

Preliminary Ecological Appraisal & Roost Assessment

Survey site:

Land North of Lavant Drive, Havant, Hampshire PO9 2AW

Client:

Perseus (Havant) Limited

Survey date:

20/05/2026

Project:

This report is prepared to inform a planning application with Havant Borough Council. The development is described as “Construction of a care home (within Class C2) with access, car parking, landscaping and other associated works”.

On the assumption that site conditions and habitats remain unchanged, the results of this assessment will remain valid for 18 months from the date of this survey i.e. until November 2027, in accordance with CIEEM guidance in the lifespan of Ecological Reports and Surveys. This survey and report should be updated if a planning application has not been submitted within this timeframe.

EXECUTIVE SUMMARY

The following outlines the ecological surveys and assessment work that are likely to be required to support a planning application and demonstrate compliance with relevant legislation. Further information, along with opportunities for biodiversity enhancement, are outlined in the proceeding sections of this report.

Table 1: Summary of key findings arising from this survey.

Key Findings
<ul style="list-style-type: none">▪ The proposed works may result in a net loss of biodiversity on site. As the site does not meet one of the exemptions, a Biodiversity Net Gain (BNG) assessment will be required to ensure the site delivers the net gain required by the local council.▪ A Construction Environmental Management Plan (CEMP) may be requested by the LPA via condition.▪ One Bat Emergence and Re-Entry survey will be required for B1. No works to the building that may block or remove potential roosting features should be carried out until the required surveys have been completed. Undertaking such work beforehand could unlawfully affect bats if present and may compromise the validity of the surveys and hinder the planning application process.▪ A Reasonable Avoidance Measures Method Statement is required be implemented for amphibians including GCN during construction. The site area is not covered by the Natural England or NatureSpace district licensing schemes. Owing to the low potential impacts to GCN as a result of the proposed development, a Reasonable Avoidance Measures Method Statement will reduce impacts to a suitably low level in the absence of available licensing schemes.▪ Various precautionary working methods have been recommended which have been fully detailed within the fauna section of this report.

1. INTRODUCTION

The aim of the PEA was to obtain data on existing ecological conditions, and to conduct a preliminary assessment of the likely significance of ecological impacts on the proposed development. The aim of the PRA was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how bats could use the site for roosting, foraging or commuting.

Methodology

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2025.](#)

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2025.](#)

Survey Details

The site survey was undertaken on 20/05/2026 by Ben Duursma BSc (Hons), Consultant Ecologist, accredited agent under CL2 Bat Licence (licence number available upon request).

Table 2: The weather conditions during the survey.

Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
14	72	83	3	None

Survey Limitations

It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood.

The site is characterised by thick bramble growth which somewhat restricted access to the southern portion of the site, however, the majority of the site was accessible and this report provides an evidence-based characterisation of the site.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

2. SITE LOCATION AND LANDSCAPE CONTEXT

2.1 Summary of Survey Findings

Site Location & Context

The site is centred at National Grid reference SU 71983 07087 and has an area of approximately 0.55ha. The site sits within the large town of Havant, with Oak Park Community Clinic ~40m to the south, and the Parkway Centre located ~40m to the north-west. The site is characterised by unmanaged grassland and mixed scrub, with individual trees and an area of hardstanding present onsite. Further unmanaged land is present to the north and to the east. Further afield lies residential buildings, hospital infrastructure, allotments, and commercial structures.

Aside from the mapped open mosaic habitat, the site is considered to be poorly-connected to priority habitats in the wider area, owing to the urban surroundings of the site which reduces connectivity.

Priority Habitats

This site is listed on MAGIC maps as containing Open Mosaic Habitat on Previous Developed Land. Following the site survey, it has been concluded that the site does not meet the UKHAB criteria for this habitat, please see habitat section for further details. MAGIC also lists the parcel to the north of the site similarly as Open Mosaic Habitat on Previous Developed Land. There are a further eight within 2km of the site. These comprise deciduous woodland, ancient & semi-natural woodland, coastal and floodplain grazing marsh, wood pasture and parkland, traditional orchard, mudflats, coastal saltmarsh and reedbeds.

Designated Sites

Statutory Designations within 2km

There are five statutory designations within 2km of the site, as detailed below:

Table 3: The statutory designated sites within 2km of the site boundary.

Designation	Distance from Site
Chichester Harbour Site of Special Scientific Interest (SSSI)	1820m SE
Warblington Meadow Site of Special Scientific Interest (SSSI)	1945m SE
Chichester And Langstone Harbours Ramsar Site	1820m SE
Solent Maritime Special Area of Conservation (SAC)	1820m SE
Chichester And Langstone Harbours Special Protection Area (SPA)	1820m SE

Statutory Designations within 10km

There are five additional national network sites (SAC, SPA, Ramsar) located within 10km, as detailed below:

Table 4: The additional national network sites within 10km of the site boundary.

Designation	Distance from Site
Solent & Isle Of Wight Lagoons Special Area of Conservation (SAC)	4740m SW
Kingley Vale Special Area of Conservation (SAC)	8890m E
Solent And Dorset Coast Special Protection Area (SPA)	5720m SW
Portsmouth Harbour Special Protection Area (SPA)	7100m W
Portsmouth Harbour Ramsar Site	7100m W

SSSI Risk Zone

The site does fall within the impact risk zone for Chichester Harbour SSSI however, the proposed development type is not listed as possible high risk with regard to this designation.

The site is located within a nutrient neutrality catchment.

Non-Designated Sites

The presence of non-statutory designated sites within 2km of the site cannot be established without data from the local records centre. Whilst some habitats in the wider landscape may host designations, the immediate environs of the site do not host habitats likely to be of designable quality.

2.2 Foreseen Impacts

No direct impacts to any designated sites will occur as a result of the proposed development. However, due to the proximity of the site to Chichester Harbour SSSI, and the possible presence of non-statutory designations in the vicinity, indirect effects such as pollution during construction, or increased recreational pressure, could occur.

The proposed development will result in an increase in overnight accommodation, which in the absence of mitigation will result in increased nutrient effluents through the discharge of wastewater, which in turn could result in adverse impacts to nearby statutory sites that are sensitive to nutrient impacts. It is noted that this is addressed separately within the accompanying Nutrient Neutrality Assessment associated with this submission.

2.3 Recommendations

Best practice measures to minimise the possibility of pollution, damage to adjacent habitats must be implemented during construction. A Construction Environmental Management Plan (CEMP) may be requested by the LPA via condition. This should include the following measures:

- Retained trees adjacent to the site will be protected in line with the measures outlined in the British Standard 'Trees in Relation to Design, Demolition and Construction to Construction - Recommendations' (BS 5837) (2012).
- Appropriate buffering between the development zone and retained habitats (e.g. 15m for ancient woodland)
- Use of Heras or other appropriate fencing to prevent encroachment by contractors onto adjacent habitats.

A Construction Ecological Management Plan (CEMP) will be required, outlining best practice measures to delineate the construction zone and to minimise the possibility of pollution and damage to nearby habitats during construction.

A Nutrient Neutrality Assessment will accompany the planning submission. This assessment will calculate the anticipated change in nutrient outputs arising from the proposed development and, where required, identify appropriate onsite and/or offsite mitigation measures to ensure the proposals achieve nutrient neutrality.

3. ONSITE HABITATS

The following outlines the ecological surveys and assessment work that are likely to be required to support a planning application and demonstrate compliance with relevant legislation.

3.1 Summary of Survey Findings

Mixed scrub (h3h)

The site is predominantly characterised by a mixed scrub habitat which has developed through long-term natural succession following the cessation of the site's former use as a school. The scrub is dominated by extensive stands of bramble *Rubus fruticosus agg.*, with frequent hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa*, dog rose *Rosa canina*, dogwood *Cornus sanguinea* and gorse *Ulex europaeus*. Scattered saplings are also present throughout, including English oak *Quercus robur*, holm oak *Quercus ilex*, horse chestnut *Aesculus hippocastanum*, apple *Malus domestica*, occasional *Prunus* species and buddleia *Buddleja davidii*.

The scrub is generally dense and continuous, with limited open ground beneath the canopy. Areas of species-diverse grassland are also present but are additional to the dominant scrub habitat (see following habitat in section). The site is identified on MAGIC as Open Mosaic Habitat on Previously Developed Land (OMHPDL). However, field survey observations indicate that the habitat does not meet the full criteria associated with this priority habitat type. Although the site exceeds 0.25 ha and is located on previously developed land, the habitat has undergone substantial ecological succession and is now dominated by mid-successional scrub rather than early successional communities characteristic of OMHPDL.

No areas of unvegetated loose substrate, exposed rubble, ephemeral vegetation, or sparsely vegetated ground were recorded during the survey, and no pools were present. Furthermore, while variation exists between scrub and grassland habitats, the site does not support the mosaic of early successional habitats and bare substrate which is characteristic of OMHPDL. The site therefore does not satisfy the full definition of Open Mosaic Habitat on Previously Developed Land under the UKHab criteria.

Species present within this habitat include bramble (*Rubus fruticosus*), hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*), dog roses (*Rosa canina*), dogwood (*Cornus sanguinea*), English oak (*Quercus robur*), horse-chestnut (*Aesculus hippocastanum*), evergreen oak (*Quercus ilex*), crab apples (*Malus sylvestris*), buddleja (*Buddleja davidii*), cherry sp. (*Prunus sp.*), gorse (*Ulex europaeus*) and willow sp. (*Salix sp.*).

In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, the mixed scrub was assessed to have a moderate condition value.

Other neutral grassland (g3c)

The site contains areas of unmanaged grassland occurring as small patches within and between the surrounding scrub. The sward is fairly uniform in height with little variation in structure, reflecting the absence of active management. It supports a moderately diverse mix of mesotrophic and ruderal species, including perennial ryegrass *Lolium perenne*, red fescue *Festuca rubra*, oat grass *Arrhenatherum spp.*, oxeye daisy *Leucanthemum vulgare*, common knapweed *Centaurea nigra*, yarrow *Achillea millefolium*, red clover *Trifolium pratense*, common sorrel *Rumex acetosa*, black medick *Medicago lupulina*, spear thistle *Cirsium vulgare* and common ragwort *Jacobaea vulgaris*, with occasional climbing species such as common vetch *Vicia sativa*. The grassland shows limited structural diversity and no clear mosaic of differing sward heights or bare ground. It is best described as a grassland influenced by long-term neglect and encroachment from surrounding scrub, forming part of a broader transitional scrub-grassland habitat across the site.

Table 5a: Species abundance for other neutral grassland.

Abundance	Species
Dominant	False Oat-grass (<i>Arrhenatherum elatius</i>)
Abundant	Common Ragwort (<i>Jacobaea vulgaris</i>)
Frequent	Perennial Rye-grass (<i>Lolium perenne</i>), Oxeye Daisy (<i>Leucanthemum vulgare</i>), Red Clover (<i>Trifolium pratense</i>)
Occasional	Creeping Cinquefoil (<i>Potentilla reptans</i>), Black Medick (<i>Medicago lupulina</i>), Common Vetch (<i>Vicia sativa</i>), Red Fescues (<i>Festuca rubra</i>), Yarrow (<i>Achillea millefolium</i>), Spear Thistle (<i>Cirsium vulgare</i>), Ribwort Plantain (<i>Plantago lanceolata</i>)
Rare	Sweet Pea (<i>Lathyrus odoratus</i>), Cow Parsley (<i>Anthriscus sylvestris</i>), Mugwort (<i>Artemisia vulgaris</i>),

	Greater Plantain (<i>Plantago major</i>)
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In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, the other neutral grassland was assessed to have a moderate condition value.

Developed land; sealed surface (u1b)

Hardstanding pavement is present on the southern site boundary.

In accordance with the Statutory Biodiversity Metric, this habitat is not subject to a condition assessment.

Scattered Trees (32)

Three individual trees are present across the site, comprising a small horse chestnut (T6), a small English oak (T8), and a small goat willow (T9). No suitable roosting features were identified, and no evidence of bats was recorded. A group of very small trees is listed within the arboriculture report, these come under the broader mixed scrub habitat type listed above. There are multiple large mature horse chestnut trees located offsite adjacent to the western site boundary, which will be retained. Please see the associated arboriculture report for further details.

In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, the trees were assessed as follows:

Table 6: The condition assessment scores for the scattered trees on site.

Tree / Group	Common Name	Condition Score
T6	Horse chestnut (small)	Good
T8	English oak (small)	Moderate
T9	Goat willow (small)	Moderate

Building (u1b5)

There is one building on site; an electrical substation.

3.2 Foreseen Impacts

The proposed development will result in the loss of other neutral grassland and mixed scrub. This is likely to result in a relatively low magnitude of impact on biodiversity, reflecting the moderate ecological value and secondary nature of the habitats present. However, this could lead to a net loss in biodiversity at the site.

3.3 Recommendations

A Construction Ecological Management Plan (CEMP) will be required, outlining best practice measures delineate the construction zone and to minimise the possibility of pollution and habitat damage during construction.

The proposed development requires a Biodiversity Net Gain assessment, to calculate the value of habitats on site and ensure the delivery of a minimum of 10% measurable biodiversity net gain.

4. INVASIVE SPECIES

The following outlines the ecological surveys and assessment work that are likely to be required to support a planning application and demonstrate compliance with relevant legislation.

4.1 Summary of Survey Findings

No non-native invasive or otherwise problematic plants were recorded on site or are considered likely to be on site, but, given seasonal limitations and the sites wider context, may be visible at other times of year.

4.2 Foreseen Impacts

None.

4.3 Recommendations

No further surveys but remain vigilant.

5. FAUNA: BATS

The following outlines the ecological surveys and assessment work that are likely to be required to support a planning application and demonstrate compliance with relevant legislation.

5.1 Summary of Survey Findings

EPSL data and local records

A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roost sites in close proximity to the licensed site. There are 2 EPSLs within a 2km radius of the site, as detailed below:

Table 7: EPSL survey returns for bats within a 2km radius.

EPSL Reference	Bat Species Affected	Distance from Site <i>(EPSL records are accurate to 100m)</i>	Impacts Allowed by Licence
2014-1826-EPS-MIT	Common pipistrelle	~1.45km SW	Destruction of a resting place
2019-40030-EPS-MIT-1	Common pipistrelle	~1.91km N	Destruction of a resting place

There are no Special Areas of Conservation designated for bats within 10km of the site.

Foraging and commuting habitat

Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of mixed scrub, other neutral grassland and scattered trees, and offsite within 2km including open mosaic habitats on previously developed land, deciduous woodland, ancient & semi-natural woodland, coastal and floodplain grazing marsh, wood pasture and parkland and traditional orchard. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations.

Roosting habitat

Buildings and trees to be impacted by the proposed development were assessed for their suitability to support roosting bats below. There is a total of one building on site; electrical substation (B1). There was no evidence of roosting bats identified.

Buildings

B1 : Industrial

The building is a substation structure with brick walls and a bitumen felt roof. A crevice on the northern elevation of the brickwork presents suitable roosting habitat for crevice-dwelling bats, and two exposed spaces beneath the roof, where the wall has been partially removed, could offer resting places for a small number of individuals. Despite the weathered condition of the timber bargeboards, no suitable roosting features were identified in this area. No bat evidence was recorded during the survey.

The building has **low** habitat value.



Building B1

Table 8a: The roosting features associated with building B1.

Feature	Materials/Details	Condition / description / suitability	Photograph
Walls	Brick	<p>Condition/description</p> <p>The walls of B1 were mostly absent of suitable roosting features, however, a large crevice is present on the northern elevation of B1 where the wall has been partially removed. This crevice is about 1m deep. It should be noted that the southern and eastern elevations of this building were covered in ivy.</p> <p>Suitability/access/evidence of bats</p> <p>The crevice on the northern elevation of B1 provides suitable roosting habitat for crevice-dwelling bats.</p>	 <p><i>B1 walls</i></p>  <p><i>B1 walls</i></p>

Roof	Bitumen felt	<p>Condition/description</p> <p>The roof was in a weathered condition, however, no suitable roosting features were recorded on the roof section of B1. Underneath the roof, where the wall has been partially removed, there are two exposed hole spaces which are approximately 30cm deep.</p> <p>Suitability/access/evidence of bats</p> <p>The roof itself provides no suitable roosting features and no evidence of bats was recorded. The two exposed spaces could provide suitable resting places for a low number of individual bats.</p>	 <p><i>B1 roof, space underneath</i></p>  <p><i>B1 roof</i></p>
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Barge boards	Timber	<p>Condition/description</p> <p>The timber bargeboards were in a very weathered condition from being exposed to the elements. Despite the weathered condition, no suitable roosting features were identified.</p> <p>Suitability/access/evidence of bats</p> <p>No suitable roosting features were identified, and no evidence of bats was recorded.</p>	 <p><i>B1 barge boards / fascia boards</i></p>
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Trees

T6 : Horse Chestnut

T6 is a horse chestnut located at SU 71962 07075. The tree has a DBH of 15cm.

No roosting features were identified for this tree.

T8 : English oak

T8 is an English oak located at SU 71995 07121. The tree has a DBH of 12cm.

No roosting features were identified for this tree.

T9 : Goat Willow

T9 is a goat willow located at SU 72018 07060. The tree has a DBH of 25cm.

No roosting features were identified for this tree.

5.2 Foreseen Impacts

Roosting habitat [Buildings]

The proposed development will result in the demolition of B1. This could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats.

Roosting habitat [Trees]

None of the trees present on site included suitable roosting features for bats to utilise, therefore, no impacts to roosting bats are anticipated.

Foraging and commuting habitat

The proposed development will result in the loss of other neutral grassland and mixed scrub, however, the small size of the site limits the suitability of the site for foraging and commuting bats.

Artificial lighting

The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.

5.3 Recommendations

Roosting habitat [Buildings]

One bat emergence/re-entry survey is required on B1 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building.

This survey visit should be completed during the optimal survey period mid-May to August inclusive.

Sub-optimal: early May and September. Would require greater justification of timing e.g., weather conditions, known local bat activity.

Two survey positions are required to provide full coverage of the building's elevations to look for emerging/re-entering bats. An infrared camera should also be employed as part of the survey to see where any specific roost locations are located.

Lighting mitigation may be required based on the outcome of the night bat survey(s).

If any bat roosts are confirmed from this survey schedule, a bat licence would be required to demolish the buildings as it would involve the destruction of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works.

An EPSL application to Natural England will be required. The EPSL application requires that all surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission.

Roosting habitat [Trees]

In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice.

Foraging and commuting habitat

The site is relatively small and situated within a densely urbanised landscape characterised by existing artificial lighting and associated light spill. Although the mixed scrub, grassland and scattered trees provide some opportunities for commuting and foraging bats, the site's limited size, urban context and isolation from more extensive habitat features reduce its overall suitability. The site may support occasional foraging or

commuting activity by common bat species; however, it is not considered likely to form an important commuting route or foraging resource within the wider landscape. On balance, the site is considered to offer low suitability for bats, and no further bat activity surveys are considered necessary.

Artificial lighting

A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: <https://www.bats.org.uk/news/2023/08/bats-and-artificial-lighting-at-night-ilp-guidance-note-update-released>

Suggested biodiversity enhancements

The installation of three bat boxes at the site will provide additional roosting habitat for bats.

The bat boxes will be incorporated into the fabric of the new building. Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box, or similar alternative brand.

Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.

6. FAUNA: BIRDS

The following outlines the ecological surveys and assessment work that are likely to be required to support a planning application and demonstrate compliance with relevant legislation.

6.1 Summary of Survey Findings

Buildings

No evidence of nesting birds was identified on or within B1, however the building is considered suitable for bird nesting owing to the two spaces identified underneath the roof.

An active great tit nest with three nestlings was discovered in the hollow pole next to the entrance gate on the western site boundary. See images in appendix 4 and location in appendix 1.

Trees and vegetation

No bird nests were identified within the vegetation on-site, however mixed scrub and scattered trees offer both nesting and foraging opportunities.

Due to the small size of the site and the extent and type of the habitats recorded, the site is not considered suitable to support a significant assemblage of protected and/or notable birds.

Barn Owls

The site does not appear to provide any suitable nesting sites for barn owls.

6.2 Foreseen Impacts

Buildings / trees

The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.

Trees and vegetation

Mixed scrub and other neutral grassland will be removed during construction. The loss of such habitats could result in a reduction in nesting habitat. Furthermore, the proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.

Barn Owls

None foreseen.

6.3 Recommendations

Buildings / trees

Any building or vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged or an ecologist has confirmed the nesting attempt has concluded.

Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged or an ecologist has confirmed the nesting attempt has concluded.

Owing to the active great tit nest which is in the hollow pole adjacent to the entrance gate on the western site boundary, no works should be undertaken on the fence/gate until the nestlings have fledged.

Trees and vegetation

Given the scale of the site and the availability of extensive similar habitat in the surrounding urban area, any breeding birds present are expected to be common species of low conservation concern. It is therefore considered that targeted breeding bird surveys are not required, with any impacts being appropriately addressed through timing of works and standard precautionary measures.

Barn Owls

No further barn owl surveys required.

Suggested biodiversity enhancements

The installation of a minimum of three bird boxes on mature trees around the site boundaries will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings), Schwegler 1SP Sparrow Terrace (buildings), Schwegler 1B Nest Boxes (trees), Schwegler 2H Robin Boxes (trees), Woodstone Nest Box (buildings or trees) or a similar alternative brand.

Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole.

Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.

7. FAUNA: REPTILES

The following outlines the ecological surveys and assessment work that are likely to be required to support a planning application and demonstrate compliance with relevant legislation.

7.1 Summary of Survey Findings

EPSL data and local records

A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site.

Habitat suitability

The site provides a mixture of unmanaged grassland and dense mixed scrub, which together offer some potential for common reptile species, particularly along ecotonal edges between scrub and grassland. However, the habitat is generally limited in suitability due to the dominance of dense bramble scrub, which restricts the availability of open basking areas and structural diversity.

Reptile surveys were undertaken on the site in July 2025 (Tetra tech, 2025). The reptile survey was completed less than 18 months ago and site conditions have not materially changed; therefore the survey is considered valid. This survey identified a low population of slow worms (*Anguis fragilis*) onsite, with evidence suggesting possible breeding within areas of mixed scrub. The site was assessed as largely suitable for reptiles, with scrub and grassland providing foraging and basking habitat, although connectivity to the wider landscape is limited. The report concluded that the proposed development would result in the permanent loss of suitable habitat and potential impacts including habitat severance, and risk of killing and injury during site clearance. As a result, mitigation measures, including exclusion fencing, translocation and habitat creation, were recommended to ensure compliance with wildlife legislation and planning policy.

Wider landscape

The wider landscape surrounding the site is highly urbanised, comprising residential development, transport infrastructure and limited semi-natural habitat. As such, opportunities for dispersal and connectivity to other suitable reptile habitat are considered restricted, with the site likely functioning as a relatively isolated but self-contained habitat patch within the local area.

7.2 Foreseen Impacts

Mixed scrub and other neutral grassland will be removed during construction. The loss of such habitats could result in a reduction in reptile habitat and could result in the fragmentation of the local landscape. Furthermore, site clearance could result in the death or injury of reptiles, if present.

7.3 Recommendations

The recommendations and mitigation measures detailed within the Tetra Tech (2025) reptile survey report should be implemented in full.

8. FAUNA: AMPHIBIANS

The following outlines the ecological surveys and assessment work that are likely to be required to support a planning application and demonstrate compliance with relevant legislation.

8.1 Summary of Survey Findings

EPSL and survey data

A review of the MAGIC database returned no granted EPSL records for amphibians within 2km of the site. Further, no positive class survey licence return or DLL historic survey data (2017 – 2019) for great crested newts (GCN) were present within 2km of the site.

A review of MAGIC database found no granted EPSL for great crested newts (GCN) within 2km of the site.

Aquatic habitat suitability (including ponds within 500m)

Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001).

There are no ponds on the site, but a review of aerial imagery (MAGIC and OS Maps) indicates the presence of one pond within 500m. The closest pond is located ~190m SE.

A pond map showing approximate pond locations is provided in Appendix 6.

Terrestrial habitat suitability

The site provides generally limited suitability for amphibians. The terrestrial habitats comprise predominantly dense mixed scrub and unmanaged grassland, which may offer some cover and foraging opportunities, particularly along ecotonal edges; however, no standing waterbodies, ponds, ditches or other aquatic features suitable for breeding were recorded on site. The scrub is generally dense and continuous, limiting the availability of damp refugia and open foraging areas typically favoured by amphibians during the terrestrial phase. The wider site is also relatively small and located within a highly urbanised landscape, which restricts connectivity to potential off-site breeding habitats. Overall, while common amphibian species could occur transiently within the terrestrial habitats, the site is considered to offer low suitability for supporting breeding populations.

8.2 Foreseen Impacts

When georeferencing the proposed development plans over scaled mapping of the site, it is noted that the development area is likely to result in the loss or significant disturbance of >0.5ha of suitable terrestrial habitat. If great crested newts are present within the pond present ~190m SE of the site, when completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces an amber risk score, which states: Offence likely. Without appropriate mitigation the proposed development would likely result in impacts to great crested newts. While there is some connectivity between the identified offsite pond and the site, this is limited by surrounding urban infrastructure. It should be noted that neither the Natural England or NatureSpace licensing schemes are available in this area. Access to the offsite pond was not possible, therefore, eDNA surveys were by extension not possible.

8.3 Recommendations

Owing to the low potential for impacts to great crested newts, a Reasonable Avoidance Measures Method Statement will be implemented for amphibians including GCN during construction, to include the following measures:

- Site clearance works will be undertaken during the active period for amphibians (March to October inclusive) and will avoid the amphibian hibernation period (November to February inclusive)
- Delivery of a Toolbox Talk to all contractors by a GCN licenced ecologist or accredited agent.
- Supervision of vegetation clearance by GCN licenced ecologist or accredited agent. Whereby a staged approach will be adopted for vegetation clearance, with vegetation strimmed to 15cm and left overnight to allow any amphibians to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter amphibians from the working area.

- Any rubble piles will be dismantled by hand under supervision by a GCN licenced ecologist or accredited agent and debris and brash will be stored on pallets or removed from the site to prevent amphibians from utilising these areas.
- Vegetation will then be maintained at a short sward (5cm) to discourage amphibians.
- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.
- Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians could use.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.
- If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.
- In the unlikely event that a great crested newt is identified, works must cease and advice must be sought from a suitably qualified ecologist.

9. FAUNA: RIPARIAN ANIMALS

The following outlines the ecological surveys and assessment work that are likely to be required to support a planning application and demonstrate compliance with relevant legislation.

9.1 Summary of Survey Findings

A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed for riparian animals (otters and water voles). No EPSLs relating to riparian animals are present within a 2km radius of the site.

Habitat suitability

There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance.

9.2 Foreseen Impacts

No impacts are anticipated on riparian animals as a result of the proposed development.

9.3 Recommendations

No further surveys for riparian animals required.

10. FAUNA: HAZEL DORMOUSE

The following outlines the ecological surveys and assessment work that are likely to be required to support a planning application and demonstrate compliance with relevant legislation.

10.1 Summary of Survey Findings

EPSL data and local records

A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed for hazel dormouse. No EPSLs relating to hazel dormouse are present within a 2km radius of the site.

Habitat suitability

The closest area of woodland to the site is over 3km from site. The site is enclosed by urban infrastructure including roads and significant residential development. These landscape features fragment suitable dormice habitat in the wider landscape and are likely to limit dispersal opportunities to the site. As such it is considered likely that hazel dormice are absent from site.

10.2 Foreseen Impacts

No impacts are anticipated on hazel dormice as a result of the proposed development.

10.3 Recommendations

No further hazel dormouse surveys required.

11. FAUNA: BADGERS

The following outlines the ecological surveys and assessment work that are likely to be required to support a planning application and demonstrate compliance with relevant legislation.

11.1 Summary of Survey Findings

No badger setts were noted on site or within a 30m radius of the site. Further, no evidence of foraging badgers was noted within the development area. However, the site was considered suitable for badger sett excavation and foraging habitat.

11.2 Foreseen Impacts

No works will be undertaken within 30m of a badger sett. Mixed scrub and other neutral grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local badger populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of badgers, if present.

11.3 Recommendations

Owing to the nature of the proposed development and the low potential for impacts to badgers, further badger surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures:

- A toolbox talk will be given to contractors regarding the possible presence of badgers at the site.
- A pre-commencement inspection of the site will be undertaken for any new badger activity if works do not commence within three months.
- Heras fencing will be erected around the working area to prevent encroachment into retained habitats where badger setts could be present.
- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.
- The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which badgers could use.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

- In the unlikely event that a badger sett is identified, works must cease and advice must be sought from a suitably qualified ecologist.

Suggested biodiversity enhancements

Planting fruit bearing trees and species-rich grassland to increase foraging opportunities for badgers.

12. FAUNA: INVERTEBRATES

The following outlines the ecological surveys and assessment work that are likely to be required to support a planning application and demonstrate compliance with relevant legislation.

12.1 Summary of Survey Findings

The habitats present on-site, including mixed scrub, other neutral grassland, and individual trees, likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.

12.2 Foreseen Impacts

Mixed scrub and other neutral grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local invertebrate populations owing to the presence of more extensive habitat locally.

12.3 Recommendations

No further surveys.

13. FAUNA: OTHER NOTABLE SPECIES

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

13.1 Summary of Survey Findings

Hedgehogs

The mixed scrub and other neutral grassland onsite provides foraging and commuting opportunities for hedgehogs, with woodland habitat nearby.

Fox

The mixed scrub and other neutral grassland onsite provides foraging, commuting, and potential den building opportunities. Upon entering the site three foxes were observed 5m to the east of B1 in the grassland area, these foxes comprised one adult and two cubs. All three were observed entering the adjacent scrub to the east of B1.



Fox cub.

13.2 Foreseen Impacts

Hedgehogs

Mixed scrub and other neutral grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.

Fox

Mixed scrub and other neutral grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local fox populations owing to their value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of foxes, if present.

13.3 Recommendations

Hedgehogs

Similar to the badgers, a precautionary working method will be implemented during construction, including the following measures:

- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.
- The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

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

Fox

Similar to the badgers, a precautionary working method will be implemented during construction, including the following measures:

- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.
- The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which foxes could use.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

If any foxes are found in the working area these should be allowed to disperse of their own accord.

13.4 Suggested Biodiversity Enhancements

Hedgehogs

The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs:

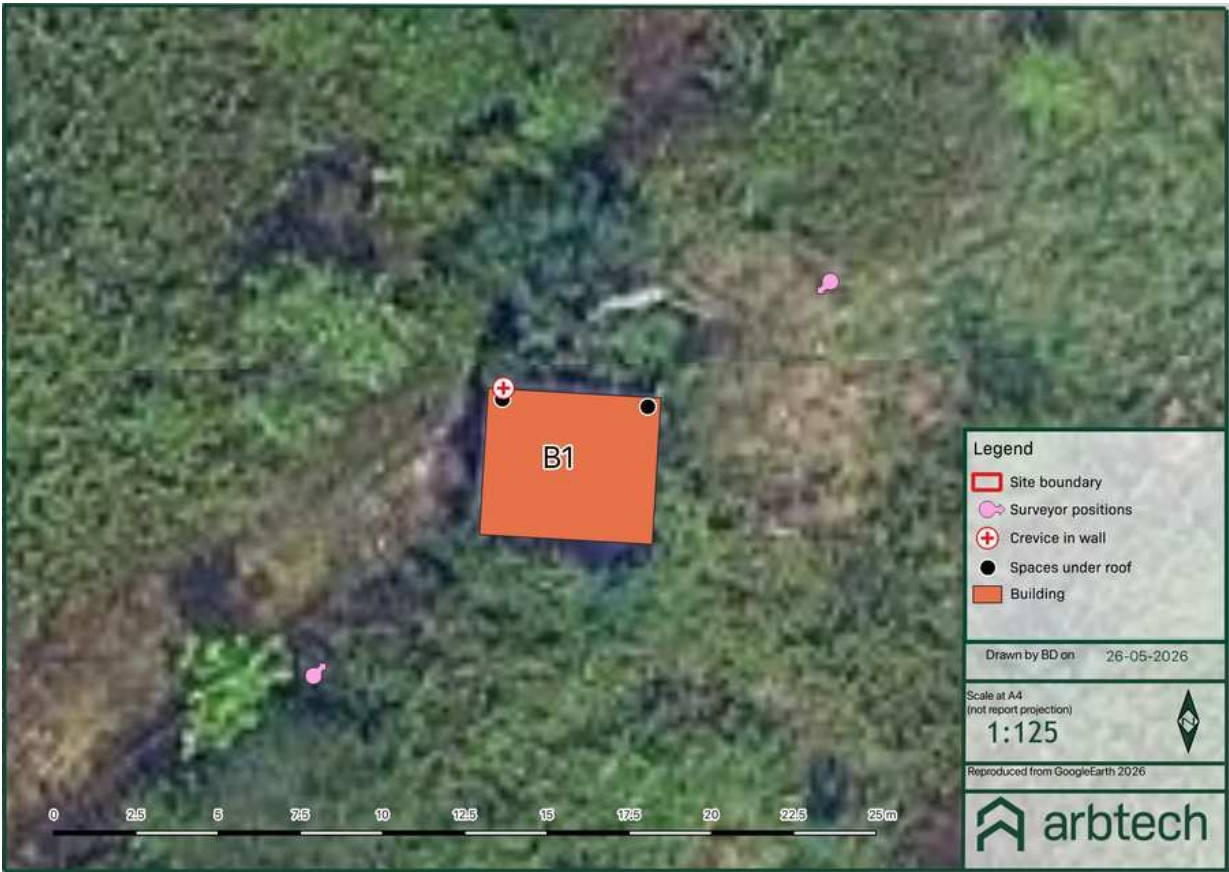
- Planting fruit bearing trees and species-rich grassland to increase foraging opportunities.
- Creation of brash piles or installation of hedgehog houses in shady areas.
- Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.

APPENDIX 1: SURVEY/HABITAT MAP

PEA Map



PRA Map



APPENDIX 2: LOCATION MAP



Preliminary Ecological Appraisal & Roost Assessment



APPENDIX 4: HABITAT IMAGES



Mixed scrub



Mixed scrub



Mixed scrub



Other neutral grassland



Developed land; sealed surface



Scattered trees; T1



Great tit nest in gate pole.



Location of great tit nest in gate pole.

APPENDIX 5: BASELINE CONDITION SCORE TABLES

Mixed scrub (h3h) condition assessment.

	Criteria Description	Criteria Passed?
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). At least 80% of scrub is native; There are at least three native woody species ² ; And no single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Y
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Y
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	Y
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Y
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N
		Total 4/5
	Condition moderate due to passing 4 of 5 criteria.	

Other neutral grassland (g3c) condition assessment.

	Criteria Description	Criteria Passed?
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote suboptimal species which may be listed in the UKHab description). Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Y
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	N
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens. For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.	Y
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	N
E	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species (as listed on Schedule 9 of WCA5) are present, this criterion is automatically failed.	Y
F	There are 10 or more vascular plant species per m2 present, including forbs that are characteristic of the habitat type (Schedule 9 species cannot contribute towards this count).	Y
		Total 4/6
	Condition moderate due to passing 4 of 6 criteria.	

Scattered trees (T6, T8, T9) condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	Y
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y
C	The tree is mature (or more than 50% within the block are mature).	N
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
		Total 4/6
	Condition moderate due to passing 4 of 6 criteria.	

APPENDIX 6: PONDS



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