

# Land At Gutner Lane , Hayling Island

## Preliminary Ecological Appraisal Survey Report

### AR Design Studio



31<sup>st</sup> October 2025

## Document Control

|                     |                                                                                                                                     |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Document:           | Preliminary Ecological Appraisal                                                                                                    |
| Project:            | Land off Gutner Lane , Hayling Island PEA                                                                                           |
| Client:             | AR Design Studio                                                                                                                    |
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| Prepared by:        | Daniel Ahern Ecology Ltd<br>Home Farm House, Tidworth<br>SP9 7BE<br>Email: info@danielahernecology.co.uk<br>Telephone: 01980 842709 |
| Project manager:    | Daniel Ahern                                                                                                                        |
| Field team:         | Megan Conway                                                                                                                        |
| Report author:      | Megan Conway                                                                                                                        |

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Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living creatures are capable of migration and whilst protected species may not have been located during the survey duration, their presence may be found on site at a later date.

The views and opinions contained within the document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to work

## Executive Summary

### Purpose of the report

To provide a Preliminary Ecological Appraisal (PEA) of the proposed development site, involving,

- Evaluation of its conservation status based on a desktop review that summarises information collated on protected species and nature conservation designations in the area.
- Assessment of habitat composition on site, derived from a UKHabitat survey.
- Assessment of the likelihood of protected, or otherwise notable, species occurring on site.

### Context of the development

The proposed development:

- Conversion of building 3 into a dwelling with associated landscaping and infrastructure.

### Methods

The project requirement was to assess the existing ecological value of the site, identify potential ecological issues associated with the proposed development and make recommendations for general mitigation, compensation, enhancement and further surveys, as appropriate. A desk study and a UKHabitat 2.0 survey were carried out.

### Key issues

The Site had LOW potential for reptiles and amphibians (in their terrestrial phase), It also had NEGLIGIBLE to LOW potential for terrestrial mammals, including the European badger. There is LOW bat roosting potential within buildings 1, 2, 4, 6 and 7 and NEGLIGIBLE potential within buildings 3 and 5 and MODERATE foraging and commuting potential for bats across the Site. There is LOW bird breeding potential within the scrub and building 3 on Site and LOW foraging and commuting potential for birds on Site.

### Further surveys required

No further surveys required

### Conclusions

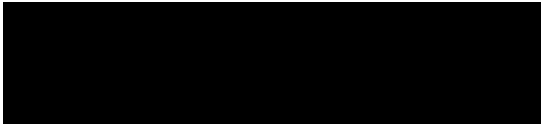
Due to this project being a Class Q conversion of a barn and it would be expected that there is no habitat loss on Site, should this not be correct or the plans change a BNG assessment will be required.

## Declaration

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

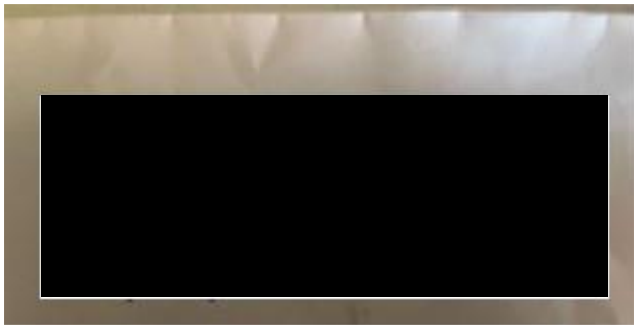
**Project manager:** Daniel Ahern CEnv MCIEEM FLS

**Signature:**



**Lead ecologist & Report writer:** Megan Conway BSc

**Signature:**



**Date:** 31<sup>st</sup> October 2025

# **1. Introduction**

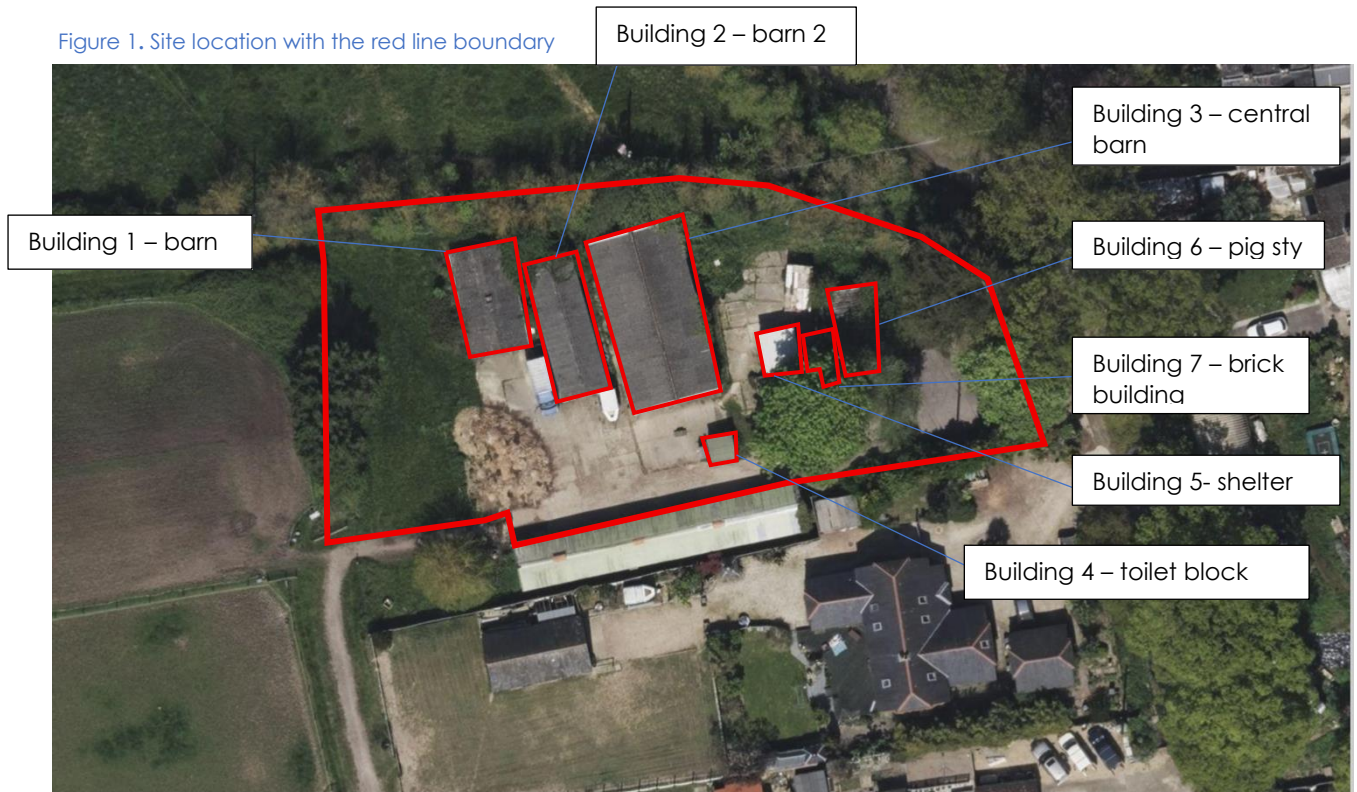
## **1.1. Background**

- 1.1.1. In September 2025, Daniel Ahern Ecology Ltd was commissioned by AR Design Studio to undertake an ecological appraisal of an area of land located to the east of Hayling Island in Hampshire. The purpose of the survey was to provide an assessment of the current ecological conditions and to evaluate the ecological constraints in order to inform development proposals.
- 1.1.2. The purpose of this report is to identify key ecological constraints, in order to inform the project planning such that significant ecological impacts are avoided or minimised. It also aims to highlight any further ecological surveys that may be required to inform any future Ecological Impact Assessment (EclA), so that they can be appropriately designed. Finally, the report aims to provide the information required in order to develop appropriate mitigation or compensation measures.

## **1.2. Site description**

- 1.2.1. Land off Gutner Lane and its surrounding land, hereafter referred to as 'the Site', measures approximately 0.2 ha and is situated on Gutner Lane which runs to the East of the Site (approximate OS grid reference: SU 73436 02256) see Fig. 1 below.
- 1.2.2. The Site comprised of Buildings, other developed land, bare ground, modified grassland and dense scrub.
- 1.2.3. The proposed developments and alterations to the site are as followed:
- Conversion of 1 barn on site

Figure 1. Site location with the red line boundary



## 2. Planning & Legislation

### 2.1. Legislation

2.1.1. The following legislation informed the survey approach and considerations.

- The Wildlife and Countryside Act 1981 (as amended)
- The Conservation of Habitat and Species Regulations 2010 (as amended).
- Environment Act 2021

### 2.2. Planning policies

2.2.1. This report is prepared with reference to the National Planning Policy Framework 2025.

## 3. Methods

### 3.1. Desk study

3.1.1. The following publicly accessible websites were searched for relevant ecological information:

- <http://planningguidance.planningportal.gov.uk/>
- <http://jncc.defra.gov.uk/page-1376> (summary of nature conservation legislation)
- [www.ukbap.org.uk](http://www.ukbap.org.uk) (archived 2012)
- [www.google.com](http://www.google.com) for aerial photography
- <https://magic.defra.gov.uk/magicmap.aspx>

- 3.1.2. Data relating to statutory & non-statutory sites and all protected species records within 1km of the red line boundary was requested from the Hampshire Biological Information Centre (HBIC)

### **3.2. Field survey**

- 3.2.1. A UKHab 2.0 habitat survey of the site was undertaken with reference to the Chartered Institute of Ecology and Environmental Management's Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017).
- 3.2.2. The survey was conducted on the 1st September 2025 by Megan Conway .
- 3.2.3. The weather conditions were good with an average temperature of 16°C.
- 3.2.4. During the survey, dominant plant species were recorded, and habitats were classified according to their vegetation types, as identified in the UKHab 2.0 users handbook. Target notes (TN) were taken to denote species and habitats of conservation interest and to describe the vegetation in areas that were too small to map. Evidence or habitat suitable for any legally protected species was recorded, where appropriate.
- 3.2.5. The presence of any Category 9 invasive non-native plant species was recorded.
- 3.2.6. The results are presented in the standard format with habitat descriptions and a UK Hab 2.0 map (see Figure 3).
- 3.2.7. The site was inspected for direct evidence and habitat suitability for protected and notable species. Particular attention was given to those species listed under The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitat and Species Regulations 2010 (as amended). This included searching for signs of badger activity and habitats suitable for amphibians, dormice, bats and reptiles.
- 3.2.8. In the event that habitats suitable for protected species are identified, it may be necessary to undertake further seasonal surveys to confirm presence/absence. In the event that no suitable habitats or features are identified, a UK Hab 2.0 survey is sufficient to determine the potential impacts associated with a proposed development.

### **3.3. Limitations**

- 3.3.1. The data provided by the online resources were not exhaustive. It is possible that species and habitats not found in the data search occur within the vicinity of the proposed development site.
- 3.3.2. The details within this report will remain valid for a period of 12 months; beyond that date it is advised that a review of ecological conditions is undertaken.

## 4. Baseline Ecological conditions

### 4.1. Desk study

4.2.3. The HBIC data search confirmed that there was Five statutory wildlife sites recorded within 1km of the Site, the details of which are in Table 1 and Figure 2 below.

4.2.4. The HBIC data search confirmed that there were four non-statutory wildlife sites recorded within 1km of the Site, the details of which are in Table 2 and Figure 3 below.

Figure 2. A map showing the Statutory Wildlife Sites Within 1km of the site.

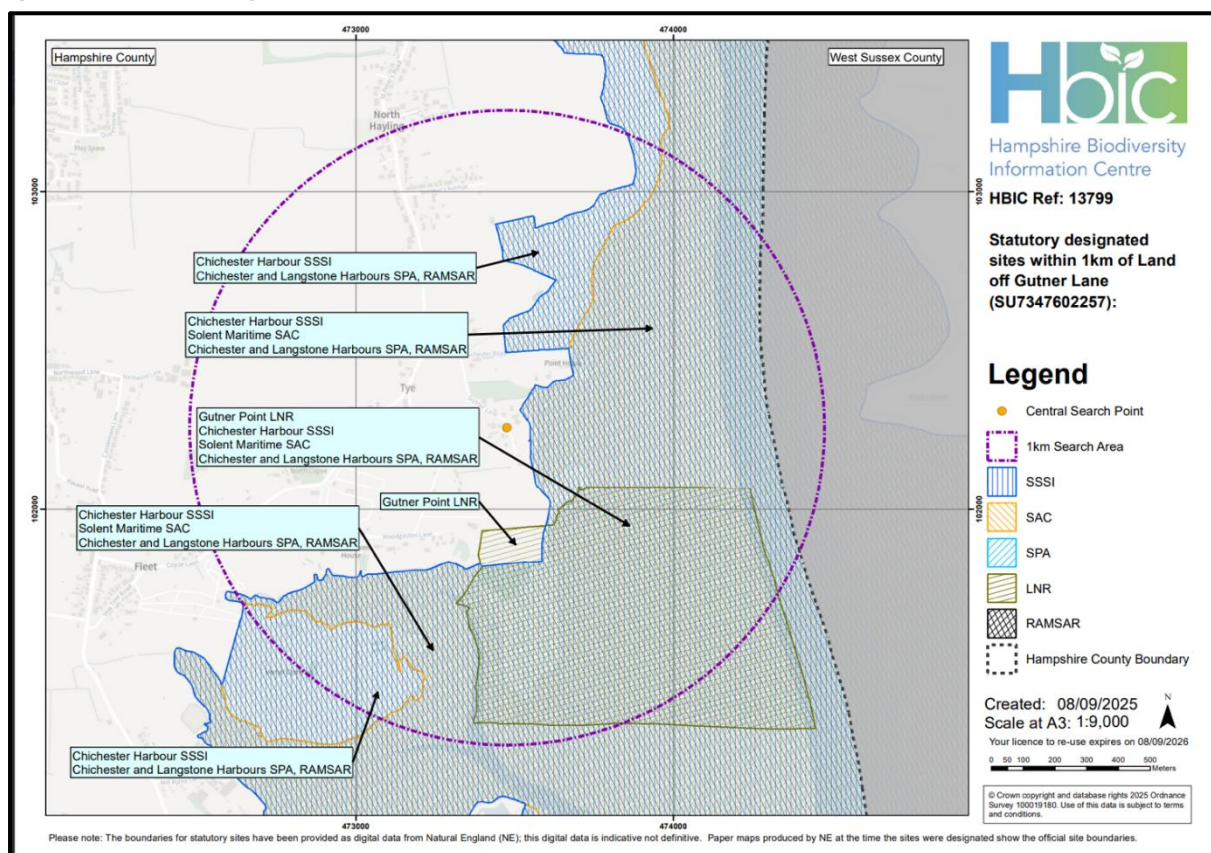


Table 1. Details of the statutory Wildlife Sites Within 1km of the Site.

| Site name                         | Designation |
|-----------------------------------|-------------|
| Chichester Harbour                | SSSI        |
| Solent Maritime                   | SAC         |
| Chichester and Langstone Harbours | SPA         |
| Chichester and Langstone Harbours | RAMSAR      |
| Gutner Point                      | LNR         |

Figure 3. A map showing the non-Statutory Wildlife Sites Within 1km of the site.

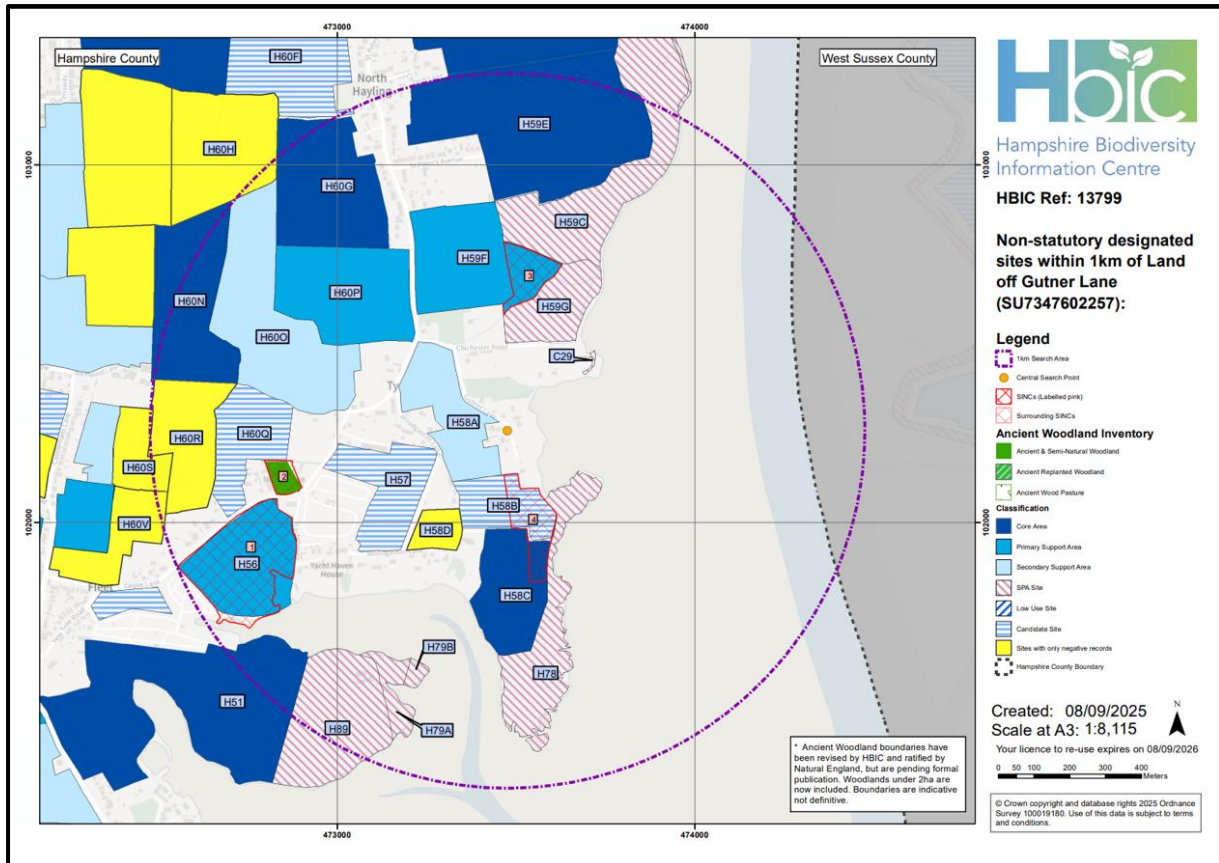
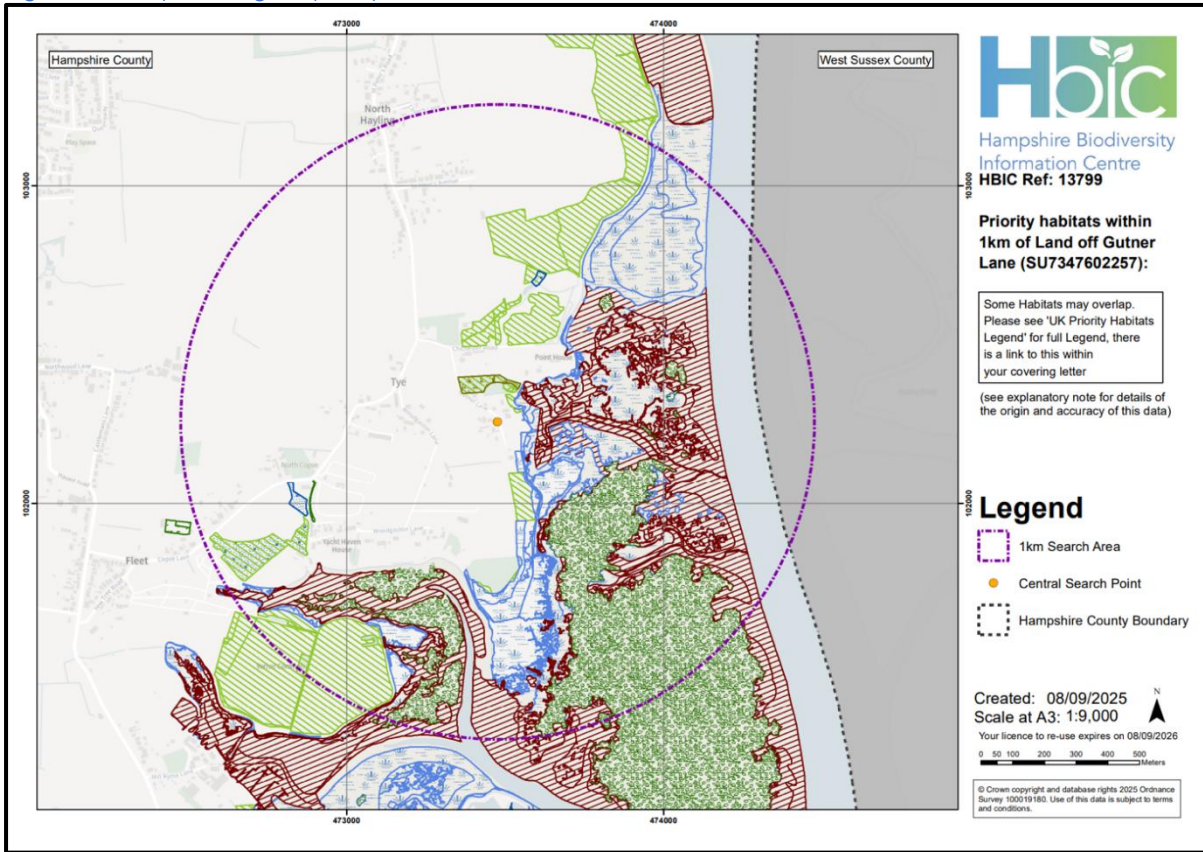


Table 2. Details of the non-statutory Wildlife Sites Within 1km of the Site.

| Site name                              | Designation | Area (hectares) |
|----------------------------------------|-------------|-----------------|
| Fields & Saltmarsh South of Copse Lane | SINC        | 7.06            |
| North Copse, Havant                    | SINC        | 0.70            |
| Chichester Road Meadow                 | SINC        | 1.64            |
| Gutner Lane Meadow                     | SINC        | 2.32            |

4.1.1. Priority habitats within that are recorded within 2km can be seen in Figure 4 below.

Figure 4. A map showing the priority habitats Within 1km of the site.



- 4.1.2. Three bat EPSLs have been granted within 2km of the site. The bat licences covered four species: brown long-eared *Plecotus auritus* common pipistrelle *Pipistrellus pipistrellus*, Soprano pipistrelle *Pipistrellus pygmaeus* Natterers *Myotis nattereri*.

Table 4. The details of EPSL's within 2km of the Site.

| Case reference     | Species                                                              | Distance (m) and direction from site |
|--------------------|----------------------------------------------------------------------|--------------------------------------|
| 2018-33706-EPS-MIT | Brown long-eared, Common pipistrelle, Soprano pipistrelle            | 1890m south west                     |
| 2016-25895-EPS-MIT | Natterers                                                            | 352m west                            |
| EPSM2010-2147      | Brown long-eared, Common pipistrelle, Soprano pipistrelle, Natterers | 1493m north                          |

- 4.1.3. Protected species records for the following taxa recorded within 1 km of the Site are set out in Table 5, below.

Table 5. Protected species records within 1km of the Site.

| Species name       | Number of records |
|--------------------|-------------------|
| <b>Amphibians</b>  |                   |
| Common toad        | 3                 |
| <b>Mammals</b>     |                   |
| Brown hare         | 1                 |
| Brown long-eared   | 3                 |
| Common pipistrelle | 42                |

|                         |    |
|-------------------------|----|
| Hedgehog                | 1  |
| Leislars                | 1  |
| Nathusius's pipistrelle | 1  |
| Serotine                | 5  |
| Soprano pipistrelle     | 35 |
| <b>Reptiles</b>         |    |
| Adder                   | 2  |
| Slow worm               | 5  |

## 4.2. Site survey

4.2.1. Habitat type and areas recorded on and adjacent to the Site are set out in Table 6, below.

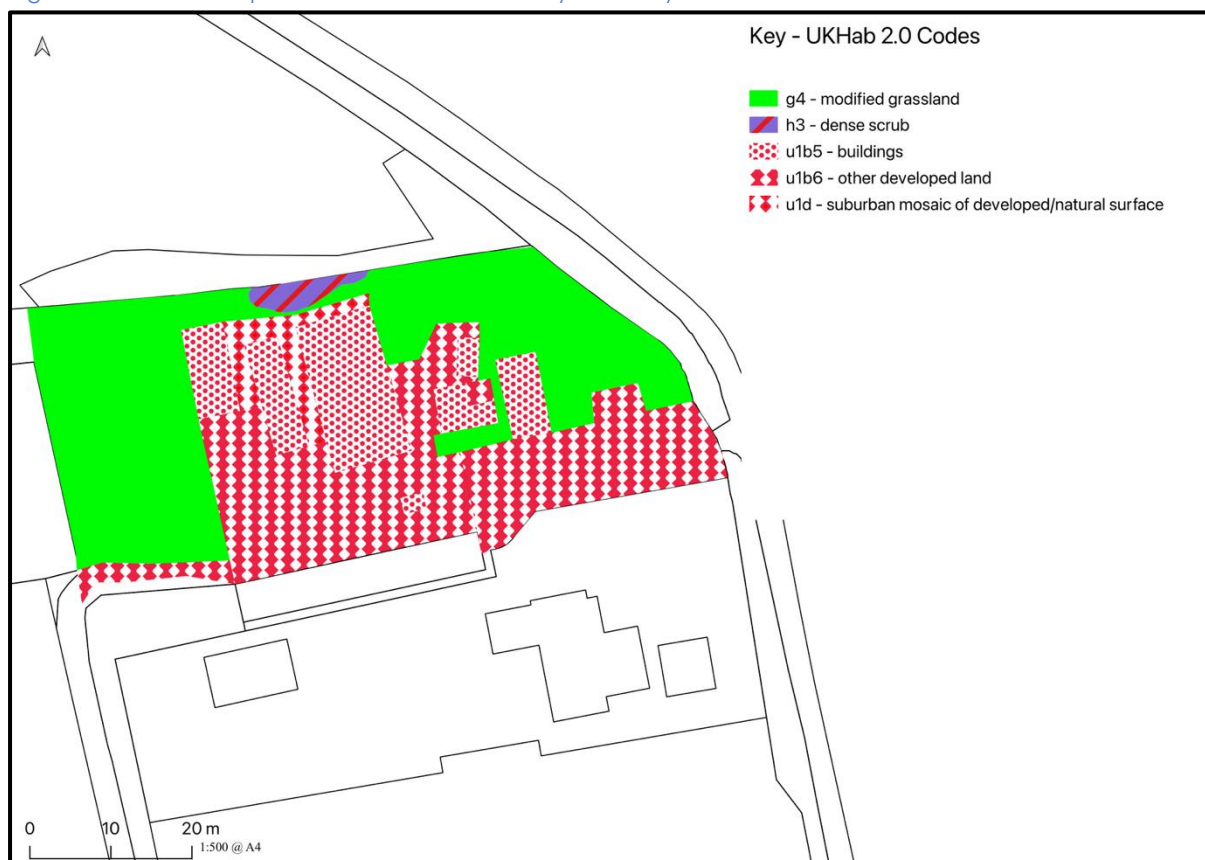
4.2.2. A UKHab 2.0 map of the site is set out in Figure 3 below.

Table 6. UKHab 2.0 types & Species recorded on or adjacent to the Site.

| Habitat type                                         | Species recorded                                                                                                                                                                                                                                           | Percentage present                        |
|------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| u1b5 – buildings                                     | N/A                                                                                                                                                                                                                                                        | N/A                                       |
| U1b6 – other developed land                          | N/A                                                                                                                                                                                                                                                        | N/A                                       |
| U1d – suburban mosaic of developed / natural surface | N/A                                                                                                                                                                                                                                                        | N/A                                       |
| g4 – modified grassland                              | Perennial rye grass – <i>Lolium perenne</i><br>Cocksfoot – <i>Dactylis glomerata</i><br>Field Bindweed - <i>Convolvulus arvensis</i><br>Thistle – <i>Cirsium</i> sp.<br>Plantain – <i>Plantago</i> sp.<br>Bramble - <i>Rubus fruticosus</i><br>Bare ground | 55%<br>15%<br>5%<br>5%<br>5%<br>1%<br>14% |
| h3 - Dense scrub                                     | Bramble – <i>Rubus fruticosus</i><br>Willow – <i>Salix</i> sp.                                                                                                                                                                                             | 80%<br>20%                                |

4.2.3. No category 9 invasive plants were recorded within the survey area.

Figure 4. UKHab 2.0 map of the Site with redline survey boundary.



4.2.4. Table 7 contains details of the potential for protected species and groups to be present.

Table 7. Protected species potential on Site.

| Species (group) | Habitat availability                                                  | Records                                                                                                                                   | Impact assessment                                                                                                                                                                                                                              |
|-----------------|-----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amphibians      | LOW                                                                   | Common toad                                                                                                                               | The grass sward was fairly short but there was LOW potential for amphibians to be using the site terrestrially.                                                                                                                                |
| Badgers         | LOW                                                                   | Yes.                                                                                                                                      | No evidence recorded on or adjacent to the Site.                                                                                                                                                                                               |
| Bats            | LOW roosting in buildings 1, 2, 4, 6 & 7 and LOW foraging & commuting | Barbastelle, brown long-eared, common pipistrelle, daubentons, nathusius's pipistrelle, leislers, noctule, serotine, soprano pipistrelle. | LOW potential within buildings 1,2,4,6 and 7 for roosting bats due to the low amount of PRF features.<br>NEGLIGIBLE potential within buildings 3 and 5 for roosting bats.<br>MODERATE potential for foraging & commuting bats across the Site. |
| Birds           | LOW foraging and commuting                                            | Fieldfare, mistle thrush, redwing, siskin, woodcock, spotted flycatcher, crossbill.                                                       | LOW potential for birds to be foraging and commuting on Site. The dense scrub that was seen bordering between building 3 on site has LOW potential for nesting birds as well as all the buildings on                                           |

|            |            |                |                                                                                                                                  |
|------------|------------|----------------|----------------------------------------------------------------------------------------------------------------------------------|
|            |            |                | Site has NEGLIGIBLE to LOW nesting potential.                                                                                    |
| Dormice    | NEGLIGIBLE | No.            | Small amount of scrub on site but NEGLIGIBLE potential for this species as well as no records in 1km of the Site.                |
| Otter      | NEGLIGIBLE | No.            | no suitable habitat recorded on Site.                                                                                            |
| Reptiles   | LOW        | Common lizard. | LOW potential across the site due to areas of bare ground and short sward height grassland along with some areas of dense scrub. |
| Water vole | NEGLIGIBLE | No.            | no suitable habitat recorded on Site.                                                                                            |

## 5. Ecological constraints and opportunities

### 5.1. Designated nature conservation sites

- 5.1.1. The HBIC data search confirmed that there was no statutory and four non-statutory wildlife sites recorded within 1km of the Site. The nearest statutory wildlife site, Chichester Harbour SSSI is located c120m to the east of the Site boundary. The nearest non-statutory wildlife site, Gutner Lane Meadow is located c100m to the south of the Site boundary.
- 5.1.2. It is considered unlikely that the proposed development will have a significant negative impact to the conservation status of any of the statutory or non-statutory wildlife sites present within 1km of the Site.

### 5.2. Habitats

- 5.2.1. The proposed development of the Site will result in the modification and loss of some of the existing habitats on Site, principally areas of u1b5 – buildings, u1b6 – other developed land, g4 – modified grassland and u1d – suburban mosaic of developed / natural surface as well as h3 – dense scrub.
- 5.2.2. A BNG assessment will be required.
- 5.2.3. None of the habitats adjacent to the Site are being affected by this development.

### 5.3. Fauna

- 5.3.1. The Site had LOW potential for reptiles and amphibians (in their terrestrial phase), It also had NEGLIGIBLE to LOW potential for terrestrial mammals, including the European badger.
- 5.3.2. There was LOW bat roosting potential within buildings 1, 2, 4, 6 and 7 and NEGLIGIBLE potential within buildings 3 and 5 and MODERATE foraging and commuting potential for bats across the Site.

- 5.3.3. There was LOW bird breeding potential within the scrub and building 3 on Site and LOW foraging and commuting potential for birds on Site.

#### **5.4. Further surveys required**

- 5.4.1. None

#### **5.5. Conclusions**

- 5.5.1. Due to this project being a Class Q conversion of a barn and it would be expected that there is no habitat loss on Site, should this not be correct or the plans change a BNG assessment will be required.

## 6. References

- CIEEM (2017) *Guidelines for Preliminary Ecological Appraisal*; CIEEM
- Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edn.) The Bat Conservation Trust, London.
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- Forestry Commission (2005) *Managing Woodland Open Space for Wildlife*
- Gent, T. & Gibson, S. (2003) *Herpetofauna Workers' Manual*; JNCC, Peterborough
- Gunnell, K., et al (2010) *Designing for Biodiversity: A technical guide for new and existing buildings*. (2<sup>nd</sup> edn). RIBA.
- Harris, S., Cresswell, P. & Jeffries, D. (1989) *Surveying Badgers – An occasional publication of the mammal society – No. 9*. Mammal Society, London
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- HMSO (1992) *The Protection of Badgers Act*; London
- HMSO (1994) *Biodiversity: The UK Action Plan*; London
- HMSO (2000) *The Countryside and Rights of Way Act*; London
- HMSO (2010) *The Conservation of Habitats and Species Regulations (as amended)*; London
- Mitchell-Jones, A. J. (ed.) (2004) *Bat Workers' Manual* (3<sup>rd</sup> edn). JNCC.
- Rose, F. (1981) *The Wild Flower Key*; Frederick Warne
- Rose, F. (1989) *Colour Identification Guide to the Grasses, Sedges, Rushes and Ferns of the British Isles and North Western Europe*; Viking
- UKHab Ltd (2023) *UK Habitat Classification Version 2.0* (<https://www.ukhab.org/>)

## 7. Appendices

### APPENDIX 1

Photo 1 – u1b5 – building 3



Photo 2 – u1b5 – buildings 6 & 7



Photo 3 – u1b5 – building 5



Photo 4 – u1b5 – building 4



Photo 5 – u1b5 – building 2



Photo 6 – u1b5 – building 1 & 2



Photo 7 – g4 – modified grassland with u1b5 – building and h3 – dense scrub behind the building.



Photo 8 – u1b6 – other developed land and g4 – modified grassland



Photo 9 – h3 – dense scrub and u1d – suburban mosaic of developed / natural land.



