipplewort (*Lapsana communis*), curryplant (*Helichrysum italicum*), devilwood (*Osmanthus sp.*), Mexican feathergrass (*Stipa tenuissima*) and crocus (*Crocus sp.*).

Modified Grassland (g4)

- 3.34 Areas of amenity grassland were present across the site. The sward was kept short and uniform and appeared to be regularly mown. Less than nine plant species were recorded per square metre, with perennial rye dominant. Other species included white clover (*Trifolium repens*), dandelion (*Taraxacum officinale*), yarrow (*Achillea millefolium*), creeping buttercup (*Ranunculus repens*), daisy, spear thistle, ribwort plantain (*Plantago lanceolata*), fleabane (*Erigeron sp.*), and bristly oxtongue (*Helminthotheca echinoides*). Large patches of bare ground were noted.

Non-Native and Ornamental Hedgerow (h2b)

- 3.35 There were three short lengths of ornamental hedgerow bordering the car park to the east of the nursery (Building 5). These were shrubby honeysuckle (*Lonicera ligustrina*).

Tree (g 200)

- 3.36 A single Norway maple (*Acer platanooides*) was present within an area of amenity grass at the southwest of the site.

Daytime Bat Walkover (DBW)/Preliminary Roost Assessment (PRA)

Building 4 (B4)

- 3.37 Building 4 (B4) was a large office building made of composite cladding with a flat roof.
- 3.38 No bats or secondary evidence of bats were found during the initial inspection. No potential roosting features or points of ingress were observed.
- 3.39 Overall, Building 4 was assessed as having **negligible** potential to support roosting bats.

Building 5 (B5)

- 3.40 Building 5 (B5) was a single-storey nursery building with a pitched gable tiled roof. The roof was in good condition with no missing or loose tiles recorded.
- 3.41 No bats or secondary evidence of bats were found during the initial inspection. No potential bat roosting features or points of ingress were recorded.
- 3.42 Overall, Building 5 was assessed as having **negligible** potential to support roosting bats.

Building 7 (B7)

- 3.43 Building 7 (B7) was a small static trailer with a flat roof. During the survey, no potential bat roosting features or points of ingress were observed. No bats or evidence of use by bats was seen.
- 3.44 Overall, Building 7 was assessed as having **negligible** potential to support roosting bats.

Building 9 (B9)

- 3.45 Building 9 (B9) was a small building made from cladding located in the yard at the west of the site.
- 3.46 No potential roosting features or points of ingress for bats were found during the survey. No bats or evidence of use by bats was observed.
- 3.47 Overall, Building 9 was assessed as having **negligible** potential to support roosting bats.

Summary

Negligible Potential Buildings

- 3.48 The buildings around the site were considered to offer **negligible** potential roosting opportunity for bats; The bat survey guidelines (4th edition, BCT, 2023) describe a negligible potential roost as; *"No obvious habitat features onsite likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion"*.
- 3.49 No further survey work is required for the onsite buildings.

Daytime Bat Walkover

- 3.50 A daytime bat walkover was carried out to assess the site's suitability for foraging and commuting bats.
- 3.51 The onsite buildings were considered to offer negligible opportunity for roosting bats. The habitats on site primarily consisted of buildings and hardstanding surface with small areas of amenity grassland which were not considered to provide any significant value for foraging bats. The site did not include suitable linear features such as hedgerows or tree lines that could be used as flight paths for bats commuting to the wider landscape.
- 3.52 It was therefore considered that the onsite habitats offered **negligible** potential for foraging and commuting bats. The bat survey guidelines (4th edition, BCT, 2023) describe negligible potential flight paths and foraging habitats as; *"No obvious habitat features on site likely to be used as flight-paths or by foraging bats: however a small element of uncertainty remains in order to account for non-standard bat behaviour"*.
- 3.53 It is recommended that the adjacent offsite habitats, particularly the woodland and stream to the southeast, are not impacted by the proposed development, predominantly light spill.

Tree Assessment for Bats

- 3.54 A single Norway maple was present at the southwest of the site. No potential roosting features were observed in the tree at the time of the survey. The tree was therefore assessed as **NONE** (no potential roosting features).

Protected Species

- 3.55 Legislation relating to the protected species referred to in this section is included in Appendix C.
- 3.56 The following paragraphs detail the suitability of the on-site habitats to support protected species and include information from the data search for protected, rare and otherwise notable species returned within a 2km radius.

Bats

- 3.57 The data search showed records of bats from the genera pipistrelle (*Pipistrellus*), long eared (*Plecotus*), myotis (*Myotis*), serotine (*Eptesicus*), noctule/Leisler's (*Nyctalus*), barbastelle (*Barbastella*), and horseshoe (*Rhinolophus*) occurring within the 2km search area in the past 15 years.
- 3.58 During the survey no potential bat roosting features were seen in the buildings or the tree on site.
- 3.59 Overall, it was considered that the onsite buildings and tree offered **negligible** potential for roosting bats.

Amphibians

- 3.60 The data search returned records of common toad (*Bufo bufo*) within 2km of the site within the past 15 years. The nearest toad crossing is Brick Kiln (Crossing ID: 939), located approximately 4 miles to the northeast (Froglife, 2026).
- 3.61 The data search showed no records of great crested newt (*Triturus cristatus*) or other newt species within 2km of the site within the past 15 years. Aerial photographs and maps show one pond on site, within the courtyard of a building, and an additional seven ponds within 500m of the site. Building 2 (known as Building 6000), which contained the pond, had been removed at the time of the survey and the pond was no longer there.
- 3.62 During the survey no features were seen that could support breeding, foraging, or commuting newts. No ponds were present on site. The site was located in an industrial park, and the habitats were primarily hardstanding surface and buildings with small areas of amenity grassland. The terrestrial habitat on the site was not suitable for foraging or commuting amphibians.
- 3.63 It was considered that the site offered **negligible** potential for breeding newts and **negligible** potential for foraging and commuting newts.

Reptiles

- 3.64 The data search showed records of slow worm (*Anguis fragilis*), grass snake (*Natrix helvetica*) and common lizard (*Zootoca vivipara*) within 2km of the site within the past 15 years.
- 3.65 The habitat on the site was not considered to be suitable for reptiles. The site was located within an industrial park in an urban area. The onsite habitats primarily consisted of buildings and hardstanding with small areas of short amenity grassland. The strip of ruderal vegetation on site was sparse and patchy and was not connected to any offsite suitable habitat for reptiles.

3.66 Overall, the site was assessed as having **negligible** potential to support reptiles.

Birds

3.67 Several Red or Amber listed Birds of Conservation Concern¹ (BoCC), and notable² bird species were returned by the data search that may utilise habitats within the site. Species include herring gull (*Larus argentatus*), house sparrow (*Passer domesticus*), and starling (*Sturnus vulgaris*).

3.68 During the survey it was noted that the onsite tree and buildings provided suitable habitat for nesting birds.

3.69 Overall, it was considered that the site offered **low** potential for breeding birds.

Badgers

3.70 The data search showed no records of badger (*Meles meles*) within 2km of the site within the past 15 years.

3.71 The habitats on site were not suitable for either breeding or foraging badgers.

3.72 Overall, the site offered **negligible** potential for breeding badgers and **negligible** potential for foraging and commuting badgers.

Hazel Dormice

3.73 The data search showed no records of dormice (*Muscardinus avellanarius*) within 2km of the site within the past 15 years.

3.74 The site did not contain the type or density of vegetation that would be suitable for supporting either breeding or commuting dormice. The hedgerow on site was a low ornamental hedge in a car park. It was separated into three short lengths by hardstanding pathways and was not connected to any suitable habitat for dormice.

3.75 Overall, it was considered that the site offered **negligible** potential to support breeding dormice and **negligible** potential to support commuting dormice.

Water Voles

3.76 The data search showed records of water voles (*Arvicola amphibius*) within the 2km search area in the past 15 years.

¹ Birds of Conservation Concern status is prioritised into high concern (Red), medium concern (Amber) and low concern (Green) (Eaton et al, 2009). Red-list species are those that are globally threatened according to the IUCN criteria; those whose population or range has declined rapidly in recent years; and those that have declined historically and have not shown a substantial recent recovery. Amber-list species are those with an unfavourable conservation status in Europe; those whose population or range has declined moderately in recent years; those whose population has declined historically but made a substantial recent recovery; rare breeders; and those with internationally important or localised populations. Green-list species are those that fulfil none of the criteria.

² Notable Birds are based on a list of birds that are particularly scarce or vulnerable either at national or a regional level. The majority of these bird species are designated as Schedule 1 species, under the Wildlife and Countryside Act 1981 (as amended), or listed as red or amber-listed BoCC.

- 3.77 The site did not contain the aquatic habitat and vegetation types that would support breeding, foraging or commuting water voles. No water was present on site or immediately adjacent to the site. The terrestrial habitats primarily consisted of buildings and hardstanding surfaces with small areas of amenity grassland.
- 3.78 Overall, it was considered that the site offered **negligible** potential to support breeding water voles and **negligible** potential to support commuting and foraging water voles.

Otters

- 3.79 The data search showed no records of otters (*Lutra lutra*) within 2km of the site within the past 15 years.
- 3.80 The site did not contain the aquatic habitat and vegetation types that would support breeding, foraging or commuting otters. No water was present on site or immediately adjacent to the site. The terrestrial habitats primarily consisted of buildings and hardstanding surfaces with small areas of amenity grassland.
- 3.81 Overall, it was considered that the site offered **negligible** potential to support breeding otters and **negligible** potential to support foraging and commuting otters.

Hedgehogs

- 3.82 The data search showed records of hedgehogs (*Erinaceus europaeus*) within 2km of the site within the past 15 years.
- 3.83 There was no evidence of hedgehogs, or the habitat they require seen during the survey. The site was located within an industrial park and the onsite habitats primarily consisted of buildings and hardstanding with small areas of short amenity grassland.
- 3.84 Overall, the site offered **negligible** potential for hedgehogs.

Other Mammals

- 3.85 The data search returned one record for harvest mouse (*Micromys minutus*) and one record for harbour seal (*Phoca vitulina*) within 2km of the site within the past 15 years.
- 3.86 The habitats on site were not suitable for these species. The site was located within an industrial park and the onsite habitats primarily consisted of buildings and hardstanding with small areas of short amenity grassland. No water was present on the site.

Stag Beetles

- 3.87 The data search showed records of stag beetles (*Lucanus cervus*) within 2km of the site within the past 15 years.
- 3.88 There was no evidence of stag beetles, or the habitat they require seen during the survey. No deadwood was seen on site.
- 3.89 Overall, the site offered **negligible** potential for stag beetles.

Invasive Plants

- 3.90 The data search showed records of plant species including few-flowered leek (*Allium paradoxum*), three-corned leek (*Allium triquetum*), wall cotoneaster (*Cotoneaster horizontalis*), montbretia (*Crocasmia x crocosmiiflora*) and Japanese knotweed (*Reynoutria japonica*) occurring within the 2km search area in the past 15 years. These plants are listed as invasive in Schedule 9 Part II of the Wildlife and Countryside Act (1981 amended).
- 3.91 During the survey specimens of buddleia, shrubby honeysuckle and Norway maple were seen. While not listed in Schedule 9 Part II of the Wildlife and Countryside Act (1981 amended), these species appear on the Non Native Species Secretariat (NNSS, 2024)³ register of species that are of concern.
- 3.92 During the survey no specimens were seen of plant species that are listed in Schedule 9 Part II of the Wildlife and Countryside Act (1981 amended).

³ GB Non Native Species Secretariate (NNSS) (2024). Accessed from www.nonnativespecies.org
14549 PEA (PRA DBW) V1.3

4. Evaluation

- 4.1 On the basis of the information available from the habitat survey and desk study, the site has been evaluated in terms of its potential for biodiversity, support of protected species and habitats, and the contribution the area makes as part of the wider landscape. The nature conservation value of the site has been assessed following standard criteria developed by CIEEM (2017 and 2018) and in accordance with BS 24040:2013 Biodiversity – code of practice for planning and development. This is provided below.
- 4.2 The biodiversity value of protected species within the site is a preliminary evaluation based upon the desk study records, habitat suitability, and the conservation status of the species in question. It should be noted that where European Protected Species (EPS) or species of Principle Importance for the Conservation of Biodiversity are present on-site they may be valued at a lower level/scale where it is considered likely that populations would not be of sufficient importance to justify designation at a higher level. However, regardless of their biodiversity value, such species are still subject to national and/or European legislation.
- 4.3 Key aspects of relevant planning policy regarding conservation, including an explanation of species referred to as being of 'Principal Importance for Conservation of Biodiversity' and European Protected Species and habitats, are provided in the Legislation section in Appendix C.

Geographic Evaluation

Features of International Importance

- 4.4 Features of International Importance are principally sites covered by international legislation or conventions. The Conservation of Habitats and Species Regulations 2017 (as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 implements the Natural Habitats and Wild Fauna and Flora (92/43/EC) (Habitats Directive) in England and Wales. The Regulations mainly deal with the protection of sites with certain habitats and populations of species that are important for nature conservation in a European context, i.e. Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).
- 4.5 The site is not subject to any international statutory nature conservation designations. The internationally important sites within 12km of the site are:
-  Chichester and Langstone Harbours SPA and Ramsar;
 -  Solent Maritime SAC;
 -  Solent & Isle of Wight Lagoons SAC;
 -  Portsmouth Harbour SPA and Ramsar;

-  Isle of Wight Biosphere Reserve; and
-  Kingley Vale SAC.

4.6 The designated habitats and qualifying species of these international sites are:

-  **Chichester and Langstone Harbours SPA and Ramsar:** Estuaries. Waterbird assemblage including wintering populations. Bar-tailed godwit (*Limosa lapponica*), black-tailed godwit (*Limosa limosa*), curlew (*Numenius arquata*), dark-bellied Brent goose (*Branta bernicla bernicla*), dunlin (*Calidris alpina alpina*), grey plover (*Pluvialis squatarola*), pintail (*Anas acuta*), red-breasted merganser (*Mergus serrator*), redshank (*Tringa tetanus*), ringed plover (*Charadrius hiaticula*), sanderling (*Calidris alba*), shelduck (*Tadorna tadorna*), shoveler (*Spatula clypeata*), teal (*Anas crecca*), turnstone (*Arenaria interpres*), wigeon (*Mareca penelope*), common tern (*Sterna hirundo*), little tern (*Sterna albifrons*), and sandwich tern (*Thalasseus sandvicensis*).
-  **Solent Maritime SAC:** Sandbanks, estuaries, mudflats and sandflats, coastal lagoons, annual vegetation of drift lines, perennial vegetation of stony banks, *Salicornia* and other annuals colonising mud and sand, *Spartina* swards (*Spartinion maritimae*), Atlantic salt meadows (*Glaucopuccinellietalia maritimae*), shifting dunes along the shoreline with *Ammophila arenaria* ('White dunes'), and Desmoulin's whorl snail (*Vertigo moulinsiana*).
-  **Solent & Isle of Wight Lagoons SAC:** Coastal lagoons.
-  **Portsmouth Harbour SPA and Ramsar:** Assemblage of species associated with intertidal habitats. Black-tailed godwit, dark-bellied Brent goose, dunlin, and red-breasted merganser.
-  **Isle of Wight Biosphere Reserve:** Diverse habitats. Specially designated areas including rewilding zones, wetland nature reserves, a white-tailed sea eagle reintroduction programme and seagrass restoration projects. Rare species such as red squirrels and glanville fritillary butterflies. An internationally important site for dinosaur finds.
-  **Kingley Vale SAC:** Semi-natural dry grasslands and scrubland facies: on calcareous substrates (*Festuco-Brometalia*), and *Taxus baccata* woods.

4.7 The site does not provide any supporting habitat for these statutory sites or their designated features and qualifying species.

Features of National Importance

- 4.8 Features of national importance include Sites of Special Scientific Interest (SSSIs) which are designated under the Wildlife and Countryside Act 1981 (as amended). The site is not subject to any national statutory nature conservation designations, and it is not considered that any habitats or populations or assemblages of species within the site would meet the criteria for the designation of SSSIs at an appropriate geographic level⁴.
- 4.9 The closest designated site of national importance for nature conservation is the Langstone Harbour SSSI located 440m to the south. The site does not provide any supporting habitat for this SSSI.

Features of County (i.e. Hampshire) Importance

- 4.10 The site does not include any features of value at this level neither is it likely to be selected as a SINCE based on the results of the current survey.

Features of Local and/or Value in the Immediate Vicinity (c. 250m) of the Project

- 4.11 The on-site buildings and trees are of limited value within the immediate vicinity and provide suitable habitat to support protected species (nesting birds).

Summary

- 4.12 Overall, on the basis of the survey results and the above criteria, habitats within the site are considered to be of limited ecological value within the immediate vicinity only. The site provides suitable habitat to support protected species (nesting birds). However, populations of these are unlikely to be locally significant.

Local Plan Evaluation

- 4.13 It is considered that the statutory Havant Borough Local Plan (Adopted 2011) contains the following nature conservation policies relevant to the site. A list of the policies is provided below. The full text of the relevant policies is contained in the Legislation section in Appendix C and this should also be referred to.

Havant Borough Local Plan (2011)

-  Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough.
-  Policy CS13 Green Infrastructure.
-  Policy DM8 Conservation, Protection and Enhancement of Existing Natural Features.
-  Policy DM9 Development in the Coastal Zone.
-  Policy DM10 Pollution.

⁴ JNCC Guidelines for selection of biological SSSIs (see <http://jncc.defra.gov.uk/page-2303#download>).

5. Discussion and Recommendations

Discussion

- 5.1 The survey site is located at Langstone Technology Park, 2B Langstone Road, Havant, PO9 1SA. The Phase 3A/3B survey area extended over approximately 3.2 hectares (ha). Langstone Park extended over 16 ha. Habitats to be impacted by the development proposals include buildings (u1b5), other developed land (u1b6), development site (u1c 805), ruderal (u1 81), modified grassland (g4), non-native and ornamental hedgerow (h2b) and a tree (g 200).
- 5.2 Design proposals include the erection of three flexible employment buildings comprising five units (Units 8-12) in two phases (Phase 3a and Phase 3b), providing a total of 15,404m² (GEA) of employment floorspace for uses falling within Use Classes E(g)(ii), E(g)(iii), B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended), together with associated vehicular access, car parking, servicing, landscaping, and all ancillary and enabling works at Langstone Park, Havant.
- 5.3 The desk study and review of previous reports have shown the wider Langstone Park masterplan site to comprise buildings, hardstanding, amenity grassland, broad-leaved semi-natural woodland, introduced shrub, ruderal vegetation, scattered trees, trees, a dry ditch, and running water.
- 5.4 Policy DM8 states development must protect important natural features such as trees, woodland, streams and stream corridors, and ditches. A Construction Environmental Management Plan (CEMP) has been produced as a conditioned document (Phlorum, 2026) to include measures that will be implemented to protect important habitats and natural features including the offsite woodland and stream to the southeast.
- 5.5 Policy CS11 of the Havant Borough Local Plan states that development must consider sites designated for nature conservation including Special Protection Areas (SPAs), Special Areas of Conservation (SACs), Ramsar sites, Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs), Sites of Importance for Nature Conservation (SINCs), Local Nature Reserves (LNRs) and ancient woodland. Policy DM9 states development must not cause harmful effects to nature conservation in the Chichester and Langstone Harbour SSSIs and SPA, Solent Maritime SAC and Ramsar site, or any SINCs and LNRs. The conditioned CEMP will provide details on measures that will be implemented to avoid harm to adjacent designated sites.

- 5.6 Policy DM10 states pollution from development must not risk the health and safety of existing and future site users, or nearby occupiers or residents. Development must ensure pollution does not breach national air quality standards, cause detriment to the water environment, or result in unacceptable deterioration of coastal, surface and ground water. External lighting must be of the minimum illumination level and duration required for security and operation and must not interfere with safe navigation in the Chichester and Langstone Harbours or other coastal locations. Pollution control measures will be covered in the conditioned CEMP.
- 5.7 Habitats within the proposed development area were assessed as being of value to wildlife within the immediate vicinity with potential to support nesting birds and these species may pose a constraint to works.
- 5.8 No further targeted surveys are recommended for the site.
- 5.9 A precautionary approach to site clearance in respect to nesting birds is recommended to minimise any adverse impacts on this species group.
- 5.10 Details regarding specific mitigation, including precautionary working practices together with habitat enhancement measures are provided below.

Recommendations

Breeding Birds

- 5.11 The on-site buildings and tree provide suitable nesting habitat for a range of bird species. All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended).
- 5.12 In order to avoid any potential impact on breeding birds, the demolition of buildings and tree felling should be undertaken outside the main bird nesting season which runs from March to August inclusive⁵, with clearance works possible between September and February. Where this is not possible, an ecologist would need to check the vegetation for active nests and signs of bird breeding activity.
- 5.13 In the event that a nest is found, an exclusion zone around the nest would be established. Works would have to cease within this buffer area until the young birds have fledged.

⁵ It should be noted that this is the main breeding period. Breeding activity may occur outside this period (depending on the particular species and geographical location of the site) and thus due care and attention should be given when undertaking potentially disturbing works at any time of year.

Habitat Retention

- 5.14 Retained trees, including all adjacent off-site trees should be protected in accordance with British Standards (BS 2012) 5837:2012 Trees in Relation to Design, Demolition and Construction. The root protection areas of any retained trees must be left free from excavation and disturbance and protected during any proposed works. Protection should be in the form of fencing and signs installed for the duration of the works.

Habitat Enhancement

- 5.15 New development offers the opportunity for habitat enhancement in accordance with national and local planning policy and some recommendations are included below.

Bird and Bat Boxes

- 5.16 Additional bird nesting and bat roosting provision has been incorporated into the design proposals. These will be installed on existing trees or posts around the wider Langstone Park masterplan site, in line with the following recommendations. The proposed locations for the bird and bat boxes are provided within the Ecological Mitigation, Compensation and Enhancement Strategy (Phlorum, 2026).
- 5.17 Bat roosting opportunities are provided through the installation of boxes on existing trees or posts around the wider Langstone Park masterplan site. Bat boxes could include the Schwegler 2F, or other makes of a similar design, such as Chavenage Bat box. There are a range of bat boxes available, and these can be selected to suit the development and bat species in the locality.
- 5.18 Bird boxes could include the following Schwegler bird house or 1B makes, or similar designs from alternative suppliers.
- 5.19 Further details of the bird and bat boxes are provided in Appendix F.
- 5.20 Bat boxes should be installed at appropriate locations ideally with south-east, south, or south-west facing aspects at least 3m from ground level. Ideally they need to be exposed to 6-8 hours of direct sunlight, but sheltered from strong winds.
- 5.21 Bird boxes should be located out of prevailing wind, rain, and strong sunlight, ideally with a clear flight path to the entrance. Ideally they should be installed two to four metres from the ground facing north or north-east.

Wildlife Friendly Pathways

- 5.22 The increase in building can result in ecological areas which are unconnected. Effectively these are ecological islands, and often there is no way for wildlife to migrate to and from these areas. One way to reduce the impact and allow wildlife, including hedgehogs, to migrate across sites is to install wildlife friendly pathways across a site. This can include a range of things such as wildlife corridors, such as hedgerows and scrub or rough grassland corridors, but also installing holes in fences. Wildlife holes, often referred to as hedgehog holes, help wildlife migrate through areas. The holes need to be at least 13cm by 13cm, at ground level.

Compensatory Planting

- 5.23 Additional tree and shrub planting could be incorporated into the landscape proposals to compensate for any removal to facilitate the works. Planting should include a high proportion of native species and be of local provenance where possible. These should be carefully selected to ensure they contain species suitable for the area. Some species of known wildlife value are listed in Appendix E.

Management Plans

- 5.24 A Construction Environmental Management Plan (CEMP, Phlorum, 2026) has been produced to detail the steps and procedures that will be implemented for Phase 3A/3B of the development to avoid and mitigate constructional impacts on the Chichester and Langstone Harbours SPA, Ramsar, and the SPA's functional land. This has been produced as a conditioned document to include noise, visual and vibrational impacts, visual screening for SPA birds, storage of construction materials/ chemicals and equipment, dust suppression, chemical and/or fuel run-off from construction into designated sites, and waste disposal.
- 5.25 An Ecological Mitigation, Compensation and Enhancement Strategy (EMCES, Phlorum, 2026) has been produced as a conditioned document to provide details of all ecological compensation and enhancement measures that relate to Phase 3A/3B of the development.

6. Conclusions

- 6.1 The site survey revealed the following habitats:
-  Buildings (u1b5);
 -  Other developed land (u1b6);
 -  Development site (u1c 805);
 -  Ruderal (u1 81);
 -  Modified grassland (g4);
 -  Non-native and ornamental hedgerow (h2b); and
 -  A tree (g 200).
- 6.2 The site is not subject to any statutory or non-statutory designations. The closest statutory site is the Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar site located approximately 430m to the south at its closest point and the survey area does not support any features that contribute to the designation of this site.
- 6.3 No further protected species surveys are recommended for the site.
- 6.4 A precautionary approach to site clearance in respect to breeding birds is recommended to minimise any adverse impacts on this species group.
- 6.5 It has been recommended that the site is enhanced by introducing some compensatory planting and installing bat and bird boxes.

7. References

- Bullion, S., Wolton, R. & White, I. (2025) *Hazel Dormouse Conservation Handbook* (3rd ed). The Mammal Society. ISBN: 978-1-0687982-3-8.
- British Standards Institute (2012). 5837:2012. *Trees in Relation to Design, Demolition and Construction – Recommendations*. Standards Policy & Strategy Committee. Milton Keynes: BSI.
- British Standards Institute (2013). 24040:2013. *Biodiversity-Code of Practice for Planning and Development*. Standards Policy & Strategy Committee. Milton Keynes: BSI.
- CIEEM (2017). *Guidelines for Preliminary Ecological Appraisal Second Edition*. Chartered Institute of Ecology and Environmental Management, Winchester.
- CIEEM (2018). *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine v3*. Chartered Institute of Ecology and Environmental Management, Winchester.
- Collins, J. (ed.) (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edn). The Bat Conservation Trust, London.
- Ecology Co-op (2019). *Phase 1 Habitat and Species Survey – Land at Langstone Technology Park, Havant, PO9 1SA (Masterplan)*.
- Froglife (2024) Find your nearest toad crossing. [on-line]. Available from: www.froglife.org/what-we-do/toads-on-roads/tormap/.
- Havant Borough Council (2011). Havant Borough Core Strategy [on-line]. Available from: <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/core-strategy-and-allocations-plan-adopted-local-plan> [Accessed on 06/02/2026].
- HBIC (2026). *2km Ecological Data Search for Land at Langstone Technology Park Phase 3*. Hampshire Biodiversity Information Centre.
- ILP – Institute of Lighting Professionals (2018). Guidance Note 08/18 Bats and artificial lighting in the UK. Bats in the built environment series. ILP and the Bat Conservation Trust [on-line].
- ILP – Institute of Lighting Professionals (2023). Guidance Note 08/23 Bats and artificial lighting at night. ILP and the Bat Conservation Trust [on-line].
- Joint Nature Conservation Committee (2010). *Handbook for Phase 1 habitat survey - A technique for Environmental Audit*. JNCC, Peterborough.
- MAGIC - Multi-Agency Geographic Information for the Countryside (2024). *MAGIC* Natural England, Leeds. [on-line]. Available from: www.magic.gov.uk [Accessed on 06/02/2026].

- Ministry of Housing Communities and Local Government (2024) National Planning Policy Framework.
<https://assets.publishing.service.gov.uk/media/675abd214cbda57cacd3476e/NPPF-December-2024.pdf>
- Mitchell-Jones, T. & McLeish, A.P (2004). *The Bat Workers' Manual* (3rd Ed). Joint Nature Conservation Committee, Peterborough, UK.
- Natural England (2015). *Standing advice for local planning authorities to assess impacts of development on bats: Survey and Mitigation for development projects*.
- Phlorum (2022). *Biodiversity Net Gain Assessment – Langstone Technology Park (Masterplan)*.
- Phlorum (2022). *Preliminary Ecological Appraisal – Langstone Technology Park (Masterplan)*.
- Phlorum (2026). *Construction Environmental Management Plan – Langstone Technology Park (Phases 3A/3B)*.
- Phlorum (2026). *Ecological Mitigation, Compensation and Enhancement Strategy – Langstone Technology Park (Phases 3A/3B)*.
- Reason, P.F and Wray, S. (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Chartered Institute of Ecology and Environmental Management (CIEEM), Ampfield.
- Stace, C.A. (2019). *New Flora of the British Isles* (4th Ed.). Cambridge University Press, Cambridge.
- Schwegler (2024). *Bird and Nature Conservation Products* [on-line]. Available from <http://www.schwegler-natur.de> [Accessed on 16/02/2026].
- UKHab Ltd (2023). *UK Habitat Classification Version 2.0* (at <https://www.ukhab.org>).
- Wells, D., Chanin, P. & Gulbert, L. (2025) *Hazel Dormouse Mitigation Handbook*. The Mammal Society. ISBN: 978-1-0687982-2-1.

8. Glossary of Terms

BAP	Biodiversity Action Plan
BRC	Biological Records Centre
CIEEM	Chartered Institute of Ecology and Environmental Management
DBW	Daytime Bat Walkover
Habitats Directive	Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora
LNR	Local Nature Reserve
LWS	Local Wildlife Site
MAGIC	Multi-Agency Geographical Information for the Countryside
NNR	National Nature Reserve
Nomenclature	The system of devising of names for plants
NPPF	National Planning Policy Framework
PEA	Preliminary Ecological Appraisal- formerly referred to as a Phase 1 Habitat Survey
PRA	Preliminary Roost Assessment
PRF	Potential Roost Feature
SAC	Special Area of Conservation
SINC	Site of Importance for Nature Conservation
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest

Figures and Appendices

Appendix A

Habitat Map

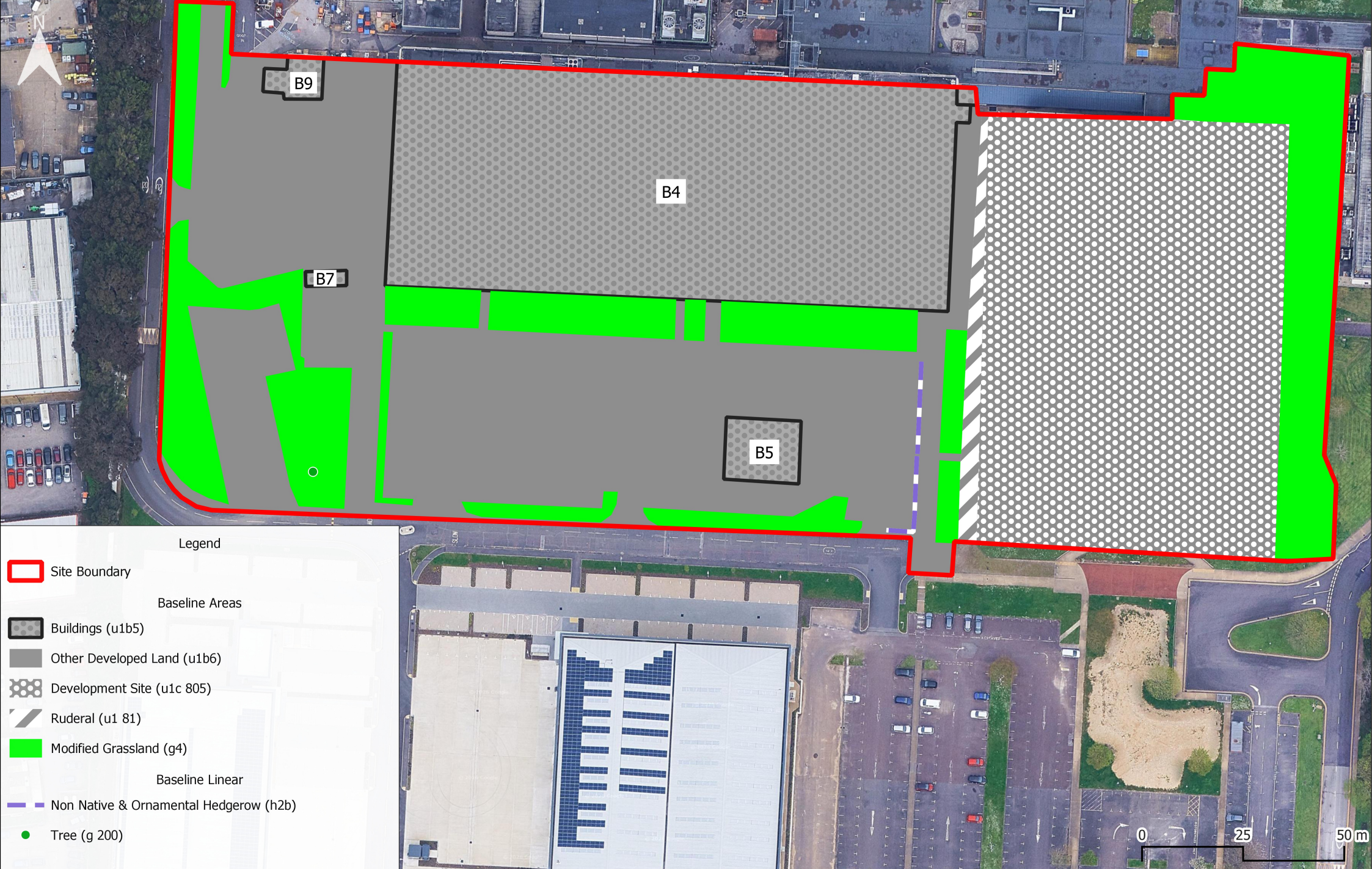


Figure 1: PEA map for Land at Langstone Technology Park Phase 3

Contains Ordnance Survey Data © Crown copyright and database right 2010-2026

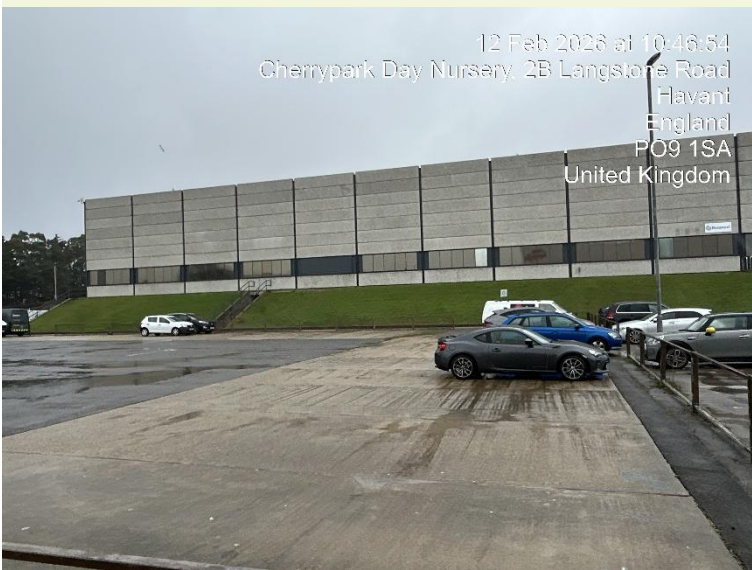
Job No: 14549
 Author: BC
 Date: 27/05/2026
www.Phlorum.com



Appendix B

Photographs

Photographs

Photo No.	Feature	Photograph of Feature
1	View of southern aspect of the office building (Building 4). This building could provide potential for nesting birds.	 <p>12 Feb 2026 at 10:46:54 Cherrypark Day Nursery, 2B Langstone Road Havant England PO9 1SA United Kingdom</p>
2	Ornamental hedgerow at the southeast of the site. The nursery building (Building 5) can also be seen in the top left of this image.	 <p>12 Feb 2026 at 10:45:21 Cherrypark Day Nursery, 2B Langstone Road Havant England PO9 1SA United Kingdom</p>

3	The demolition site of Building 2 (known as Building 6000) made up the east of the phase 3A/3B site. This area was in use as a site compound for the Phase 2 development works.	 <p>12 Feb 2026 at 10:35:49 Langstone Technology Park, 2 Langstone Road Havant England PO9 1SA United Kingdom</p>
4	Several specimens of buddleia were observed along the north and west of the site compound area.	 <p>12 Feb 2026 at 10:42:54 Langstone Technology Park, 2 Langstone Road Havant England PO9 1SA United Kingdom</p>
5	Strip of sparse ruderals along the west of the site compound area.	 <p>12 Feb 2026 at 10:41:17 Langstone Technology Park, 2 Langstone Road Havant England PO9 1SA United Kingdom</p>

6

A single Norway maple was present at the southwest of the site. No potential bat roosting features were observed but the tree could provide habitat for nesting birds.



Appendix C

Legislation

Legislation

This section contains information pertaining to the legislation and planning policy applicable in Britain. This information is not applicable to Northern Ireland, the Republic of Ireland the Isle of Man or the Channel Islands. Information contained in the following appendix is provided for guidance only.

Species

The objective of the EC Habitats Directive⁶ is to conserve plants and animals which are considered to be rare across Europe. The Directive is transposed into UK law by The Conservation of Habitats and Species Regulations 2017 (as amended) (formerly The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) and The Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007 (as amended).

The Wildlife and Countryside Act 1981 (as amended) implements the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and also implements the obligations set out for species protection from the Council Directive 2009/147/EC (formerly 79/409/EEC) on the Conservation of Wild Birds (EC Birds Directive) in Great Britain.

Various amendments have been made since the Wildlife & Countryside Act came into force in 1981. Further details pertaining to alterations of the Act can be found on the following website: www.opsi.gov.uk. Key amendments have been made through the Countryside and Rights of Way (CROW) Act (2000) and Nature Conservation (Scotland) Act 2004.

There are a number of other legislative Acts affording protection to species and habitats. These include:

-  Countryside and Rights of Way (CROW) Act 2000;
-  Deer Act 1991;
-  Natural Environment & Rural Communities (NERC) Act 2006;
-  Protection of Badgers Act 1992; and
-  Wild Mammals (Protection) Act 1996.

Badgers

Badgers and their setts are protected under the Protection of Badgers Act (1992), which consolidated and added to the previous Badger Acts of 1973 and 1991. Under this legislation it is an offence to:

-  cruelly ill-treat a badger, including use of tongs and digging;

⁶ Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora.

-  intentionally or recklessly cause a dog to enter a badger sett;
-  intentionally or recklessly damage, destroy or obstruct access to a badger sett⁷ or any part thereof;
-  intentionally or recklessly disturb⁸ a badger when it is occupying a badger sett;
-  possess or control a dead badger or any part of a badger;
-  sell or offers for sale, possesses, or has under his control, a live badger; and
-  wilfully kill, injure, take, or attempt to kill, injure, or take a badger.

A Development Licence will be required from Natural England for any development works affecting an active badger sett, or to disturb badgers while individuals are occupying the sett. Depending on the nature of the works and the specifics of the sett, badgers could be disturbed by work near the sett even if there is no direct interference or damage to the sett itself. Natural England has issued guidelines on what constitutes a licensable activity. There is no provision in law for the capture of badgers for development purposes and therefore it is not possible to obtain a licence to translocate badgers from one area to another.

Bats

Bats are protected under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended). This act protects individuals from:

-  intentional or reckless disturbance (at any level);
-  intentional or reckless obstruction of access to any place of shelter or protection; and
-  selling, offering, or exposing for sale, possession or transporting for purpose of sale.

In addition, all species of bat are fully protected under The Conservation of Habitats and Species Regulations 2017 (as amended) through their inclusion on Schedule 2. Regulation 41 prohibits:

-  deliberate killing, injuring, or capturing of Schedule 2 species (all bats);
-  deliberate disturbance of bat species as to impair their ability:
 - (i) to survive, breed, or reproduce, or to rear or nurture young; and
 - (ii) to hibernate or migrate.

⁷ A badger sett is defined in the legislation as *"any structure or place which displays signs indicating current use by a badger"*. This includes seasonally used setts. Natural England (2009) have issued guidance on what is likely to constitute current use of a badger sett: www.naturalengland.org.uk/Images/WMLG17_tcm6-11815.pdf

⁸ For guidance on what constitutes disturbance and other licensing queries, see Natural England (2007) Badgers & Development: A Guide to Best Practice and Licensing. www.naturalengland.org.uk/Images/badgers-dev-guidance_tcm6-4057.pdf, Natural England (2009) Interpretation of 'Disturbance' in relation to badgers occupying a sett www.naturalengland.org.uk/Images/WMLG16_tcm6-11814.pdf, Scottish Natural Heritage (2002) Badgers & Development. www.snh.org.uk/publications/online/wildlife/badgersanddevelopment/default.asp and Countryside Council for Wales (undated) Badgers: A Guide for Developers. www.ccw.gov.uk.

-  deliberate disturbance of bat species as to affect significantly the local distribution or abundance of the species;
-  damage or destruction of a breeding site or resting place; and
-  keeping, transporting, selling, exchanging, or offering for sale whether live or dead or of any part thereof.

A European Protected Species Mitigation (EPSM) Licence issued by Natural England will be required for works liable to affect a bat roost or for operations likely to result in a level of disturbance which might impair their ability to undertake activities listed above. A licence is required to allow derogation from the relevant legislation but also to enable appropriate mitigation measures to be put in place and monitored.

Breeding Birds

Under the Wildlife & Countryside Act, 1981 (as amended), a wild bird is defined as any bird of a species that is resident in or is a visitor to the European Territory of any member state in a wild state. Game birds, however, are not included in this definition (except for limited parts of the Act). They are covered by the Games Acts, which fully protect them during the closed season.

Under the Wildlife & Countryside Act, 1981 (as amended), all birds, their nests and eggs are protected under Sections 1-8 of the Act and it is an offence, with certain exceptions, to:

-  intentionally (or recklessly in Scotland) kill, injure, or take any wild bird;
-  intentionally (or recklessly in Scotland) take, damage or destroy (or, in Scotland, otherwise interfere with) the nest of any wild bird while it is in use or being built;
-  intentionally 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, which has been taken in contravention of the Act;
-  have in one's possession or control any egg or part of an egg which has been taken in contravention of the Act;
-  use traps or similar items to kill, injure or take wild birds;
-  have in one's possession or control any bird (dead or alive) unless registered, and in most cases ringed, in accordance with the Secretary of State's regulations; and
-  in Scotland only, intentionally or recklessly obstruct or prevent any wild bird from using its nest.

Certain rare species receive additional special protection under Schedule 1 of the Act and Annex 1 of the European Community Directive on the Conservation of Wild Birds (2009/147/EC). This affords them protection against:

-  intentional or reckless disturbance while it is building a nest or is in, on or near a nest containing eggs or young;
-  intentional or reckless disturbance of dependent young of such a bird;

-  in Scotland only, intentional or reckless disturbance whilst lekking; and
-  in Scotland only, intentional or reckless harassment.

The British Trust for Ornithology (BTO) has a list of birds that are Species of Conservation Concern. These birds are not legally protected but where they are found on site they should be given planning consideration. The criteria for birds listed as amber (medium conservation concern) include:

-  historical population decline during 1800-1995, but recovering: population has more than doubled over last 25 years;
-  moderate (25-49%) decline in UK breeding population over last 25 years;
-  moderate (25-49%) contraction of UK breeding range over last 25 years;
-  moderate (25-49%) decline in UK non-breeding population over last 25 years;
-  species with unfavourable conservation status in Europe (Species of conservation Concern);
-  five year mean of breeding pairs in the UK;
-  ≥50% of UK breeding population in 10 or fewer sites;
-  ≥50% of UK non-breeding population in 10 or fewer sites;
-  ≥20% of European breeding population in UK; and
-  ≥20% of NW European (wildfowl), East Atlantic Flyway (waders) or European (others) non-breeding populations in UK.

Hazel Dormice

The hazel dormouse (*Muscardinus avellanarius*) is fully protected under The Conservation of Habitats and Species Regulations 2017 through its inclusion on Schedule 2. Regulation 41 prohibits:

-  deliberate killing, injuring, or capturing;
-  deliberate disturbance as to impair its ability:
 - (i) to survive, breed, or reproduce, or to rear or nurture young; and
 - (ii) to hibernate or migrate.
-  deliberate disturbance as to affect significantly the local distribution or abundance of the species;
-  damage or destruction of a breeding site or resting place; and
-  keeping, transporting, selling, exchanging, or offering for sale whether live or dead or of any part of this species.

The hazel dormouse is also currently protected under the Wildlife and Countryside Act 1981 (as amended) through its inclusion on Schedule 5. Under this Act, this species is additionally protected from:

-  intentional or reckless disturbance;

-  intentional or reckless obstruction of access to any place of shelter or protection; and
-  selling, offering or exposing for sale, possession or transporting for purpose of sale.

A European Protected Species Mitigation (EPSM) Licence issued by Natural England will be required for works liable to affect dormouse breeding or resting places (N.B. this is usually taken to mean dormouse 'habitat') or for operations likely to result in a level of disturbance which might impair their ability to undertake those activities mentioned above. The licence will allow derogation from the relevant legislation but will also to enable appropriate mitigation measures to be put in place and monitored.

Herpetofauna (Reptiles and Amphibians)

The following species receive full protection under the Conservation of Habitats and Species Regulations 2017 (as amended) through their inclusion on Schedule 2.

-  sand lizard (*Lacerta agilis*);
-  smooth snake (*Coronella austriaca*);
-  natterjack toad (*Epidalea calamita*);
-  great crested newt (*Triturus cristatus*); and
-  pool frog (*Pelophylax lessonae*).

Under this legislation, Regulation 41 prohibits:

-  deliberate killing, injuring or capturing of species listed on Schedule 2;
-  deliberate disturbance of any Schedule 2 species as to impair their ability:
 - (i) to survive, breed, or reproduce, or to rear or nurture young; and
 - (ii) to hibernate or migrate.
-  deliberate disturbance of any Schedule 2 species as to affect significantly the local distribution or abundance of the species;
-  deliberate taking or destroying of the eggs of a Schedule 2 species;
-  damage or destruction of a breeding site or resting place; and
-  keeping, transporting, selling, exchanging, or offering for sale whether live or dead or of any part of a species.

With the exception of the pool frog, these species are also currently listed on Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Under this Act, they are additionally protected from:

-  intentional or reckless disturbance (at any level);
-  intentional or reckless obstruction of access to any place of shelter or protection; and

- 👁️ selling, offering or exposing for sale, possession or transporting for purpose of sale.

Other native species of herpetofauna are protected solely under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended). These species include:

- 👁️ adder (*Vipera berus*);
- 👁️ grass snake (*Natrix natrix*);
- 👁️ common lizard (*Zootoca vivipara*); and
- 👁️ slow-worm (*Anguis fragilis*).

Under this legislation, for these species it is prohibited under Section 9(1) & (5) to:

- 👁️ intentionally (or recklessly in Scotland) kill or injure these species; or
- 👁️ sell, offer, or expose for sale, possess, or transport for purpose of sale these species, or any part thereof.

The following species are listed in respect to Section 9(5) of Schedule 5 of the Wildlife & Countryside Act 1981 (as amended) which only affords them protection against sale, offering or exposing for sale, possession, or transport for the purpose of sale:

- 👁️ common frog (*Rana temporaria*);
- 👁️ common toad (*Bufo bufo*);
- 👁️ smooth newt (*Lissotriton vulgaris*); and
- 👁️ palmate newt (*L. helveticus*).

Water Voles

Water voles (*Arvicola amphibius*) (= *terrestris*) are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). This makes it an offence to:

- 👁️ intentionally kill, injure, or take (capture) this species;
- 👁️ intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection;
- 👁️ intentionally or recklessly disturb water voles while they are occupying a structure or place used for shelter or protection; and
- 👁️ sell, offer, or expose for sale, or have in his possession or transport for the purpose of sale, any live or dead water vole or part of this species.

Where development works are liable to affect habitats known to support water voles, Natural England must be consulted. All alternative design options must have been explored and communicated to Natural England in order to demonstrate that works have tried to avoid contravening the legislation e.g. the use of alternative sites, appropriate timing of works to avoid times of the year in which water voles are most vulnerable etc. Conservation licences for the capture and translocation of water voles may be issued by Natural England for the purpose of development activities if it can be shown that the

activity has been properly planned and executed and thereby contributes to the conservation of the population.

Otters

Otters (*Lutra lutra*) are fully protected under The Conservation of Habitats and Species Regulations 2017 through their inclusion on Schedule 2. Regulation 41 prohibits:

-  deliberate killing, injuring, or capturing of otters;
-  deliberate disturbance as to impair their ability:
 - (i) to survive, breed, or reproduce, or to rear or nurture young; and
 - (ii) to hibernate or migrate.
-  deliberate disturbance as to affect significantly the local distribution or abundance of the species;
-  damage or destruction of a breeding site or resting place; and
-  keeping, transporting, selling, exchanging, or offering for sale whether live or dead or of any part of this species.

Otters also receive protection under the Wildlife and Countryside Act 1981 (as amended) through their inclusion on Schedule 5. Under this Act, they are additionally protected from:

-  intentional or reckless disturbance (at any level);
-  intentional or reckless obstruction of access to any place of shelter or protection; and
-  selling, offering, or exposing for sale, possession or transporting for purpose of sale.

A European Protected Species Mitigation (EPSM) Licence issued by Natural England will be required for works liable to affect breeding or resting places or for activities likely to result in a level of disturbance which might impair their ability to undertake those activities mentioned above. The licence is to allow derogation from the relevant legislation but also to enable appropriate mitigation measures to be put in place and monitored.

Wild Mammals

All wild mammals are protected against intentional acts of cruelty under the Wild Mammals (Protection) Act 1996. Under this legislation it is an offence to:

-  mutilate, kick, beat, nail, or otherwise impale, stab, burn, stone, crush, drown, drag or asphyxiate any wild mammal with intent to inflict unnecessary suffering.

To avoid possible contravention of this legislation, due care and attention should be taken when carrying out works that have the potential to impact any wild mammal as described above.

Plants

Wild plants are protected under the Wildlife and Countryside Act 1981 (as amended) which makes it an offence for an 'unauthorised' person to intentionally (or recklessly in Scotland) uproot wild plants. An authorised person can be the owner of the land on which the action is taken, or anybody authorised by them.

Some rare plant species also receive full protection under Schedule 8 of the Wildlife and Countryside Act 1981 (as amended). This prohibits:

-  intentionally (or recklessly in Scotland) picking, uprooting, or destruction of any wild Schedule 8 species (or seed or spore attached to any such wild plant in Scotland only); and
-  selling, offering, or exposing for sale, or possessing or transporting for the purpose of sale, any wild live or dead Schedule 8 plant species or parts.

In addition to the legislation outlined above, several plant species are fully protected under Schedule 5 of The Conservation of Habitats and Species Regulations 2017. Regulation 45 makes it an offence to:

-  deliberately pick, collect, or destroy a wild Schedule 5 species; and
-  be in possession of, or control, transport, sell, or exchange any wild live or dead Schedule 5 species or anything derived from it.

A European Protected Species Mitigation (EPSM) Licence issued by Natural England will be required for works liable to affect species of plant listed under The Conservation of Habitat and Species Regulations 2017.

Invasive Plant Species

Certain plants are listed on Part II of Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) in respect to Section 14(2). Species include:

-  Japanese knotweed (*Reynoutria japonica*);
-  giant hogweed (*Heracleum mantegazzianum*);
-  Himalayan balsam (*Impatiens glandulifera*);
-  certain species of rhododendron (*Rhododendron* sp.); and
-  certain species of cotoneaster (*Cotoneaster* sp.).

Species listed are non-natives whose establishment or spread in the wild may be detrimental to native wildlife. Inclusion on Part II of Schedule 9 therefore makes it an offence to:

-  plant or otherwise cause these species to grow in the wild.

This legislation makes it is an offence to cause species listed to grow in the wild. Therefore, if they are present on site and development activities have the potential to cause the further spread of these species to new areas, it will be necessary to ensure appropriate measures are in place to prevent this.

Habitats

International Statutory Designations

-  Special Protection Areas (SPAs): Terrestrial SPAs are afforded protection by The Conservation (Natural Habitats, &c.) Regulations 1994 ((as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019) and offshore SPAs are afforded protection under The Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007 (as amended by EU Exit Regulations 2019). SPAs are designated under the EC Birds Directive (Council Directive 2009/147/EC on the Conservation of Wild Birds). SPAs are areas recognised as important habitat for rare and migratory birds within the European Union (rare birds as listed on Annex I of the Directive).
-  Special Areas of Conservation (SACs): These areas are designated under the EC Habitats Directive (Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora), designated for the habitats and (non-bird) species listed on Annexes I and II to the Directive under the same regulations as detailed for SPAs.
-  Ramsar sites: These areas are wetlands designated under the Convention on Wetlands of International Importance (1971). Wetlands can include areas of marsh, fen, water, or peatland and may be natural or artificial, permanent, or temporary. Ramsar sites are underpinned through prior notification as Sites of Special Scientific Interest (SSSIs) and as such receive statutory protection under the Wildlife & Countryside Act 1981 (as amended) with further protection provided by the Countryside and Rights of Way (CROW) Act 2000.

National Statutory Designations

-  Sites of Special Scientific Interest (SSSIs): These sites are designated by the countryside agencies (for example Natural England) under the Wildlife & Countryside Act 1981 (as amended). Prior to 1981 these were designated under the National Parks and Access to the Countryside Act 1949. Improved mechanisms for the protection of SSSIs have also been introduced by the Countryside and Rights of Way Act 2000 (in England and Wales).
-  National Nature Reserves: These sites are also designated by the countryside agencies under the Wildlife & Countryside Act 1981 (as amended).

Local Statutory Designations

-  1949 Local Nature Reserves (LNRs): These sites are designated by local authorities under the National Parks and Access to the Countryside Act 1949. These are sites recognised for their wildlife or geological interest at a local level and are managed for nature conservation.

Non-Statutory Designations

-  Local Wildlife Sites: Areas of local conservation interest may be designated by local authorities. The terminology for these sites varies depending on the county. They can be called Sites of Nature Conservation Importance (SNCI's), Sites of Importance for Nature Conservation (SINCs), County Wildlife Sites (CWS), Listed Wildlife Sites (LWS), Local Nature Conservation Sites (LNCS), and Sites of Biological Importance (SBIs). The designation criteria may vary between counties. Local Wildlife Sites are of material consideration when planning applications are being determined.
-  The Hedgerow Regulations 1997: These have been compiled to protect 'important' countryside hedgerows from damage or removal. A hedgerow is considered important if it (a) has existed for 30 years or more; and (b) satisfies at least one of the criteria listed in Part II of Schedule 1 of the Regulations. Under the Regulations, it is against the law to remove or destroy certain hedgerows without permission from the local planning authority. Hedgerows covered by these regulations include those on or adjacent to common land, SSSIs (including all terrestrial SACs, NNRs and SPAs), LNRs, land used for agriculture or forestry, and land used for the keeping or breeding of horses, ponies, or donkeys.

National Planning Policy

-  The National Planning Policy Framework (NPPF), last updated December 2024 sets out the Government's planning policies for England and how these should be applied. The Framework specifies the need to protect and enhance valued landscapes, biodiversity and geodiversity, identify 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 biodiversity; wildlife corridors; and stepping that connect them Minimising impact 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. Plus, partnerships for habitat management, enhancement, restoration, or creation. The Framework aims to 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.

-  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. In determining a planning application, planning authorities should aim to conserve and enhance biodiversity by ensuring that: designated sites are protected from adverse harm; appropriate mitigation or compensation measures are in place where significant harm cannot be avoided; opportunities to incorporate biodiversity in and around developments are encouraged; and planning permission is refused for development resulting in the loss or deterioration of irreplaceable habitats including aged or veteran trees and also ancient woodland.

Local Planning Policy

Havant Borough Local Plan (2011)

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

 Planning permission will be granted for development that:

1. Ensures the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced by partnership working with developers, groups and the wider community.
2. Protects and where possible enhances the borough's statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland.
3. Has particular regard to the following hierarchy of nature conservation designations within the borough (as identified on the Proposals Map): (i) Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar [International]. (ii) Sites of Special Scientific Interest (SSSI) and National Nature Reserves [National]. (iii) Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii) above [Local].
4. Protects and where appropriate enhances the borough's statutory and nonstatutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.
5. Supports an ongoing programme of survey of habitats and species and designation of Sites of Importance for Nature Conservation.
6. Incorporates partnership working with conservation organisations to improve public understanding of biodiversity and to manage public access to designated sites, particularly on the coast, to reduce harm to nature conservation interests.
7. Incorporates partnership working with landowners and developers to ensure land management practices restore, enhance and where appropriate create new valued landscapes, habitats and their soil structure, particularly the ancient woodland remnants of the Forest of Bere and coastal salt marsh.

8. Protects wildlife habitats and wildlife corridors to prevent the fragmentation of existing habitats and to allow species, for example Brent Geese, to respond to the impacts of climate change by making provision for habitat adaptation e.g. coastal managed realignment and species migration.
9. Maintains undeveloped gaps between the settlements of Emsworth/Havant; Havant/Waterlooville; Havant/Portsmouth; Emsworth/Westbourne and Leigh Park/Rowlands Castle as shown on the Proposals Map.
10. Protects the best and most versatile agricultural land that has the greatest potential for local food security.
11. Responds to the emerging evidence from the Solent Disturbance and Mitigation Project, the published recommendations, and future related research.

Policy CS13 Green Infrastructure.

-  Development will be permitted that:
 1. Maintains and manages the network of green infrastructure identified at the 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.

Policy DM8 Conservation, Protection and Enhancement of Existing Natural Features.

-  Development will only be permitted where it protects and enhances local habitats and landscape distinctiveness and which addresses all of the relevant criteria as set out below:
 1. Protects natural features of nature conservation and/or amenity importance on the site, for example trees, woodlands, hedgerows, soils, streams, stream corridors, springs, ditches or ponds from damage, destruction and a deterioration in quality.

2. Sympathetically incorporates existing features into the overall design of the scheme including measures taken to ensure their continued survival.
3. Provides new landscape works that integrate successfully with the local environment and existing natural features, using local materials and plant species and making provision for future maintenance of new landscape works associated with new developments.
4. Ensures sequences of greenspaces are maintained and protects the attractiveness and visual amenity of all green open spaces that contribute to the identity of the borough.

Policy DM9 Development in the Coastal Zone.

-  Planning Permission will only be granted for development in the coastal zone which addresses all of the relevant criteria as set out below as shown on the Proposals Map:

1. Has no harmful effects on nature conservation within the Chichester and Langstone Harbour SSSIs and SPA, Solent Maritime SAC and Ramsar site, or any SINCs and Local Nature Reserves.
2. Maintains and enhances the appearance and distinctiveness of existing settlements and landmarks along the coast.
3. Contributes positively to the landscape and has regard to best practice on the design of new buildings in coastal locations.
4. Upgrades existing footpaths and ensures that public access is retained and provided to connect existing paths along the waterfront where appropriate.
5. Would result in improvements to or redistribution of moorings, marine berths or launch on demand facilities (dry berths) in the harbours.
6. Would not be detrimental to infrastructure for, and quality of, water-based recreation, or be detrimental to the safety of navigation.
7. Provides recreational opportunities that do not adversely affect the character and appearance of the coast.

Policy DM10 Pollution.

-  Development that may cause pollution of water, air or soil or pollution through noise, smell, smoke, fumes, gases, steam, dust, vibration, light, heat, electromagnetic radiation and other pollutants will only be permitted where all of the following relevant criteria can be met:

1. The health and safety of existing and future users of the site, or nearby occupiers and residents is not put at risk.
2. National air quality standards or objectives would not be breached.
3. The water environment would not be detrimentally affected.

4. It would not lead to an unacceptable deterioration in the quality or potential yield of coastal, surface and ground water resources.
5. External lighting is of the minimum level of illumination and duration required for security and operational purposes.
6. External lighting would not interfere with safe navigation in either Chichester or Langstone Harbours and other coastal locations.

Appendix D

Plant Species List

Plant Species List

Scientific nomenclature follows Stace (2019) for vascular plant species and British Bryological Society (BBS) Special Volume No. 5 *English Names for British Bryophytes* for bryophyte species. Vascular plant common names follow the Botanical Society of the British Isles 2003 list, published on its web site, www.bsbi.org.uk. The plant species list was generated as part of a Phase 1 Habitat survey and does not constitute a full botanical survey.

Abundance was estimated using the DAFOR scale as follows:

D = dominant, A = abundant, F = frequent, O = occasional, R = rare.

Key to qualifiers: G = garden origin, P = planted, Y = young, S = seedling or sucker, T = tree, H = hedge, W = water, ? = identification uncertain.

Scientific Name	Common Name	Abundance	Qualifier
<i>Acer platanoides</i>	Norway maple	R	T
<i>Achillea millefolium</i>	Yarrow	R	
<i>Alliaria petiolata</i>	Garlic mustard	R	
<i>Bellis perennis</i>	Daisy	O	
<i>Buddleja davidii</i>	Buddleia	R	
<i>Cirsium vulgare</i>	Spear thistle	R	
<i>Crocus sp.</i>	Crocus	R	P
<i>Erigeron sp.</i>	Fleabane	R	
<i>Galium aparine</i>	Cleavers	R	
<i>Geranium sanguineus</i>	Bloody crane's-bill	R	
<i>Helichrysum italicum</i>	Curryplant	R	P
<i>Helminthotheca echioides</i>	Bristly oxtongue	R	
<i>Jacobaea vulgaris</i>	Ragwort	R	
<i>Lapsana communis</i>	Nipplewort	R	
<i>Lolium perenne</i>	Perennial rye	D	P

<i>Lonicera ligustrina</i>	Shrubby honeysuckle	D	H
<i>Osmanthus sp.</i>	Devilwood	R	P
<i>Papaver somniferum</i>	Opium poppy	R	
<i>Pentaglottis sempervirens</i>	Green alkanet	R	
<i>Plantago lanceolata</i>	Ribwort plantain	O	
<i>Ranunculus repens</i>	Creeping buttercup	R	
<i>Rubus fruticosus</i>	Bramble	R	
<i>Rumex sp.</i>	Dock	R	
<i>Senecio vulgaris</i>	Groundsel	R	
<i>Sonchus oleraceus</i>	Common sowthistle	R	
<i>Stipa tenuissima</i>	Mexican feathergrass	R	P
<i>Taraxacum officinale</i>	Dandelion	R	
<i>Trifolium repens</i>	White clover	F	
<i>Urtica dioica</i>	Nettle	R	
<i>Verbena sp.</i>	Vervain	R	

Appendix E

Suggested Compensatory Planting

Suggested Compensatory Planting

This section provides a list of plants which are of proven value to wildlife. The list is not exhaustive and merely provides a guide for suggested planting for wildlife value. Planting should be tailored on a site by site basis. The list includes some native and ornamental species however the emphasis should always be on the use of predominantly native species.

N = Native, NN = Non-native.

This list includes species that may be harmful if handled or ingested. Schedule 9 (Part 2) of the Wildlife and Countryside Act, 1981 (as amended) includes a list of invasive plants, including aquatic species, that should always be avoided in planting schemes.

Large Shrubs

Hedge veronica/Hebe (*Veronica* spp.) NN

Hawthorn (*Crataegus monogyna*) N

Blackthorn (*Prunus spinosa*) N

Rose: dog rose (*Rosa canina*), field rose (*R. arvensis*), burnet rose (*R. pimpinellifolia*) N

California lilac (*Ceanothus* spp.): (*C. arborea*) NN

Wild privet (*Ligustrum vulgare*) N

Common holly (*Ilex aquifolium*) N

Barberry (*Berberis* spp.): (*B. darwinii*), (*B. thunbergii*), (*B. x stenophylla*) NN

Daisy Bush (*Olearia* spp.): (*O. x hastii*), (*O. macrodonta*), (*O. traversii*) NN

Firethorn (*Pyracantha coccinea*) NN

Hazel: (*Corylus avellana*) N, (*C. maxima*) NN

Viburnum (*Viburnum* spp.): wayfaring tree (*V. lantana*) N, guelder rose (*V. opulus*) N, laurustinus (*V. tinus*) NN. Note: *V. lantana* can become invasive in more open habitats.

Dogwood (*Cornus sanguinea*) N

Broom (*Cytisus scoparius*) N

Escallonia (*Escallonia macrantha*) NN

Hardy fuchsia (*Fuchsia magellanica*) NN

Buckthorn (*Rhamnus cathartica*) N

Spindle (*Euonymus europaeus*) N

Tutsan (*Hypericum androsaemum*) N

Yew (*Taxus baccata*) N

Trees

Cherry (*Prunus* spp.): wild cherry (*P. avium*), bird cherry (*P. padus*), domestic plum (*P. domestica*) N, or cherry plum (*P. cerasifera*) NN

Ash (*Fraxinus excelsior*) N

Apple (*Malus* spp.): edible apple (*M. domestica*), crab apple (*M. sylvestris*) N

Pear (*Pyrus* spp.): edible pear (*P. communis*) NN

Small-leaved lime (*Tilia cordata*) N

Silver birch (*Betula pendula*) N

Yew (*Taxus baccata*) N

Black poplar (*Populus nigra*) N

Foxglove tree (*Paulownia tomentosa*) NN

Beech (*Fagus sylvatica*) N

Climbers

Jasmine (*Jasminum* spp.): summer jasmine (*J. officinale*), winter jasmine (*J. nodiflorum*) NN

Ivy (*Hedera helix*) N

Climbing hydrangea (*Hydrangea anomala* ssp. *petiolaris*) NN

Honeysuckle (*Lonicera* spp.): (*L. periclymenum*) N

Clematis (*Clematis* spp.) NN

Hop (*Humulus lupulus*) N

Firethorn (*Pyracantha atalantioides*) NN

Bulbs

English bluebell (*Hyacinthoides non-scripta*) N

Squill species (*Scilla* spp.) N/NN

Snowdrop (*Galanthus nivalis*) N

Winter aconite (*Eranthis hyemalis*) E

Crocus species (*Crocus* spp.) NN

Wild Daffodil (*Narcissus pseudonarcissus*) N

Onion species (*Allium* spp.) N/NN. Note: *Allium triquetrum* (three cornered leek) and *Allium paradoxum* (few-flowered leek) are Schedule 9 invasive plant species.

Wood anemone (*Anemone nemorosa*) N

Lesser celandine (*Ficaria verna*) N

Appendix F

Bird and Bat Box Designs

Bird and Bat Box Designs

Bird Boxes

Example	Type	Dimension D x W x H (cm)	Target Species	Location
	Schwegler Nest Box 1B Hole-fronted 26mm entrance hole	16 x 16 x 23	Multi-purpose, including: blue-, marsh-, coal-, and crested tit, and possibly wren. All other species are prevented from using the nest box due to the smaller entrance hole.	Suitable walls or semi-mature/mature trees and shrubs; attached to a tree trunk or hung from branches. Ideal points include discrete areas away from predators, such as against walls, plant, and metal supports.
	Schwegler Bird House 32mm entrance hole	15 x 21 x 33	Multi-purpose, including: great-, blue-, marsh-, and coal tit, redstart, nuthatch, pied flycatcher, and sparrows.	Fixed to a semi-mature/mature tree trunk, wall or fence using the hanging bracket on the back. Between 1.5 m and 3 m high, and should be sited higher if area has a particularly high cat population.

Bat Boxes

Example	Type	Dimension D x W x H (cm)	Target Species	Location
	2F Schwegler Bat Box (General Purpose) with or without Double Front Panel	16 x 16 x 33	<p>Without panel: Particularly successful with brown long-eared bat. Also used by noctule.</p> <p>With panel: Ideal for crevice-dwelling species: pipistrelles, Myotis species (particularly Daubenton's), Leisler's, and serotine.</p>	<p>On trees or buildings and at a height of 3 to 6m.</p> <p>In open sunny positions and in groups of 3 to 5 facing different directions.</p> <p>Please note that once bats have inhabited a roost site they may only be disturbed by licensed bat workers.</p>
	Chavenage Bat Box	10 x 18 x 38	Small crevice-dwelling bats: e.g. pipistrelles.	<p>On trees in gardens or woodland and also on house walls. 2.5 - 5m high on a building, mature tree, or vegetation line (trees/tall hedge) or on a feeding/flight route in partial daytime sun.</p> <p>Please note that once bats have inhabited a roost site they may only be disturbed by licensed bat workers.</p>

Appendix G

Priority Habitat Map



Legend

Only layers selected and visible at this map scale will be shown

Habitats

Coastal

Priority Habitat Inventory - Coastal Saltmarsh (England)



Priority Habitat Inventory - Mudflats (England)



Grassland

Priority Habitat Inventory - Coastal and Floodplain Grazing Marsh (England)



Priority Habitat Inventory - Good quality semi-improved grassland (Non Priority) (England)



Priority Habitat Inventory - Lowland Meadows (England)



Wetland

Chalk Rivers

— High certainty

— Low certainty

Woodland

Priority Habitat Inventory - Deciduous Woodland (England)



Other

Natura sites (England)



Open Mosaic Habitat (Draft)



Priority Habitat Inventory - No main habitat but additional habitat exists (England)





Phlorum Limited

Head Office:

Unit 12
Hunns Mere Way
Woodingdean
Brighton
East Sussex
BN2 6AH
T: 01273 307 167

info@phlorum.com
www.phlorum.com

Registered in England & Wales. Reg No. 4967256