

Preliminary Ecological Appraisal & Roost Assessment

Survey site:

Waterlooville Health Centre, Dryden Close, Waterlooville PO76AJ

Client:

NHS Property Services Ltd

Survey date:

18/05/2026

Project:

This report is prepared to inform a planning application with Havant Borough Council. This proposal can be described as "Construction of a wellbeing garden, including landscaping with associated works and structures".

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 is work you will need to commission to obtain planning permission and to comply with 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 will result in the removal of habitat 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. The BNG currently shows a net gain in habitat and hedgerow units.• A low impact lighting strategy will be adopted for the site during and post-development, which will be designed to incorporate the measures laid out in the latest (2023) bat lighting guide Guidance Note 8 Bats and Artificial Lighting¹.• 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 18/05/2026 by Zenobia - Jay Pattison BSC (Hons), Senior Ecologist holder of a Natural England Level 1 Great Crested Newt license, and Accredited Agent under Natalie Evan’s Bat License (license numbers available upon request).

Table 2: The weather conditions during the survey.

Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
12	72	90	3	Intermittent drizzle

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.

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.

Access to areas of land up to 30m from the site to search for signs of badger was not possible, however, a limited amount of land to the east was accessible, and a limited amount of land to the north, west, and south was visible from site, and no signs of badger setts were apparent. The site is located within a very urban area with very limited sett-building opportunities. Therefore, the slightly limited access to off-site areas to assess the potential for badger presence is not considered to represent a significant constraint.

It was not possible to enter any loft voids within the building during the survey, due to its use. This however is not considered to represent a significant constraint as no impacts to the building are anticipated.

2. SITE LOCATION AND LANDSCAPE CONTEXT

2.1 Summary of Survey Findings

Site Location & Context

The site is centred at National Grid reference SU 67999 10700 and has an area of approximately 0.6ha. The site comprises a health centre (building), hardstanding, modified grassland, ruderal habitat and scattered trees. It is bound by residential dwellings and associated garden space to the north, east, south, and part of the west. Dryden Close is also present to the east, as well as a commercial building. The wider landscape consists of residential dwellings with associated garden space, industrial buildings, with agricultural land, woodland, and grassland beyond the urban environment, interspersed by hedgerows and lines of trees.

The site is not well-connected to nearby habitats, as it is surrounded by urban development, with no connecting linear features (e.g. hedgerow networks).

Priority Habitats

There are seven priority habitats within 2km of the site. These comprise deciduous woodland, ancient & semi-natural woodland, ancient wood pasture, ancient replanted woodland, coastal and floodplain grazing marsh, traditional orchard and lowland meadows. The closest priority habitat comprises deciduous woodland, located 315m SE from the site, beyond residential dwellings with associated garden space, industrial units, and roads.

Designated Sites

Statutory Designations within 2km

There are no statutory designations within 2km of the site.

Statutory Designations within 10km

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

Table 3: The additional national network sites within 10km of the site boundary.

Designation	Distance from Site
Solent Maritime Special Area of Conservation (SAC)	5405m S
Solent & Isle Of Wight Lagoons Special Area of Conservation (SAC)	6540m S

Butser Hill Special Area of Conservation (SAC)	8130m N
Chichester And Langstone Harbours Special Protection Area (SPA)	5290m S
Solent And Dorset Coast Special Protection Area (SPA)	6440m SW
Portsmouth Harbour Special Protection Area (SPA)	6635m SW
Chichester And Langstone Harbours Ramsar Site	5290m S
Portsmouth Harbour Ramsar Site	6635m SW

SSSI Risk Zone

The site falls within the Catherington Down Sites of Special Scientific Interest (SSSI) Impact Risk Zone (IRZ). However, due to the small-scale of the proposed development, it will not lead to likely significant impacts on the SSSI. Therefore, consultation with Natural England is not required.

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, due to the small scale and low overall impact of the development from such sites (where known), alongside additional factors such as distance in combination with connectivity disrupting barriers.

2.3 Recommendations

No recommendations.

3. ONSITE HABITATS

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.

3.1 Summary of Survey Findings

Developed land; sealed surface (u1b) - Car Park (804)

Hardstanding is present on-site in the form of a car park, footpaths immediately surrounding the building and a bin store.

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

Developed land; sealed surface (u1b) - Commercial building (815)

Building B1 comprises of a health centre in active use.

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

Built-up areas and gardens (u1) - Ruderal/Ephemeral (81)

A small section of ruderal habitat is present within the southern corner of the site. No one species was recorded as dominant, although both common nettle and smooth sow-thistle were abundant, and the structure was varied.

Table 4a: Species abundance for ruderal/ephemeral.

Abundance	Species
Dominant	-
Abundant	Smooth Sow-thistle <i>Sonchus oleraceus</i> , Common Nettle <i>Urtica dioica</i>
Frequent	Ivy-leaved Speedwell <i>Veronica hederifolia</i> , Greater Plantain <i>Plantago major</i> , Cleavers <i>Galium aparine</i> , Dandelion <i>Taraxacum officinale</i> agg.
Occasional	Wood Avens <i>Geum urbanum</i>

Rare	-
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In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, the ruderal/ephemeral was assessed to have a poor condition value, due to a lack of variation within the floral diversity and structure.

Modified grassland (g4) - Scattered trees (32), Introduced shrub (847), Frequently mown (108)

A large portion of the site, particularly the west and north, consists of grassland comprised of a low variety of common grassland species. The grassland is actively managed through regular mowing, resulting in a short sward height of c. 5cm. No signs of compaction or damage are present, resulting in areas of bare ground totalling between 1 - 10% of the site. The species composition is poor, with approximately four vascular plant species per m².

Table 4b: Species abundance for modified grassland.

Abundance	Species
Dominant	Perennial Rye-grass <i>Lolium perenne</i>
Abundant	Yarrow <i>Achillea millefolium</i>
Frequent	Greater Plantain <i>Plantago major</i> , Dandelion <i>Taraxacum officinale</i> agg., Creeping Buttercup <i>Ranunculus repens</i>
Occasional	Dove's-foot Crane's-bill <i>Geranium molle</i> , Tormentil <i>Potentilla erecta</i> , Daisy sp. <i>Bellis sp.</i>
Rare	Spear Thistle <i>Cirsium vulgare</i>

In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, the modified grassland was assessed to have a poor condition value, due to <6-8 species per m², and a lack of variation and structure within the sward height due to frequent management.

Non-native and ornamental hedgerow (h2b)

An ornamental hedgerow dominated by cherry laurel *Prunus laurocerasus* is present along a section of the sites southwestern boundary. The hedgerow was noted to be c. 2.5m tall, c. 1.5m wide and c. 0.044km long, and densely vegetated, with no gaps at canopy or understorey level. It is not connected to any other hedgerows and is therefore isolated from further off-site hedgerow networks in the wider landscape.

In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, the non-native and ornamental hedgerow was assessed to have a poor condition value which is assigned automatically.

Scattered Trees (32)

13 scattered trees were recorded across the site, comprising a group of three medium hawthorn *Crataegus monogyna*, and ten individual trees. Among the individuals, a large mature ash *Fraxinus excelsior* stood alongside another large mature ash, and a large mature pine *Pinus* sp.. Additionally, several younger or semi-mature trees, including two small hawthorns (T1 and T3), a small field maple *Acer campestre*, a medium cherry *Prunus avium*, a small Leylandii *Cuprocyparis leylandii*, and a medium ash are also present. The majority of species present are native to the UK. No potential roosting features for bats were identified, and no evidence for bats was found.

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

Table 5: The condition assessment scores for the scattered trees on site.

Tree / Group	Common Name	Condition Score
Group 1	Hawthorn (medium) x3	Moderate
T1	Hawthorn (small)	Poor
T2	Ash (large)	Moderate
T3	Hawthorn (small)	Poor
T4	Field Maple (small)	Moderate
T5	Hawthorn (small)	Moderate
T6	Cherry (medium)	Moderate
T7	Leylandii (small)	Poor
T8	Ash (medium)	Moderate
T9	Ash (large)	Moderate
T10	Scots Pine (large)	Moderate

Building (u1b5)

There is one building on site; an NHS Health Centre. This building has been further described within Section 5.

3.2 Foreseen Impacts

The proposed development will result in the loss of an area of modified grassland to facilitate the construction of a wellbeing garden. This is likely to have a minimal impact on biodiversity due to the low ecological value of this habitat. BNG calculations have been completed and show a net gain in habitat units.

3.3 Recommendations

Best practice measures to minimise the possibility of pollution must be implemented during construction. This should include the following measures:

- Remove only the minimum of habitat required to facilitate the development.
- Use of Heras or other appropriate fencing to prevent encroachment by contractors onto retained habitats.
- Protect retained turf and soil resource from destruction and compaction using plastic matting and wooden boarding. Do not store skips and other heavy materials on retained turf.
- Grasscrete, cell web or any other porous surface treatment facilitating recovery of vegetation is preferred to hard standing.

The proposed development will require 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

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.

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

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.

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 roosts sites in close proximity to the licensed site. There are seven EPSLs within a 2km radius of the site, as detailed below:

Table 6: 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
EPSM2010-1953	<i>Pipistrellus pipistrellus</i> and soprano pipistrelle <i>Pipistrellus pygmaeus</i>	840m W	Destruction of a resting place
EPSM2012-4933	Common pipistrelle and soprano pipistrelle	900m W	Destruction of a resting place
EPSM2013-5591	Common pipistrelle and brown long-eared <i>Plecotus auritus</i>	1100m S	Destruction of a resting place
2015-11969-EPS-MIT	Common pipistrelle and soprano pipistrelle	1430m NW	Destruction of a resting place
2015-11969-EPS-MIT-2	Common pipistrelle and soprano pipistrelle	1430m NW	Destruction of a resting place

2015-11969-EPS-MIT-1	Common pipistrelle and soprano pipistrelle	1430m NW	Destruction of a resting place
EPSM2009-1129	Common pipistrelle, brown long-eared and serotine	1900m NE	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 ruderal/ephemeral habitat, modified grassland, non-native and ornamental hedgerow and scattered trees, and off-site within 2km including deciduous woodland, ancient & semi-natural woodland, ancient replanted woodland, coastal and floodplain grazing marsh, traditional orchard and lowland meadows. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. Although the non-native and ornamental hedgerow on-site is a linear feature utilised by commuting bats, it is not connected to further linear habitats within the wider landscape.

Roosting habitat

Buildings and trees on-site were assessed for their suitability to support roosting bats below. There is a total of one building on-site; commercial (B1). There was no evidence of roosting bats on-site.

Buildings

B1: Commercial

Building B1 is a detached building with brick walls and a corrugated roof. Generally, the building was noted to be well-sealed, although gaps between the layers of the corrugated roof, lead flashing, between the walls and fascia boards, were recorded. Internal access into any voids was not possible during the time of the survey. No direct evidence of bat activity was observed during the survey. The building has **low** habitat value.



Western aspect of building B1

Table 7a: The roosting features associated with building B1.

Feature	Materials/Details	Condition / description / suitability	Photograph
Walls	Brick	<p>Condition/description The walls within themselves appear to be in a good state of repair, with no visible gaps recorded.</p> <p>Suitability/access/evidence of bats No suitable roosting features observed.</p>	 <p>Northern aspect of building B1</p>
Roof	Corrugated and lead flashing	<p>Condition/description Generally the roof was noted to be well-sealed and in a good state of repair, however a low number of gaps beneath lifted areas where the corrugated sheets overlap on the eastern and western aspects was observed. Additionally, gaps were recorded where areas of raised lead flashing are present along the western aspect.</p> <p>Suitability/access/evidence of bats Gaps under tiles could provide roosting opportunities for individual crevice dwelling bats. It was not possible to determine during the survey if these gaps are connected underneath the tiles and lead to the internal</p>	 <p>Eastern aspect of the roof of building B1 showing a low number of gaps</p>

roof void.



Western aspect of the roof of building B1 showing gaps



Western aspect of building B1 showing gaps underneath areas of raised lead flashing

Fascia boards	uPVC	<p>Condition/description</p> <p>The fascia boards along all aspects of the building were generally noted to be in a good state of repair with no visible gaps recorded, with the exception of the most southern part of the western aspect. A low number of gaps were recorded between the bricks and fascia board.</p> <p>Suitability/access/evidence of bats</p> <p>It was not possible to determine during the survey if the gaps between the fascia boards and brick walls provide bats internal access into any voids or along wall tops. If such access is present, it further increases the buildings suitability to support roosting bats.</p>	 <p><i>Gap between fascia board and wall along the western aspect</i></p>  <p><i>Fascia and soffit along the south-western aspect of building B1</i></p>
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Windows	uPVC	<p>Condition/description The window and door frames were in a good state of repair and well-sealed, with no visible gaps recorded.</p> <p>Suitability/access/evidence of bats No suitable roosting features observed.</p>	 <p><i>Western aspect of building B1</i></p>
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Trees

No roosting features were observed on any of the trees on-site, some of the trees, including T1 and T3 – T8 are small / immature trees that lack the dense structure which provides features suitable for roosting bats. The larger trees on-site are all notably smooth and in a good condition, with no cracks, splits, or ivy growth present. Photos of scattered trees can be found in Appendix 4.

All trees have been assigned as **NONE**, meaning they do not contain any suitable roosting features for bats, and no evidence of bats were identified during the survey.

5.2 Foreseen Impacts

Roosting habitat [Buildings and trees]

The proposed development will not directly impact the building or any trees on-site. All trees on-site have been assigned as **NONE**, however, building B1 has been assigned as providing **low** habitat suitability for roosting bats. Although no direct impacts of the proposed development will occur, it could result in disturbance to any bats present within building B1 at the time of the works due to lighting.

Foraging and commuting habitat

The proposed development will result in the loss of a small area of modified grassland, but given its low value and the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats. Furthermore, habitats of an elevated value to support foraging and commuting bats on-site including the hedgerow and scattered trees, are to be retained and protected as part of the proposed development. However, 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]

It is understood that the proposed development will not directly impact building B1. If plans change however, one further bat emergence survey will be required during the active bat season (May - August) to confirm presence/likely-absence of bats roosting in or on the building. This is only required if plans change and direct impacts to the buildings occur. If the plans stay as they are, no further bat surveys are required.

Foraging and commuting habitat

No further surveys are required.

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 (including retained vegetation and building B1). 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

No required. If plans change and the building is impacted additional enhancements maybe required.

6. FAUNA: BIRDS

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.

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 common and widespread species of nesting birds.

Trees and vegetation

No bird nests were identified within the vegetation on-site, however habitats on-site (including the modified grassland and ruderal habitat) offer foraging opportunities, and the non-native and ornamental hedgerow and scattered trees on-site 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

No impacts are anticipated on nesting birds as a result of the proposed development.

Barn Owls

None foreseen.

6.3 Recommendations

Buildings / trees

Precautions should be taken with machinery and noise levels when working close to any retained habitats so as not to disturb any nearby nesting birds during construction works.

Trees and vegetation

No additional surveys required.

Barn Owls

No further barn owl surveys required.

Suggested biodiversity enhancements

Nesting opportunities at the site could be enhanced through the provision of one bird box to be installed onto building B1 or onto a retained suitably mature tree. The bird box should be constructed of Woodcrete for longevity, be installed between 3 and 5m, and face a northerly aspect. Suitable bird boxes for the site include (or similar specification):

- Schwegler No 17 Swift Nest Box (building)
- Schwegler 1SP Sparrow Terrace (building)
- Vivara Pro 28mm entrance Nest Box (trees)
- Vivara Pro Open front Nest Box (trees)
- Woodstone Nest Box (buildings or trees)

7. FAUNA: REPTILES

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.

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 comprises frequently mown modified grassland, scattered trees, ruderal habitat and an ornamental hedgerow, which are of limited suitability for foraging and shelter for reptiles, due to a lack of suitable habitat structure and variation.

7.2 Foreseen Impacts

Although a small area of sub-optimal habitat for reptiles is being removed as part of the development, there is a low risk that a low number of transient reptiles could be present in the vicinity of the works. These could be injured or killed without mitigation.

7.3 Recommendations

A precautionary working method will be implemented for widespread reptiles during construction, including the following measures:

- Vegetation will be maintained at a short sward (5cm) to discourage reptiles.
- 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 habitats.
- 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 any reptiles 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.

8. FAUNA: AMPHIBIANS

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.

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. However, the MAGIC database did return evidence indicating the presence of great crested newts (GCN) resulting from a class survey licence return located c. 1660m NE from site. Great crested newts 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). As such, the great crested newt metapopulation known to be present c. 1660m NE are not suitably connected to the site.

Table 8: Great crested newt search results.

Record type	Distance from Site
GCN class survey licence return	c. 1660m NE

Aquatic habitat suitability (including ponds within 500m)

No ponds are present on site or have been identified within 500m of the site.

Terrestrial habitat suitability

The site provides limited suitable terrestrial habitat for amphibians given the lack of optimal habitat (i.e. scrub, rank grassland). The areas of hard standing and modified grassland offer sub-optimal habitat for terrestrial amphibians. The ornamental hedgerow may offer refuge for these species, however given the urban nature of the surrounding landscape (i.e. dominated by roads and hard standing which are sub-optimal for amphibians) it is unlikely that amphibians will migrate on to site. Further, there is limited suitable terrestrial habitat across the wider landscape reducing the likelihood of amphibians being present on site and across the surrounding areas.

8.2 Foreseen Impacts

Given the lack of suitably connected breeding ponds within 500m of the site, the presence of GCN on-site is considered unlikely and therefore impacts to amphibians as a result of the proposed development are deemed to be acceptably low.

8.3 Recommendations

No further surveys required for amphibians.

9. FAUNA: RIPARIAN ANIMALS

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.

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

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.

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

Dormice typically utilise a three-dimensional habitat structure as to commute between feeding and breeding sites whilst avoiding predation. The non-native and ornamental hedgerow on-site is considered to be sub-optimal for hazel dormice as it is dominated by cherry laurel, which does not offer a food resource for hazel dormice.

Furthermore, for isolated habitats in the UK, research indicates that dormice require 20ha of woodland habitat to support a viable population (Bright et al. 1994). There are no areas of woodland 20ha or more that are connected to site. The non-native and ornamental hedgerow present on-site is not connected to a hedgerow network, and is isolated from all linear features within the wider landscape. Therefore, it is considered highly unlikely that hazel dormice are present on-site. Additionally, no impacts to the hedgerow or scattered trees on-site will occur as part of the proposed development as they are to be retained and protected in full.

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

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.

11.1 Summary of Survey Findings

No badger were noted on site or within a 30m radius of the site. The site is considered unsuitable for badgers given the lack of suitable sett excavation areas/ground. Further, the site is also surrounding by urban development (i.e. roads and buildings), which is sub-optimal habitat therefore reducing the likelihood of badgers being present within the surrounding area of the site.

11.2 Foreseen Impacts

No works will be undertaken within 30m of a badger sett. A small area of modified grassland will be removed during construction. The loss of this habitat is likely to be inconsequential to local badger populations owing to its 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

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.

12.1 Summary of Survey Findings

The habitats present on-site, including 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

A small area of modified grassland will be removed during construction. The loss of this habitat is likely to be inconsequential to local invertebrate populations owing to its low value and the presence of more extensive habitat locally.

12.3 Recommendations

No further surveys.

Suggested biodiversity enhancements

site could be further enhanced via the provision of native wildflowers or wildflower turf, which would provide foraging opportunities for invertebrates.

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

Habitats on-site, including the modified grassland, ruderal habitat, scattered trees and non-native and ornamental hedgerow provides limited foraging and commuting opportunities for hedgehogs.

13.2 Foreseen Impacts

Hedgehogs

A small area of modified grassland will be removed during construction. The loss of this habitat is likely to be inconsequential to local hedgehog populations owing to its low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, 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.

13.4 Suggested Biodiversity Enhancements

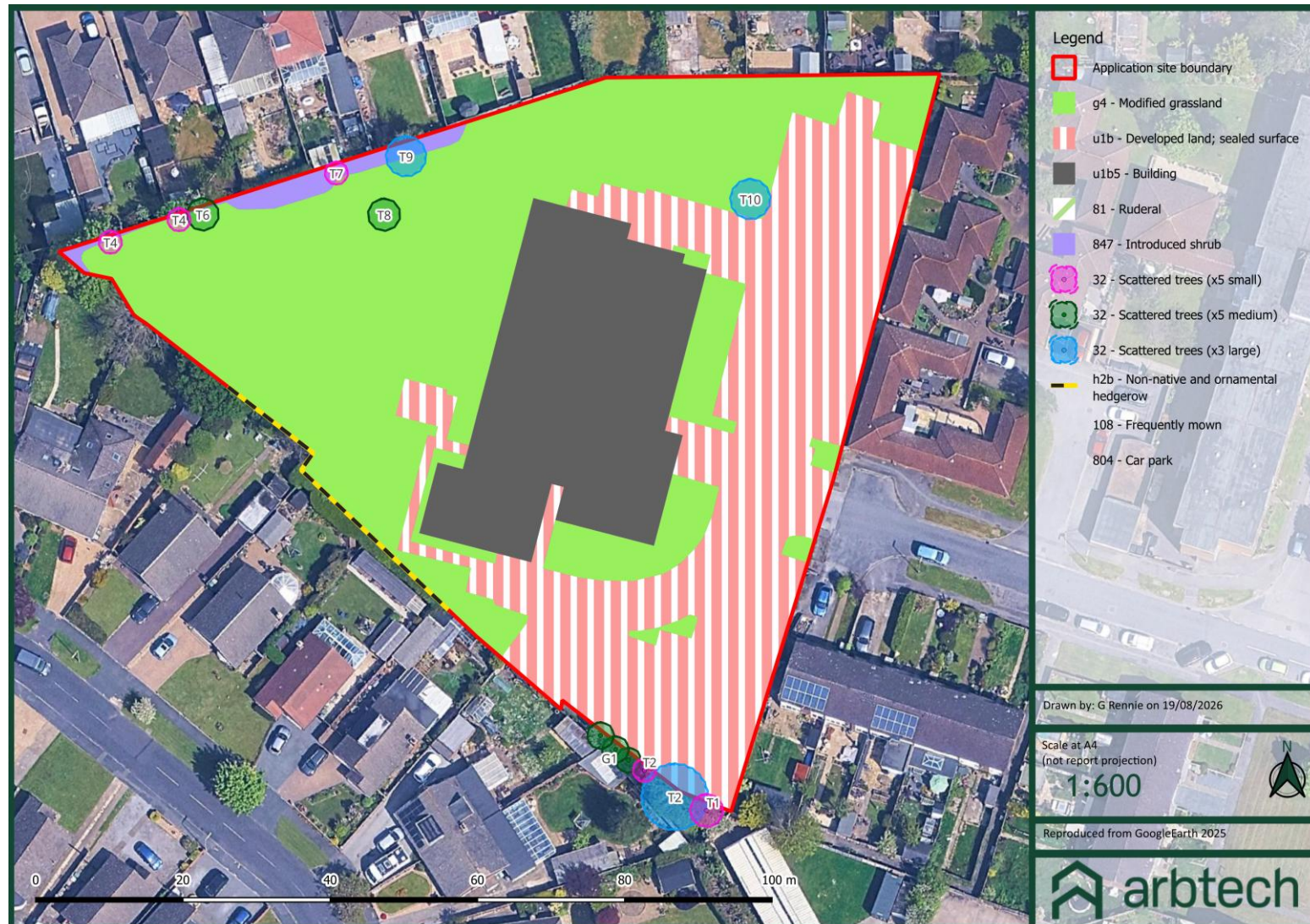
Hedgehogs

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

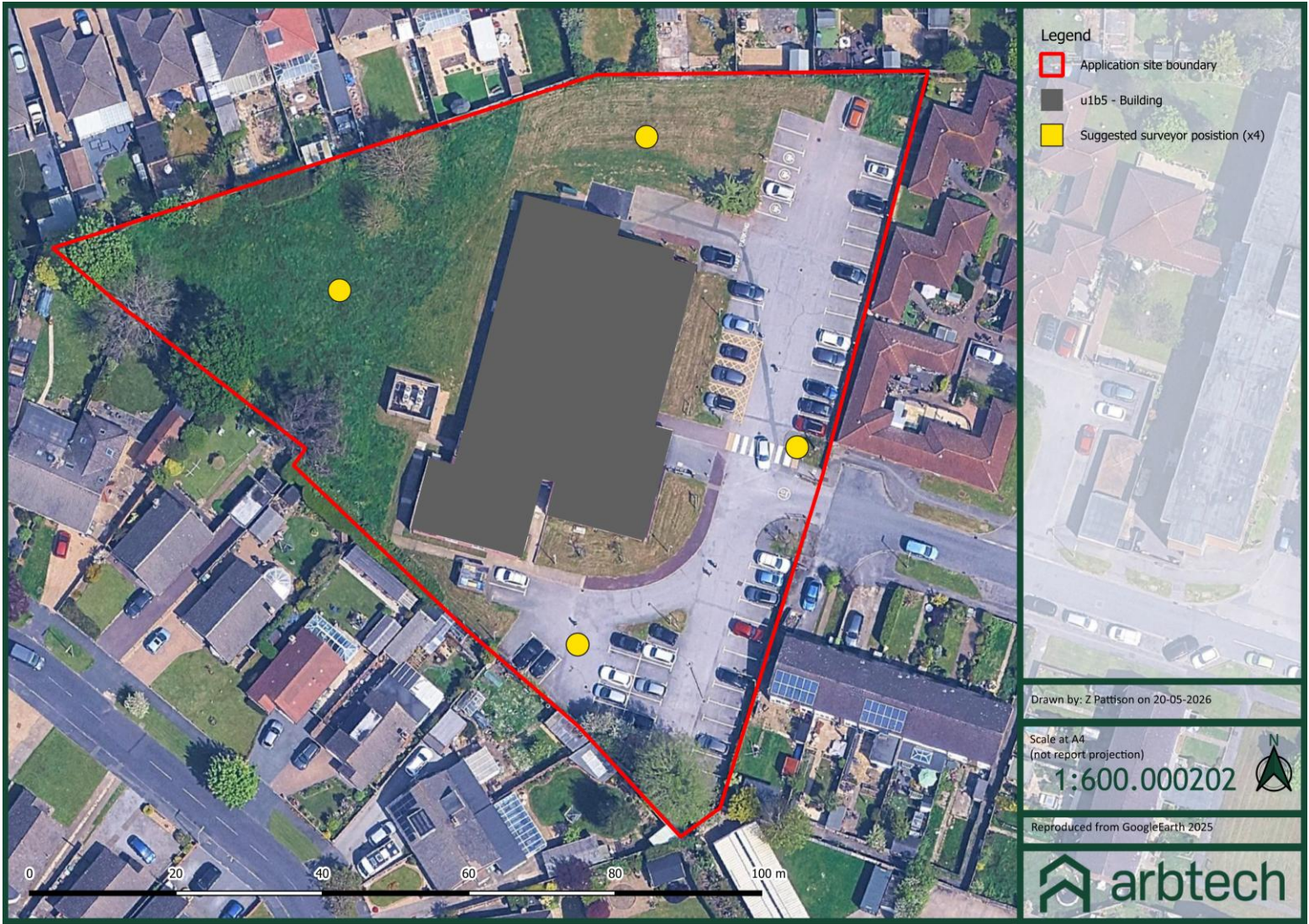
- Planting fruit bearing trees and species-rich grassland to increase foraging opportunities.
- Creation of brash piles or installation of hedgehog houses in shady areas.

APPENDIX 1: SURVEY/HABITAT MAP

PEA Map



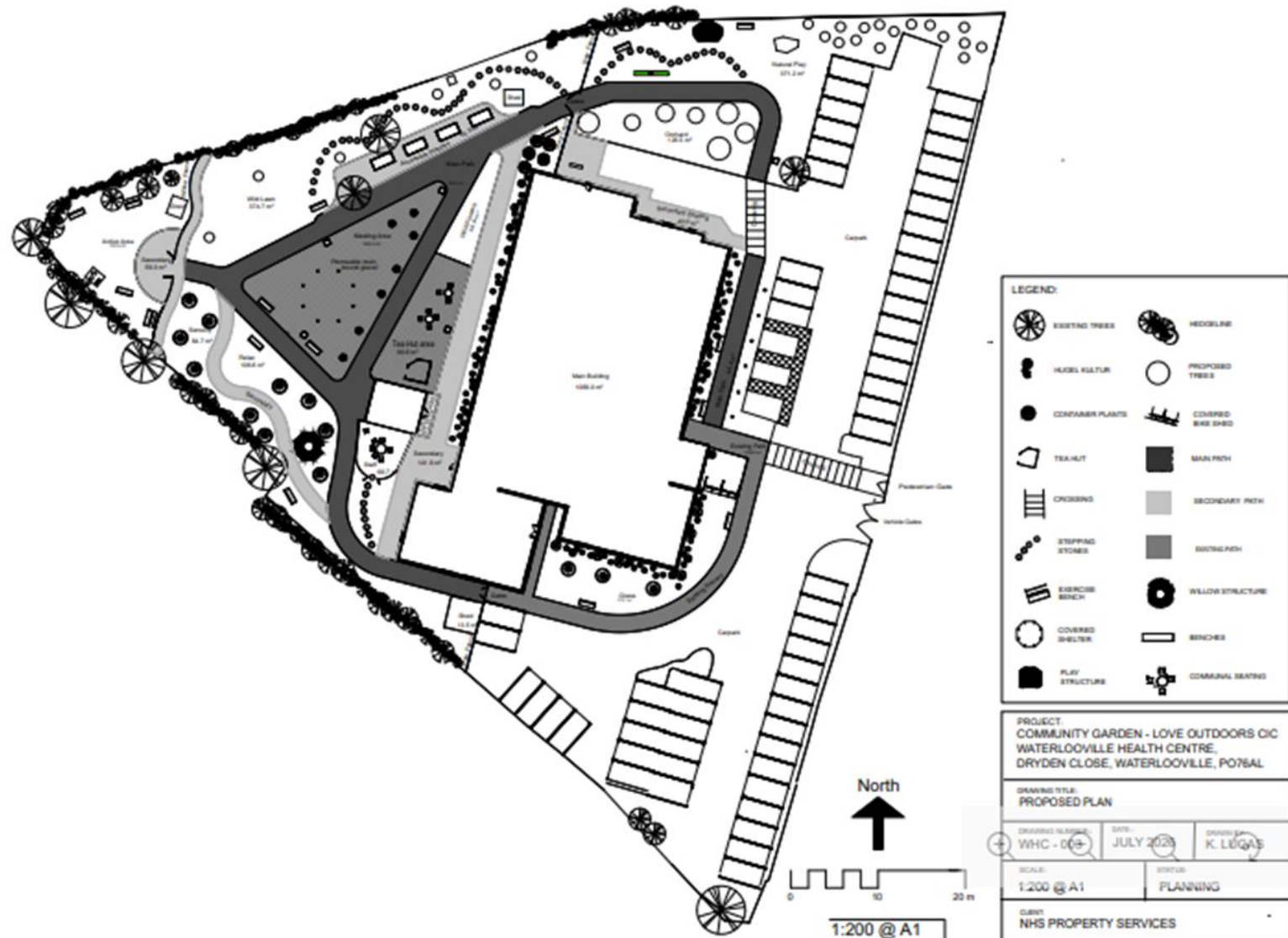
PRA Map



APPENDIX 2: LOCATION MAP



APPENDIX 3: PROPOSED PLAN



APPENDIX 4: HABITAT IMAGES



Developed land; sealed surface, facing south



Eastern aspect of building B1



Ruderal habitat facing south



Introduced shrub facing northwest



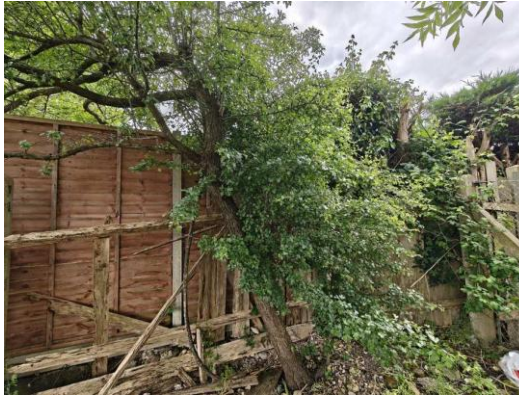
Modified grassland facing west



Non-native and ornamental hedgerow, facing southwest



Scattered trees; group 1



Scattered trees; T1



Scattered trees; T2



Scattered trees; T4



Scattered trees; T8



Scattered trees; T9



Scattered trees; T10

APPENDIX 5: BASELINE CONDITION SCORE TABLES

Built-up areas and gardens (u1) - Ruderal/Ephemeral (81) condition assessment.

	Criteria Description	Criteria Passed?
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	N
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	N
C	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area.	Y
BONUS	There is a complete absence of invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement).	Y
		Total 2/4
	Condition poor due to passing 2 of 4 criteria.	

Modified grassland (g4) condition assessment.

	Criteria Description	Criteria Passed?
A	There are 6-8 vascular plant species per m2 present, including at least 2 forbs (these may include Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i>). Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m2 (excluding those listed in the previous sentence), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland.	N
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 vertebrates and invertebrates to live and breed.	N
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of 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
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y
		Total 5/7
	Condition poor due to passing 5 of 7 criteria. Essential criteria (A) not met; condition capped at poor.	

Scattered trees (Group 1) 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.	N
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 3/6
	Condition moderate due to passing 3 of 6 criteria.	

Scattered trees (T1, T3) 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.	N
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.	N
		Total 2/6
	Condition poor due to passing 2 of 6 criteria.	

Scattered trees (T2, 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).	Y
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.	N
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.	

Scattered trees (T4, T5, T6, T8) 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.	N
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 3/6
	Condition moderate due to passing 3 of 6 criteria.	

Scattered trees (T7) condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	N
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.	N
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 2/6
	Condition poor due to passing 2 of 6 criteria.	

Scattered trees (T10) condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	N
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).	Y
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.	N
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 3/6
	Condition moderate due to passing 3 of 6 criteria.	

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