

**CHALLONER HOUSE, 175 WINCHESTER ROAD,
CHANDLERS FORD, HAMPSHIRE**

ECOLOGICAL IMPACT ASSESSMENT

Final Document

February 2023

Preliminary Ecological Appraisals • Protected Species Surveys and Licensing • NVC • EclA • HRA • Management Plans
Habitats • Badger • Bats • Hazel Dormouse • Birds • Reptiles • Amphibians • Invertebrates • Riparian and Aquatic Species

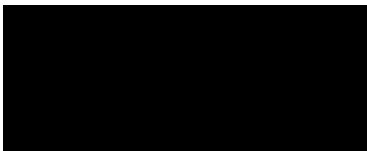
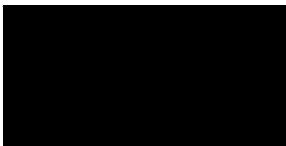
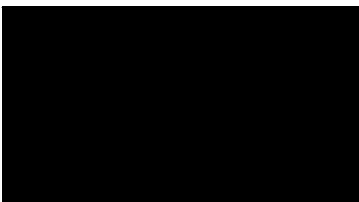
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ECOLOGICAL IMPACT ASSESSMENT

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EXECUTIVE SUMMARY

Ecological Survey and Assessment Ltd (ECOSA) have been appointed by Barchester Healthcare Limited to undertake an Ecological Impact Assessment to support a planning application for the redevelopment of Challoner House, Chandlers Ford, Hampshire. The site is located in Chandlers Ford, Hampshire and comprises an existing operational care home. The proposals comprise the construction of a ten-bedroom extension to the existing care home.

The main findings of the Ecological Impact Assessment are:

- The site lies within the catchment of the Solent. Proposals may lead to increases in nitrates entering the Solent designated sites.
- The habitat of the greatest ecological value are the mature scattered trees.
- Challoner House is assessed as having low suitability for roosting bats.
- The site is suitable for supporting foraging and commuting bats, breeding birds, reptiles and European hedgehog.
- A nitrates budget calculation has been produced and a Shadow HRA undertaken to determine whether there will be likely significant effects on European designated sites. Nitrate credits will be purchased from Eastleigh Borough Council to offset excess nitrogen outputs against Council-owned land through the cessation of farming practices.
- Adverse impacts on ecological features have been identified and mitigation measures proposed including use of tree protection barriers, a sensitive lighting strategy, sensitive timings of work and working methods.
- The site will be enhanced via new planting along the northern site boundary, the incorporation of bat boxes and swift bricks within the new extension and a single bat box in a retained tree.
- Given the impacts identified, and the mitigation, compensation and enhancement measures proposed it is considered that the proposals accord with all relevant local and national planning policy.
- If the planning application boundary changes or the proposals for the site alter, a re-assessment of the scheme in relation to ecology may be required. Given the mobility of animals and the potential for colonisation of the site over time, updating survey work may be required, particularly if development does not commence within 18 months of the date of the most recent relevant survey.

1.0 INTRODUCTION

1.1 Background

Ecological Survey & Assessment Limited (ECOSA) have been appointed by Barchester Healthcare Limited to undertake an Ecological Impact Assessment to support a planning application for the redevelopment of Challoner House, 175 Winchester Road, Chandlers Ford, Hampshire SO53 2DU (hereafter referred to as the site).

1.2 The Site

The site is located in Chandlers Ford, Hampshire, centred on National Grid Reference (NGR) SU 4425 2139 (**Map 1**).

The site covers approximately 0.5 hectares and comprises an operational care home building, grounds and car parking situated off Winchester Road. The boundaries of the site are formed by residential development to the north and east, Winchester Road to the south-west and the grounds of the King Rufus pub and restaurant to the south-east.

The wider area is dominated by the residential development of Chandlers Ford with the M3 motorway located approximately 600 metres to the east and areas of woodland beyond.

1.3 Aims and Scope of Report

The information within this report is based on a field survey and desktop study carried out during October and November 2022. The report describes the habitats and species (hereafter referred to as ecological features) within the site's Zone of Influence (Paragraph 3.2), and provides a detailed assessment of potential ecological effects of the proposed development of the site. It identifies the need for any measures to avoid, mitigate or compensate for significant adverse effects¹ on ecological features and outlines enhancements to the site's ecology to be implemented as part of the development. The objectives of the assessment are:

- To provide baseline information on ecological features within the site's Zone of Influence;
- To assess, characterise and quantify the effects on ecological features, including cumulative effects, and identify effects in the absence of any mitigation;

¹ For the purposes of this assessment a 'significant' adverse effect is one which will have an adverse effect on the ecological feature at the site level or higher.

- To set out measures to avoid, mitigate and compensate for significant ecological effects in accordance with the 'mitigation hierarchy'²; and
- To outline opportunities for enhancement in order to achieve a net gain for biodiversity.

1.4 Site Proposals

The proposals entail the removal of the existing conservatory from the western corner of the building and the construction of a ten-bedroom extension to the existing care home.

The appraisal is based on the Proposed Site Plan produced by Harris Irwin Architects, dated 19th August 2022 (Drawing No. 3307-HIA-ZZ-XX-DR-A-0102, Revision: P4) (**Appendix 1**).

It is anticipated that planning permission will be sought during 2022 with construction commencing soon after permission has been granted.

² In accordance with CIEEM Ecological Impact Assessment guidance (CIEEM, 2018) a sequential process is adopted to address impacts on features of ecological interest, with 'Avoidance' prioritised at the top of the hierarchy and Compensation/Enhancement' at the bottom. This is often referred to as the 'mitigation hierarchy'.

2.0 PLANNING POLICY CONTEXT

2.1 Introduction

This section summarises the planning policy in relation to ecology and biodiversity within the Eastleigh Borough Council administrative area. This information is then used to assess the compliance of the scheme in relation to relevant planning policy and where necessary used to inform the necessary mitigation, compensation and enhancement measures (see Section 5.0).

2.2 Planning Policy

2.2.1 National Policy

The National Planning Policy Framework (NPPF) sets out the government's requirements for the planning system in England. The original document was published in 2012 with the most recent revised NPPF published in July 2021. A number of sections of the NPPF are relevant when taking into account development proposals and the environment. As set out within Paragraph 11 of the NPPF "*Plans and decisions should apply a presumption in favour of sustainable development*". However, Paragraph 182 goes on to state that "*The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.*".

The NPPF sets out that development proposals should not only minimise the impacts on biodiversity but also to provide enhancement. Paragraph 174 states that the planning system should contribute to and enhance the natural environment by "*...minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures...*".

A number of principles are set out in Paragraph 180, including that where harm cannot be adequately avoided then it should be mitigated for, or as a last resort, compensated for. Where impacts occur on nationally designated sites, the benefits must clearly outweigh any adverse impact and incorporating biodiversity in and around developments should be encouraged. Specific reference is also made to the protection of irreplaceable habitats³, including ancient woodland⁴. Where loss to irreplaceable

³ The NPPF defines irreplaceable habitats as "*Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.*"

⁴ Natural England defines ancient woodland as "An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS)."

habitats occurs planning permission would normally be refused unless there are wholly exceptional reasons and an adequate compensation strategy is in place. Paragraph 180 also states *“development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”*. Paragraph 181 also sets out that potential SPAs, SACs and listed or proposed Ramsar sites or sites acting as compensation for SPAs, SACs and Ramsar sites, should receive the same protection as habitat sites.

In addition to the NPPF, Circular 06/05 provides guidance on the application of the law relating to planning and nature conservation as it applies in England. Paragraph 98 states *“the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat”*. Paragraph 99 states *“it is essential that the presence or otherwise of a protected species, and the extent that they may be affected by the Proposed Project Development, is established before planning permission is granted”*.

2.2.2 Local Policy

The Eastleigh Borough Local Plan 2016-2036 was adopted on 25th April 2022. It sets out the policies and plans to guide future development to 2036 and replaced the ‘saved’ policies in the Adopted Local Plan 2001-2011. A number of policies relate to ecology:

- **Policy S9: Green Infrastructure**

In relation to ecology, this policy states that the council will seek to provide green stepping stones such as street trees, green roofs and walls, pocket parks and urban copses as well as connected habitats linking the network of designated sites and existing propriety habitats, taking account of the Hampshire ecological network map.

- **Policy DM10: Water and Waste Water**

This policy states that where new water supply or waste water infrastructure is required or proposed, the development will be phased alongside the provision of infrastructure to ensure compliance with the Habitats Regulations; that there is no deterioration of the status of water bodies; and the avoidance or mitigation of any other adverse impacts.

- **Policy DM11: Nature Conservation**

This policy states that developments should seek to protect, conserve and enhance international, national and local nature conservations designations

and networks of natural habitats. A 'project level' Habitats Regulations Assessment will be required where there are likely significant effects on international or European nature conservation sites. In particular, reference is made to the Solent, the New Forest and the River Itchen designated sites. The policy also states that a net gain of biodiversity will be sought on all development sites.

Development will not be permitted if it is likely to have adverse effects on priority habitats, protected or priority species, or on the local ecological network, unless it can be demonstrated that there are no alternative solutions, there is an overall biodiversity net gain or the benefits clearly outweigh the adverse effects.

In relation to ecological survey work, the policy states that development will not be permitted unless it can be demonstrated that there have been thorough habitat and species surveys conducted; a great crested newt strategic survey and strategy have been considered in all developments within 500 metres of a great crested newt pond; and a strategic bat trapping survey has been considered in all developments within the locality of a woodland or connected habitat network.

3.0 METHODS

3.1 Introduction

This section details the methods used during the field survey and desktop study carried out as part of the Ecological Impact Assessment. Any significant limitations to the assessment are also considered.

3.2 Zone of Influence

To define the total extent of the study area for this assessment (Zone of Influence⁵), the proposed scheme was reviewed to establish the spatial scale at which ecological features could be affected. The appropriate survey radii for the various elements of the assessment (i.e. desktop study and field survey) have been defined in the relevant sections below. These distances are determined based on the professional judgement of the ecologist leading the appraisal, taking into account the characteristics of the site subject to appraisal, its surroundings and the nature and scope of the proposals.

3.3 Scoping

Protected species considered within this appraisal are those species/species groups considered likely to be encountered given the geographical location and context of the site. These are discussed within the results section (Section 4.0) of the current report. Where such a species is unlikely to be present on site a justification for likely absence is provided. Species considered likely absent from the site are not then considered in the assessment of ecological effects and mitigation measures section (Section 5.0) of this report.

3.4 Desk Study

A full biological record centre desktop study was not undertaken as part of this assessment. This was not considered necessary given the limited scale of impacts and the nature of on-site and surrounding habitats.

3.4.1 Multi-Agency Geographic Information for the Countryside

The Multi-Agency Geographic Information for the Countryside (MAGIC) (DEFRA, 2022) database was reviewed on 11th November 2022 to establish the location of statutory designated sites located within the vicinity of the site. This included a search for all internationally and nationally designated sites such as Special Protection Areas (SPAs), Special Areas of Conservation (SACs), Wetlands of International Importance (Ramsar sites), Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs) and Local Nature Reserves (LNRs) within one kilometre of the site. Where appropriate, the desk study search area has been extended to take account of any

⁵ The Zone of Influence (Zoi), as defined by CIEEM, is the area over which ecological features may be subject to significant effects as a result of the proposed project and associated activities.

appropriate statutory designated sites which need consideration in terms of potential in-direct effects and which support particularly mobile species⁶. The Impact Risk Zones (IRZ) were also obtained from MAGIC, which are used to help guide and assess planning applications for likely effects on SSSIs.

Sites within two kilometres of the site boundary where European Protected Species Mitigation (EPSM) licences have been granted were reviewed. This information allows a greater understanding of the potential for European protected species to be present in the local area.

3.4.2 Other Sources of Information

Online mapping resources, at an appropriate scale, were used to identify the presence of habitats such as woodland blocks, ponds, watercourses and hedgerows, in the vicinity of the site. These habitats may offer resources and connectivity between the site and suitable habitat in the local area, which may be exploited by local species populations.

The presence of ponds or other waterbodies within a 500 metre radius of the site in particular are noted in relation to great crested newt. The 500 metre radius is a standardised search radius to assist in the assessment of the suitability of a site and its surrounding habitat to support this species, based on current Natural England guidance (English Nature, 2001).

3.5 Field Survey

The field survey broadly followed standard Phase 1 habitat survey methodology (JNCC, 2010) and included a search for evidence of, and an assessment of the site's suitability to support, protected and notable species as recommended by CIEEM (CIEEM, 2017). The field survey covered all accessible areas of the site, including boundary features. Habitats described in Section 4.0, have been mapped (**Map 2**) and photographs provided, where relevant. For ease of reference, Target Notes (TN) depict locations of particular ecological interest or features which are too small to map.

3.5.1 Phase 1 Habitat Survey

An assessment was made of all areas of vegetation within the site based on the standardised Phase 1 habitat survey methodology (JNCC, 2010). This involved identification of broad vegetation types, which were then classified against Phase 1 habitat types, where appropriate. A list of characteristic plant species for each

⁶ Search areas for bat records are based upon information contained within Collins, J. (Ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (Third Edition). The Bat Conservation Trust, London. Relevant distances for consideration of impacts on SPAs, SACs, Ramsar sites have been based on current published guidance available through web-based sources.

vegetation type was compiled and any invasive species⁷ encountered as an incidental result of the survey recorded.

3.5.2 Protected and Notable Species Appraisal

A preliminary appraisal of the site's suitability to support legally protected and notable species was carried out. The following species/species groups were considered during the appraisal.

Bats

The survey conformed to current Bat Conservation Trust guidelines (Collins, 2016). An assessment was made of the suitability of buildings and trees on the site and immediately on the site boundary to support roosting bats based on the presence of Potential Roosting Features such as loose or missing roof tiles or lifted lead flashing for buildings and holes, cracks, splits, loose bark and ivy cladding for trees. A detailed external and internal inspection of accessible structures was undertaken to compile information on potential and actual bat entry/exit points; potential and actual bat roosting locations; any evidence of bats found.

An assessment was made of the suitability of the site and the surrounding landscape to support foraging and/or commuting bat species. The assessment of the suitability of the site to support roosting, foraging and commuting bats is based on a four-point scale as detailed in **Appendix 4**.

Otter

The otter appraisal was based on an assessment of the suitability of the habitat present within the site to support otter by reference to habitat type (such as rivers, streams, ditches, wetlands, reed beds, lakes, ponds and reservoirs), proximity of the site to freshwater and potential important feeding resources (such as fisheries), presence of habitat features which could provide opportunities for resting places and/or holts (such as tunnels, hollows at the base of trees and presence of dense, undisturbed habitat). During the survey attention was paid to the presence of evidence such as spraints, feeding remains, footprints and slides.

Badger

The survey involved an assessment of the suitability of the site to support badger. Evidence of the species was recorded as an incidental result of the Phase 1 habitat survey and included locating badger setts, paths, and signs of territorial activity such as latrine sites.

⁷ Plant species included on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). The survey was not specifically aimed at assessing the presence of these species and further specialist advice may need to be sought.

Hazel Dormouse

The appraisal for the suitability of the site to support hazel dormouse was based on an assessment of habitat features that may indicate that the species is present. This includes the presence of key food sources such as hazel and bramble, or plants used as nesting material such as honeysuckle and clematis. Additionally, the species requires a continuum of food supply so that habitat structure, diversity and connectivity to adjacent areas of woodland/scrub are important features in determining the suitability of the site for hazel dormouse.

Water Vole

The water vole appraisal was based on an assessment of the suitability of the habitat present within the site to support water vole by reference to habitat type (such as rivers, streams, ditches, wetlands, reed beds, lakes, ponds and reservoirs), bank structure and the bank side vegetation. Water voles generally require sloping banks in which to burrow and well-developed bank side vegetation to provide shelter and food. During the survey attention was paid to the presence of burrows, latrines, feeding remains, trails and footprints.

Birds

The appraisal of breeding birds on the site was based on the suitability of habitat present to support nesting bird communities, the presence of bird species that may potentially nest within the available habitat and evidence of nesting such as old or currently active nests.

The assessment of wintering birds was based on an assessment of the suitability of the habitat on site to support important wintering bird species and populations. Particular attention was paid to the suitability for the site to support wintering farmland bird species, waders and wildfowl.

Reptiles

The reptile appraisal was based on an assessment of the suitability of the habitat present within the site to support a population of reptiles. Reptiles particularly favour scrub and rough grassland interfaces and the presence of these is a good indication that reptiles may be present on-site. In addition, reptiles may utilise features such as bare ground for basking, tussocky grassland for shelter and compost heaps and rubble piles for breeding and/or hibernating.

Great Crested Newt

The appraisal of the site to support great crested newt included establishing the presence of suitable aquatic habitats such as ponds, lakes or other waterbodies within or adjacent to the site and the presence of suitable terrestrial habitat. Waterbodies that are densely shaded, highly eutrophic or that contain fish are likely to be less suitable

for this species. The suitability of on-site ponds and terrestrial habitat is considered in relation to the presence of ponds within the wider area, as identified within the desktop study (Paragraph 3.4.2), and their suitability to be used as a network.

Invertebrates

An assessment was made of the suitability of the site to support diverse communities of invertebrates. The assessment was based on the presence of habitat features which may support important invertebrate communities. These features include, for example, an abundance of dead wood, the presence of diverse plant communities, varied woodland structure, sunny woodland edges with a diverse flora, waterbodies and water courses and areas of free draining soil exposures. During the field survey there was no attempt made to identify species present as this is a more specialist area of ecological assessment reserved for targeted surveys.

Other Relevant Species

An assessment was made of site suitability for other notable species such as more rarely encountered protected species, Species of Principal Importance for the Conservation of diversity in England notified under Section 41 of the NERC Act 2006 and as listed in the England Biodiversity List, and Local Biodiversity Action Plan (LBAP) species⁸, specific to the study region.

Invasive Species

During the field survey any incidental records of invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were recorded. However, it should be considered that the survey was not specifically aimed at assessing the presence of these species and further specialist advice may need to be sought.

3.6 Field Survey Details

The field survey was carried out by Samantha Faggetter, Ecologist of ECOSA on 31st October 2022. The weather conditions were dry with approximately 50-75% cloud cover, an ambient temperature of 15°C and a gentle breeze.

During the survey, the surveyor was equipped with a ladder, 10x40 binoculars, a high powered torch and a digital camera.

3.7 Field Survey Limitations

Ecological surveys are limited by factors which affect the presence of plants and animals such as the time of year, migration patterns and behaviour. The field survey has therefore not produced a complete list of plants and animals and in the absence of

⁸ LBAPs identify local priorities for biodiversity conservation by translating national targets for species into effective action at the local level and identifying targets for species important to the local area.

evidence of any particular species should not be taken as conclusive proof that the species is absent or that it will not occur in the future.

Online mapping resources provide an indication of habitat features present in the wider area, but do not provide a detailed assessment of habitat types.

Not all potential bat roosting features are accessible to the surveyor, e.g. gaps beneath roof materials or holes or cracks in trees, and therefore assessments are based upon the potential for these features to provide suitable roosting opportunities.

It is not always possible to provide definitive assessments of a species' presence/likely absence at a site and so in the absence of direct evidence, assessments and recommendations are based on the presence of suitable habitat within/adjacent to a site and the results of species records within the desk study data.

The survey was undertaken at a time of year when many species of plant and animal are either dormant, not visible above ground or simply not present in the UK (such as migratory birds). Therefore, the survey was based upon an assessment of the habitat present on site and the suitability of this habitat to support protected species.

Part of the internal roof void structure of Challoner House is inaccessible as no access hatch is present. As such, this internal area of the building has not been inspected for evidence of/suitability for roosting bats. Some of the other roof voids were inspected from the access hatch as they were not boarded and unsafe to enter.

4.0 BASELINE ECOLOGICAL CONDITIONS

4.1 Introduction

This section details the results of the field survey and desktop study undertaken as part of the Ecological Impact Assessment for the site. It assesses the baseline ecological conditions of the site at the time the desktop study was completed and based on the ecological features recorded during the field survey carried out on 31st October 2022.

4.2 Statutory Designated Sites

There are no statutory designated sites of nature conservation interest situated within one kilometre of the site boundary. However, the zone of influence has been extended to incorporate the Solent and Dorset Coast SPA, Solent and Southampton Water SPA and Ramsar Site and the Solent Maritime SAC which lie 5.8 kilometres south, eight kilometres south and 9.7 kilometres south-west respectively. They have been included because the site lies within the Solent catchment and therefore any additional wastewater generated from the site may affect nitrate levels within the Solent designated sites (this is discussed in more detail in Paragraph 5.3.1).

Further information on sites designated for nature conservation are provided in **Appendix 2**. Further details of the statutory designations listed above are provided in **Appendix 5**.

4.3 Habitats

4.3.1 Desktop Study Results

A review of the MAGIC database reveals the presence of small woodland blocks that are identified as the Habitat of Principal Importance lowland mixed deciduous woodland. The closest of these is located 90 metres west of the site with the grounds of the Merdon Junior School. However, no notable habitats are identified on site or immediately adjacent.

4.3.2 Field Survey Results

Habitats within the site are shown on the Phase 1 Habitat Map (**Map 2**), Target Notes and photographs have been provided as appropriate, Target Notes are cross referenced to **Map 2**. Habitats are described in general terms using standard Phase 1 habitat survey terminology. The main habitats recorded on site during the Phase 1 habitat survey were as follows:

Scattered Trees

Numerous scattered trees are present across the site, ranging from young to mature (**Figure 1** and **Figure 2**). The majority of these are located within the northern and southern parts of the site, amongst ornamental planting. Species recorded include

Japanese maple *Acer palmatum*, cherry *Prunus* species, Norway spruce *Picea abies*, Leyland cypress *Cupressus x leylandii*, *Eucalyptus* species and Scot's pine *Pinus sylvestris*.



Figure 1: Example of mature scattered trees



Figure 2: Example of scattered trees on site

Amenity Grassland

Areas of amenity grassland typical of well-managed lawns dominate the grounds of the care home (**Figure 3** and **Figure 4**). The grassland sward is species-poor and mown short. Dominant grassland species recorded are perennial rye grass *Lolium perenne* and crested dog's-tail *Cynosurus cristatus* while herbaceous species include common mouse-ear *Cerastium fontanum*, daisy *Bellis perennis*, dandelion *Taraxacum officinale* aggregate, bristly ox-tongue *Helminthotheca echinoides* and white clover *Trifolium repens*.



Figure 3: Example of amenity grassland



Figure 4: Areas of mown lawn

Introduced Shrub

The northern and southern parts of the grounds are dominated by introduced ornamental planting comprising native and non-native shrubs and flowering plants (**Figure 5**). There are also small flower beds within grassland areas across the site (**Figure 6**). Species recorded include cherry laurel *Prunus laurocerasus*, *Cotoneaster* species, *Rhododendron* species, *Hydrangea macrophylla*, pendulous sedge *Carex pendula* and pansy *Viola* species.

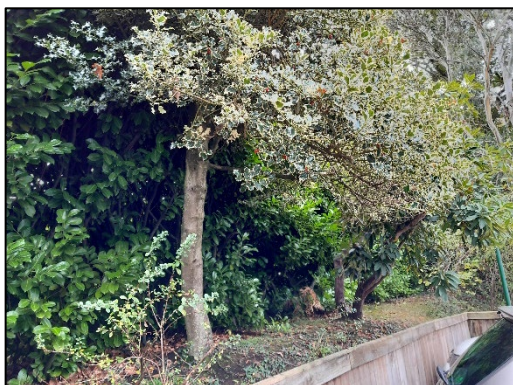


Figure 5: Example of introduced shrubs



Figure 6: Example of ornamental flower beds

Non-Native Species-Poor Hedgerow

Two stretches of non-native hedgerow are present at the entrance to the care home and at the south-western site boundary. The hedgerows are species-poor and are well-managed (box cut). The hedgerows measure approximately four metres in height and 0.5 meters in width and comprise cherry laurel and *Rhododendron*.

Buildings

The main building on site operates as the Challoner House Care Home (**Figure 7**). There are also a number of other sheds and outbuildings present on site (**Figure 8**). Buildings are discussed in more detail in **Table 1**.



Figure 7: Challoner House Care Home building



Figure 8: Example of additional outbuildings

Other Habitats

The site supports areas of tarmac hardstanding for car parking, paved patio areas and tarmac footpaths throughout the grounds.

Summary

The habitats recorded on site comprise scattered trees, amenity grassland, introduced shrub, hedgerow, buildings and hardstanding. The habitat of the greatest ecological value within the context of the site and the wider area are the mature scattered trees.

4.4 Notable and Legally Protected Species

4.4.1 Bats

Desktop Study Results

A review of the MAGIC database identified the presence of five granted EPSM licences in respect of bats within one kilometre of the site boundary. The first was granted in 2021 and covers the damage to a resting place of soprano pipistrelle *Pipistrellus pygmaeus* located 470 metres north-west. The second was granted in 2017 and covers the destruction of a resting place of brown long-eared bat *Plecotus auritus*, common pipistrelle *Pipistrellus pipistrellus*, serotine *Eptesicus serotinus* and soprano pipistrelle located 690 metres south-west. The third was granted in 2016 and covers the destruction of a resting place of common pipistrelle and soprano pipistrelle located 810 metres north-east. The fourth was granted in 2012 and covers the destruction of a resting place and breeding site of common pipistrelle, soprano pipistrelle, brown long-eared bat and Natterer's bat *Myotis nattereri* located 1.3 kilometres north-east of the site. Finally, the fifth was granted in 2017 and covers the destruction of resting place of brown long-eared bat, common pipistrelle and soprano pipistrelle located 1.3 kilometres north-east of the site.

Building Assessment

There are five buildings present on site comprising the main Challoner House Care Home building (B1) and four sheds/outbuildings (B2 – B5). The main building (B1) is assessed as having low suitability for roosting bats due to the presence of a small number of possible access points and suitable internal roosting locations. The four sheds/outbuildings (B2 – B5) are assessed as having negligible suitability for roosting bats as these buildings do not support any Potential Roosting Features (PRFs). The results of the building assessment are provided in **Table 1**.

Tree Assessment

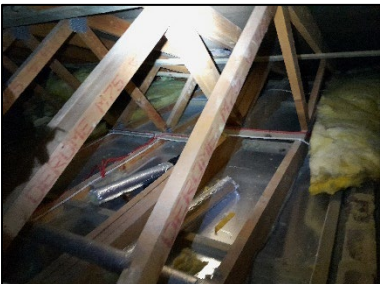
None of the trees on site contain suitable roosting features for bats such as rot holes, callous rolls, woodpecker holes or hollow limbs. As such, all trees are assessed as having negligible suitability for roosting bats.

Foraging and Commuting Habitat

The site supports some habitat areas that are suitable for low numbers of foraging and commuting bats including the mature trees, stretches of hedgerow and introduced shrub. There is some habitat connectivity with the wider area as well in the form of a network of residential gardens. However, given the built-up nature of the wider landscape and lack of high-quality habitat, there are unlikely to be high numbers of

foraging and commuting bats on or adjacent to the site. As such, the site is assessed as having low suitability for foraging and commuting bats.

Table 1: Building Assessment – Summary of Features with Bat Roost Potential and Evidence of Bat Roost Activity

Surveyed Feature	Figure	Building Description	Description of Potential Bat Roost Features	Evidence of Bat Roost Activity and Location	Assessment of Suitability for Roosting Bats
Challoner House Care Home (B1)	 Figure 9: South-eastern elevation of Challoner House  Figure 10: Western corner of Challoner House with conservatory  Figure 11: Example of internal roof void	The main building on site is an operational care home. The building is a two and three-storey brick structure with a multi-pitched roof, clay roof tiles and wooden soffit boxes (Figure 9). A small, single storey conservatory is present on the western corner of the building (Figure 10). The building contains six roof voids (Figure 11 and Figure 12). One of the internal roof voids was inaccessible as no access hatch is present. As such, this internal area of the building has not been inspected for evidence of/suitability for roosting bats. Roof voids are marked on Map 2. Roof void 1 is above the three-storey section of the building and measures 4.5 metres in length, 1.5 metres in height at the apex and one metre in width. The void has a wooden framework with ridge beam, rafters and purlins. The void is lined with traditional bitumen roofing felt with the internal wall covered in chicken wire holding fibreglass insulation in place. The void is not boarded, therefore it was unsafe to enter fully. The void was viewed from the hatch only. Roof void 2 is also above the three-storey section of the	Internally, drafts were felt within roof voids 4 and 5, suggesting that there are possible access points for bats from the outside. Tears in the bitumen lining were also recorded in void 5 with small gaps at the eaves present, which may allow bats to access behind the tiles. In voids 1, 2, 3 and 6, the bitumen was in good condition and well-sealed with no drafts or light spill recorded Externally, the building is largely well-sealed. The roof tiles are flush with no visible gaps and wooden soffits are also in good condition.	No evidence of roosting bats was recorded during the survey.	Low

Surveyed Feature	Figure	Building Description	Description of Potential Bat Roost Features	Evidence of Bat Roost Activity and Location	Assessment of Suitability for Roosting Bats
	 Figure 12: Example of internal roof void	building and is similar in construction to roof void 1. It is separated from roof void 1 by a breeze block dividing wall. The void measures five metres in width, 1.5 metres in height at the apex and 10 metres in length. The void holds a water tank and pipework. The void is not boarded, therefore it was not safe to enter fully. Roof void 3 is a large void that covers the remainder of the three-storey section of the building. The void is lined with bitumen felt and void contains large water tanks. Roof void 4 is the same construction as voids 1-3. It measures 0.5 metres in height at the apex and extends across the length of the two-storey section of the building. The void is not boarded and therefore was not safe to enter. Roof voids 5 and 6 are also the same construction as the other voids. The voids were inspected from the hatch only as they are not boarded.			

Surveyed Feature	Figure	Building Description	Description of Potential Bat Roost Features	Evidence of Bat Roost Activity and Location	Assessment of Suitability for Roosting Bats
Brick Plant Building (B2)	 Figure 13: B2	A brick-built building with a flat bitumen roof, double wooden doors and wooden barge boarding (Figure 13). A wooden storage area is located adjacent. Internally there is no enclosed void.	Externally there are no gaps in the brickwork or mortar and the barge boarding is well-sealed with no gaps. Internally there is no void and no suitable roosting locations for bats.	No evidence of roosting bats was recorded during the survey.	Negligible
Portable Cabin (B3)	 Figure 14: B3	A temporary structure with a flat roof and wooden fascia boarding, located in the northern corner of the site (Figure 14).	Externally the structure is well-sealed and in good condition with no gaps present beneath wooden fascia boarding or around windows/doors. Internally there are no suitable roosting locations for bats and no enclosed void.	No evidence of roosting bats was recorded during the survey.	Negligible
Shed (B4)	 Figure 15: B4	A wooden shed with a flat bitumen roof and a lean-to section with a corrugated plastic roof (Figure 15). The shed is located within the northern corner of the site and is used for storage.	Externally the wooden panels are in good condition and flush with no gaps present. The roof is in good condition and does not allow internal access for bats. Internally, there is no enclosed void and no suitable roosting locations. The building is also single-skin with no insulation and would not support the thermal conditions required by bats.	No evidence of roosting bats was recorded during the survey.	Negligible

Surveyed Feature	Figure	Building Description	Description of Potential Bat Roost Features	Evidence of Bat Roost Activity and Location	Assessment of Suitability for Roosting Bats
Shed (B5)	 Figure 16: B5	A wooden shed with a pitched bitumen roof, but with no internal void (Figure 16). The shed is located in the northern corner of the site and is used for storage.	Externally the wooden panels are in good condition and relatively new and flush with no gaps. The roof is in good condition and does not allow internal access for bats. Internally, there is no enclosed void and no suitable roosting locations. The building is also single-skin with no insulation and would not support the thermal conditions required by bats.	No evidence of roosting bats was recorded during the survey.	Negligible

4.4.2 Otter

Desktop Study Results

A review of aerial imagery and OS online mapping reveals the presence of standing waterbodies 290 metres north-west and 920 metres east, however there are no watercourses within one kilometre of the site boundary where otter *Lutra lutra* may be present. A review of the MAGIC database did not identify any granted EPSM licences in respect of this species within two kilometres of the site.

Field Survey Results

There are no watercourses, waterbodies, ditches or areas of wetland on site that would be suitable for supporting otter. There is also no hydrological or terrestrial connectivity between the site and suitable otter habitat in the wider area. As such, otter is considered likely absent from the site and is not discussed further in this report.

4.4.3 Badger

Field Survey Results

No evidence of badger *Meles meles* was recorded on site during the survey such as setts, latrines or evidence of foraging. The grounds of the care home are generally well-managed, comprising ornamental planting and amenity grassland that would not be suitable for sett construction or provide optimal habitat for foraging badger. As such, badger is considered likely absent from the site and is not discussed further in this report.

4.4.4 Hazel Dormouse

Desktop Study Results

A review of the MAGIC database revealed the presence of a single EPSM licence in respect of hazel dormouse *Muscardinus avellanarius* within two kilometres of the site. The licence was granted in 2014 and is located some 1.4 kilometres south-west of the site.

Field Survey Results

The habitats on site are generally unsuitable for supporting hazel dormouse as they largely comprise buildings and hardstanding individual scattered trees and ornamental planting. The hedgerows on site are well-managed and non-native and do not support the plant species favourable to hazel dormouse as a food source or for nesting material. They are also isolated from any suitable hazel dormouse habitat in the wider area. As such, hazel dormouse is considered likely absent from the site and is not discussed further in this report.

4.4.5 Water Vole

Desktop Study Results

A review of aerial imagery and OS online mapping reveals the presence of standing waterbodies 290 metres north-west and 920 metres east which may be suitable for water vole *Arvicola amphibius*, however there are no watercourses within one kilometre of the site boundary that would provide habitat connectivity for the species.

Field Survey Results

There are no watercourses, waterbodies, ditches or areas of wetland on site that would be suitable for supporting resident water vole nor is there terrestrial habitat that would be suitable for burrow construction. There is no hydrological or terrestrial connectivity between the site and any suitable water vole habitat in the wider area. As such, water vole is considered likely absent from the site and is not discussed further in this report.

4.4.6 Birds

Field Survey Results

The following bird species were recorded on site or flying over during the survey: carrion crow *Corvus corone*, great tit *Parus major*, the amber listed⁹ woodpigeon *Columba palumbus* and the red listed¹⁰ house sparrow *Passer domesticus*. The site supports nesting habitat that is likely to be used by a range of common bird species. These habitat features include scattered trees, shrubs, hedgerows and the on-site buildings.

The site does not support habitats that are suitable for wintering birds such as waders or waterfowl due to the lack of aquatic habitats or overwintering gulls that require open fields. As such, wintering birds are scoped out of the assessment.

4.4.7 Reptiles

Field Survey Results

The site supports limited suitable habitat for reptiles in the form of the ornamental shrub planting to the north and south. These areas lie adjacent to residential gardens where

⁹ The UK's birds are split in to three categories of conservation importance - red, amber and green. Red is the highest conservation priority, with species needing urgent action. Amber is the next most critical group, followed by green. Amber list criteria include species which are: in unfavourable conservation status in Europe; subject to historical population decline during 1800–1995, but recovering; subject to moderate (25-49%) decline in UK breeding population or contraction of UK breeding range over last 25 years, or the longer-term period; subject to moderate (25-49%) decline in UK non-breeding population over last 25 years, or the longer-term period; rare breeders (1–300 breeding pairs in UK); rare non-breeders (less than 900 individuals), or; internationally important species with at least 20% of European breeding or non-breeding population in UK.

¹⁰ The UK's birds are split in to three categories of conservation importance - red, amber and green. Red is the highest conservation priority, with species needing urgent action. Amber is the next most critical group, followed by green. Red List criteria include species which are: globally threatened; have been subject to historical population decline in UK during 1800–1995; are in severe (at least 50%) decline in UK breeding population over last 25 years, or longer-term period, or; subject to severe (at least 50%) contraction of UK breeding range over last 25 years, or longer-term period.

common species such as slow-worm *Anguis fragilis* may be present. The areas of amenity grassland are regularly mown and kept short and are unsuitable for reptiles.

4.4.8 Great Crested Newt

Desktop Study Results

A review of the MAGIC database did not reveal the presence of any granted EPSM licences in respect of great crested newt *Triturus cristatus* within two kilometres of the site. However, this does confirm the absence of the species in the local area. A review of OS online mapping and aerial imagery show that there are two waterbodies within 500 metres of the site, these are located approximately 255 metres north-west and 380 metres north-west with the Hiltingbury Lakes Park and Garden. These are fishing lakes and are therefore unlikely to support great crested newt.

Field Survey Results

There are no waterbodies on site and therefore a breeding population of great crested newt would not be present. The species is considered likely absent from waterbodies within 500 metres as these are fishing lakes and therefore individuals are unlikely to utilise any suitable terrestrial habitat on site. Great crested newt is therefore not considered further in this report.

4.4.9 Invertebrates

Field Survey Results

The habitats on site are likely to support a range of common and widespread invertebrate species. The site lacks any habitats that would support rare or notable species such as dead wood, woodland edges, waterbodies and water courses, as such this species group is scoped out of the assessment and is not discussed further in this report.

4.4.10 Other Relevant Species

Field Survey Results

The site offers limited suitable habitat for European hedgehog *Erinaceus europaeus* in the form of the ornamental planting to the north and south and hedgerow bases that could be used for foraging and commuting. There may also be some connectivity with adjacent residential gardens.

4.5 Summary of Key Ecological Features

The following features are those with greatest ecological value that lie within the site's Zone of Influence:

- The Solent and Southampton Water SPA and Ramsar Site, Solent and Dorset Coast SPA and the Solent Maritime SAC lie eight kilometres south and 9.6 kilometres south-west respectively;
- The habitat of the greatest ecological value within the context of the site and the wider area are the mature scattered trees;
- The Challoner House building has low suitability for supporting roosting bats;
- The site has low suitability for foraging and commuting bats; and
- The site is suitable for supporting breeding birds, reptiles and European hedgehog.

5.0 ASSESSMENT OF ECOLOGICAL EFFECTS AND MITIGATION/COMPENSATION/ENHANCEMENT MEASURES

5.1 Introduction

This section assesses the ecological effects of the proposed development scheme on the identified ecological features as identified in Section 4.0. Methods for addressing potential impacts and effects on ecological features have been approached in accordance with the mitigation hierarchy¹¹ with avoidance of impacts prioritised where possible. Where significant adverse effects cannot be avoided other forms of mitigation are prioritised over compensation. Enhancement measures have been detailed, where relevant, in order to not only minimise the impacts on biodiversity but also to provide enhancement in accordance with Paragraph 174 of the NPPF (Paragraph 2.2.1). It is anticipated that mitigation, compensation and enhancement measures will be secured through the planning process.

5.2 Scheme Design

The proposed development entails the removal of the existing single-storey conservatory on the western corner of Challoner House and the construction of a new ten-bedroom extension extending westwards into the grounds. The new extension will be three-storeys and will include a flat roof section and a new pitched roof section. The flat roof section will partially tie in with the existing hipped roof. There will also be a new patio area, new retaining wall, new refuse and recycling store, cycle parking and a new vehicle parking arrangement. Access will remain the same from Winchester Road.

The potential ecological impacts and effects of these proposals, in the absence of mitigation, are described for each ecological feature below. For each ecological feature, measures to mitigate and/or compensate for significant effects are described.

5.3 Designated Sites

5.3.1 Potential Impacts and Effects

The proposals will result in increased waste-water discharge from the site because there will be a net increase in residents. Increased levels of nitrogen entering the Solent as a result of waste-water discharge can severely threaten the qualifying habitats of the designated sites as well as their associated species by causing eutrophication, leading to algal blooms. This can result in an increase in dead organic matter accumulating on sediments which deplete oxygen concentration in the water; impacting aquatic species and those that feed on them.

¹¹ In accordance with CIEEM Ecological Impact Assessment guidance (CIEEM, 2018) a sequential process is adopted to address impacts on features of ecological interest, with 'Avoidance' prioritised at the top of the hierarchy and Compensation/Enhancement' at the bottom. This is often referred to as the 'mitigation hierarchy'.

A nitrate budget calculator has been produced to determine if the proposals can achieve nutrient neutrality on site and a Shadow Habitats Regulations Assessment (HRA) (ECOSA, 2022) undertaken to determine whether there will be likely significant effects on European designated sites.

The screening stage of the Shadow HRA concluded that, unmitigated, there would be a likely significant effect as a result of the proposed development on the Solent and Dorset Coast SPA, Solent and Southampton Water Ramsar site/SPA and Solent Maritime SAC due to an increase in 13.15 kilograms Total Nitrogen (TN) per year. Therefore, an Appropriate Assessment was undertaken and suitable mitigation measures have been proposed (see Paragraph 5.3.2).

5.3.2 Mitigation and Compensation Measures

Nitrate credits will be purchased from Eastleigh Borough Council to offset excess nitrogen outputs against council-owned land through the cessation of farming practices. It is anticipated that a pre-start or Grampian condition relating to nitrates will be recommended once planning permission is granted. See the Shadow HRA for further details (ECOSA, 2022).

5.3.3 Enhancement

No enhancement measures in relation to designated sites are proposed.

5.4 Habitats

5.4.1 Potential Impacts and Effects

The construction of the new ten-bedroom extension will result in the loss of amenity grassland, introduced shrub and hardstanding. The hardstanding is of negligible ecological value and the amenity grassland and introduced shrub are of low ecological value, therefore their loss does not represent a significant impact.

In the absence of mitigation, it is possible that existing mature trees and boundary hedgerow to the west may become damaged/degraded during the construction of the new extension. This would be via machinery being used in the vicinity causing damage to limbs/vegetation and/or root compaction. All other habitat areas on site are being retained.

5.4.2 Mitigation and Compensation Measures

All works will follow protective measures in line with BS 5837:2012 *Trees in Relation to Design, Demolition and Construction* (BSI, 2012). This document outlines the use of tree protection barriers to be used for the duration of the construction phase. These barriers are proposed to shield the mature trees to the north and west and the western hedgerow from damage during construction.

5.4.3 **Enhancement**

The habitats on site will be enhanced through additional planting beneath scattered trees along the northern site boundary. Planting will include a shrub layer of native fruit-yielding species such as hazel *Corylus avellana*, holly *Ilex aquifolium*, hawthorn *Crataegus monogyna* and guelder rose *Viburnum opulus*. This will improve species diversity and the vertical vegetation structure (two storeys as opposed to one).

5.5 **Bats**

5.5.1 **Potential Impacts and Effects**

The areas identified as offering low suitability for roosting bats (roof voids 4 and 5 on **Map 2**) will not be impacted by the proposals. The only area of the roof that will be impacted is the north-western corner where the new flat-roof extension will tie-in to the existing hipped section (although this will not tie-in internally with roof void 3). No PRFs were recorded in this section of the building therefore there will be no loss of possible access/egress points or roosting locations. If bats are present within roof voids 4 and 5, the construction works will be far enough away and sufficiently separated from these areas that any bats will not be disturbed by the works.

In the absence of mitigation, new external lighting installed on the outside of the extension has the potential to disturb foraging and commuting bats through disruption/illumination of flight lines. There will be no significant loss of habitat suitable for foraging and commuting bats.

In England, bats and their habitat are fully protected under the Wildlife and Countryside Act 1981 through inclusion in Schedule 5. In addition, all bat species are protected under the Conservation of Habitats and Species Regulations 2017. Refer to **Appendix 3** for details.

5.5.2 **Mitigation and Compensation Measures**

In relation to new external lighting, guidance on bats and artificial lighting will be followed (Bat Conservation Trust, 2018). External lighting will comprise hooded luminaires directed away from vegetation that is present along the northern and western site boundaries. Ideally the bulbs will be LED and at the warmer end of the spectrum (e.g. avoiding blue or white light). LED lights emit much lower levels of UV and therefore have a lower impact on wildlife. The lighting on the outside of the new extension will be motion-activated and task related, associated with specific entrance/exit points. The lux level will be as low as possible to allow the task to be carried out safely and effectively. Guidance on task related lighting levels published by the Chartered Institution of Building Services Engineers (CIBSE) (CIBSE, 2002) will be followed.

5.5.3 *Enhancement*

The site will be enhanced for bats through the installation of two new integrated bat roost units within the fabric of the new extension. Integrated boxes (such as Build-In Woodstone Bat Boxes (**Figure 17**), or similar) will be situated as high as possible (between three and four metres above the ground) and close to the eaves. Boxes will be positioned away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day (usually south, south-east or south-west elevations). For the Challoner House extension, the south-western elevation will work best as this will face scattered trees and the hedgerow which will provide dark corridors for navigation. In addition, a single bat box suitable for installation on a tree (such as Vivara Pro Woodstone bat box (**Figure 18**) or similar) will be erected in one of the retained mature trees on site. These measures will provide additional roosting opportunities for bats at the site.



Figure 17: Example of Build-In Woodstone Bat Boxes integrated into fabric of wall



Figure 18: Vivara Pro Woodstone Bat Box

5.6 *Birds*

5.6.1 *Potential Impacts and Effects*

There will be no removal of trees or hedgerows, however the removal of ornamental planting (specifically any larger shrubs or woody vegetation) may cause harm/disturbance to nesting birds, if carried out during the breeding season of March to August inclusive. The conservatory which will be removed does not provide suitable nesting habitat for birds, nor does the area of the existing structure that will be tied-in to the new extension.

In the absence of mitigation, it is possible that existing mature trees and boundary hedgerow that is suitable for nesting birds may become damaged/degraded during the construction of the new extension. This would be via machinery being used in the vicinity causing damage to limbs/vegetation and/or root compaction.

All birds, their nests, eggs and young are legally protected, with certain exceptions, under the Wildlife and Countryside Act 1981 (as amended). Refer to **Appendix 3** for details.

5.6.2 **Mitigation and Compensation Measures**

Removal of woody vegetation will be undertaken outside the breeding season of March to August inclusive to avoid harm/disturbance to nesting birds. If this is not possible, vegetation will be checked immediately prior to removal for any evidence of nesting. Any active nests will be left undisturbed until nesting ends naturally and chicks have fledged.

All works will follow protective measures in line with BS 5837:2012 *Trees in Relation to Design, Demolition and Construction* (BSI, 2012). This document outlines the use of tree protection barriers to be used for the duration of the construction phase. These barriers are proposed to shield the mature trees to the north and west and the western hedgerow from damage during construction.

5.6.3 **Enhancement**

The site will be enhanced for birds through the incorporation of two swift bricks within the fabric of the new extension (**Figure 19**). Swift bricks will be positioned at least five metres above ground, under an overhang or eaves for protection. Swift bricks will face in a north-westerly or north-easterly direction to shelter them from the glare of the sun. For the Challoner House extension, the north-western elevation would be most appropriate.

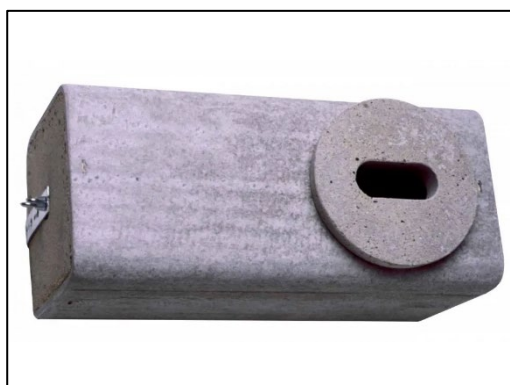


Figure 19: Example of swift brick

5.7 **Reptiles**

5.7.1 **Potential Impacts and Effects**

The ornamental shrub planting to the north and south of the site and the hedgerow bases which are suitable for slow-worm are all being retained as part of the proposals. As such, there will be no loss of habitat suitable for reptiles in the long-term.

In the absence of mitigation, it is possible that the existing hedgerow to the west which is suitable for supporting slow-worm may become damaged/degraded during the construction of the new extension. This would be via machinery being used in the vicinity causing damage to vegetation through trampling and/or root compaction.

Widespread reptile species (slow-worm *Anguis fragilis*, common lizard *Zootoca vivipara*, grass snake *Natrix helvetica* and adder *Vipera berus*) are protected under the Wildlife and Countryside Act 1981 against harm. Refer to **Appendix 3** for details.

5.7.2 Mitigation and Compensation Measures

All works will follow protective measures in line with BS 5837:2012 *Trees in Relation to Design, Demolition and Construction* (BSI, 2012). This document outlines the use of tree protection barriers to be used for the duration of the construction phase. These barriers are proposed to shield the western hedgerow from damage during construction, therefore protecting reptile habitat.

5.7.3 Enhancement

No enhancement measures in relation to reptiles are proposed.

5.8 Other Relevant Species

5.8.1 Potential Impacts and Effects

The ornamental shrub planting to the north and south of the site and the hedgerow bases which are suitable for European hedgehog are all being retained. As such, there will be no loss of habitat suitable for this species in the long-term.

In the absence of mitigation, it is possible that the existing hedgerow to the west which is suitable for supporting European hedgehog may become damaged/degraded during the construction of the new extension. This would be via machinery being used in the vicinity causing damage to vegetation through trampling and/or root compaction.

5.8.2 Mitigation and Compensation Measures

All works will follow protective measures in line with BS 5837:2012 *Trees in Relation to Design, Demolition and Construction* (BSI, 2012). In accordance with this document, barriers are proposed to be installed to shield the western hedgerow from damage during construction, therefore protecting European hedgehog habitat.

5.8.3 Enhancement

No enhancements in relation to European hedgehog are proposed.

5.9 Residual and Cumulative Effects

Given the mitigation and compensation measures outlined above, no significant residual effects are anticipated on any of the species considered. Therefore, there will be no cumulative effects on local populations as a result of the development.

6.0 CONCLUSIONS

6.1 Conclusion

The Solent and Southampton Water SPA and Ramsar Site, Solent and Dorset Coast SPA and the Solent Maritime SAC lie eight kilometres south and 9.6 kilometres south-west respectively. The site lies within the nitrate catchment of these designated sites. The habitat of the greatest ecological value within the context of the site and the wider area are the mature scattered trees.

The Challoner House building has low suitability for supporting roosting bats while the site as a whole has low suitability for foraging and commuting bats. The site is also suitable for supporting breeding birds, reptiles and European hedgehog.

A nitrates budget calculation has been produced and a Shadow HRA undertaken to determine whether there will be likely significant effects on European designated sites. Nitrate credits will be purchased from Eastleigh Borough Council to offset excess nitrogen outputs against council-owned land through the cessation of farming practices.

Adverse impacts on these ecological features have been identified and appropriate mitigation measures proposed. Tree protection barriers will be used for the duration of the construction phase to shield the mature trees to the north and west and the western hedgerow from damage during construction. These barriers will also protect suitable habitat for a range of protected species. Other mitigation measures include a sensitive lighting strategy, sensitive timings of work and working methods. Post-development, no residual or cumulative impacts are anticipated.

The site will be enhanced via new planting along the northern site boundary, the incorporation of bat boxes and swift bricks within the new extension and a single bat box in a retained tree. As such it is considered that the proposals will accord with all relevant national and local planning policy in relation to ecology including those listed within the Eastleigh Borough Local Plan and the NPPF (see Section 2.0).

6.2 Updating Site Survey

If the planning application boundary changes or the proposals for the site alter, a re-assessment of the scheme in relation to ecology may be required. Given the mobility of animals and the potential for colonisation of the site over time, updating survey work may be required, particularly if development does not commence within 18 months of the date of the most recent relevant survey.

7.0 REFERENCES

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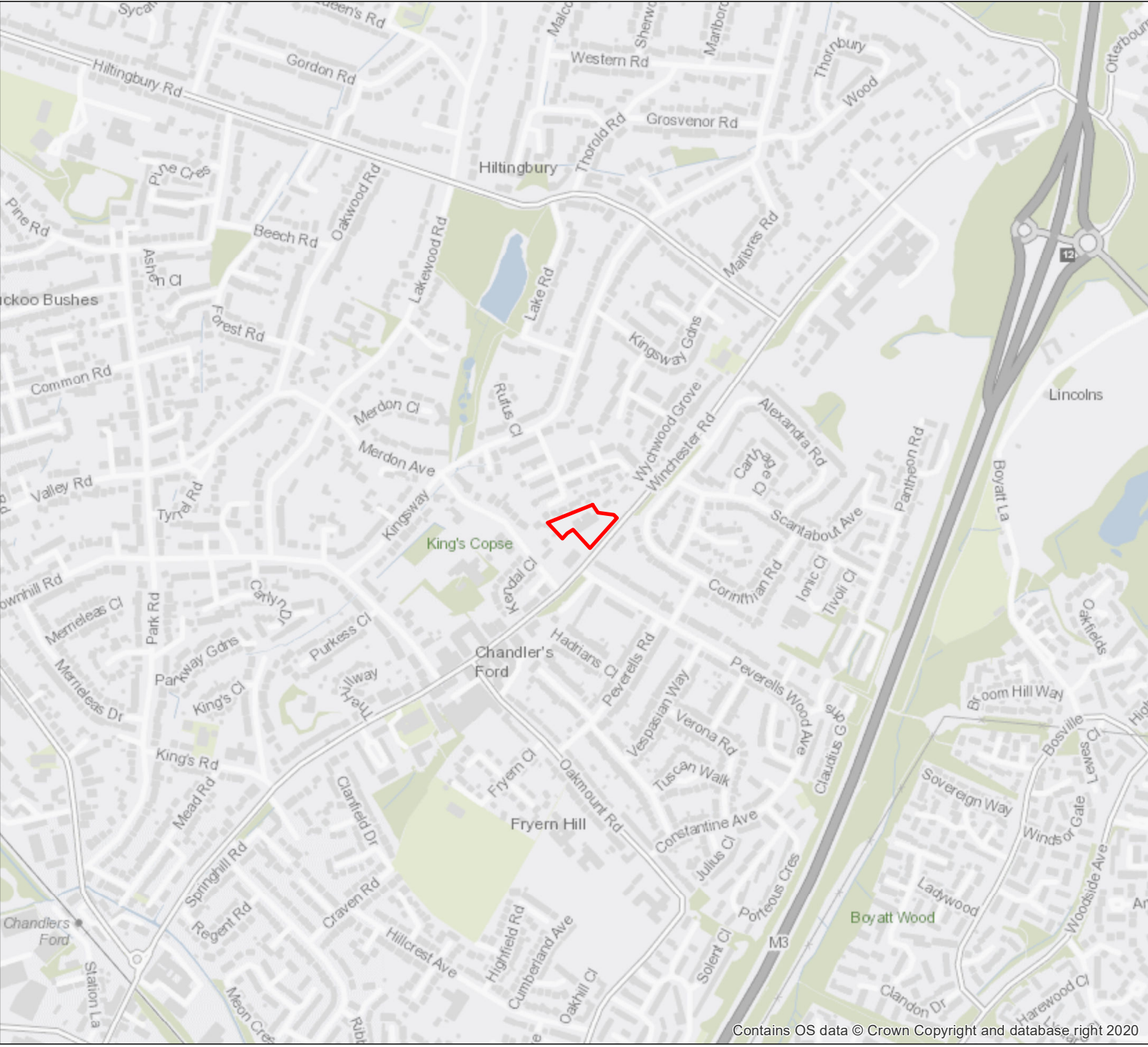
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Map 1 Site Location Plan



**CHALLONER HOUSE, 175
WINCHESTER ROAD, CHANDLERS
FORD, HAMPSHIRE**

ECOLOGICAL IMPACT ASSESSMENT

Map 1 - Site Location Plan

Client:	Barchester Healthcare Limited
Date:	November 2022
Status:	Final

KEY

 Site Boundary



Scale at A4: 1:10,000
0 100 200 400 Metres



Prepared by: HB	Date: 29/11/22
Last amended by: N/A	Date: N/A



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Map 2 Phase 1 Habitat Map

**CHALLONER HOUSE, 175
WINCHESTER ROAD, CHANDLERS
FORD, HAMPSHIRE**

ECOLOGICAL IMPACT ASSESSMENT

Map 2 - Phase 1 Habitats

Client: Barchester Healthcare Limited

Date: November 2022

Status: Final

KEY

- Site Boundary
- Scattered Trees
- Hardstanding
- Amenity Grassland
- Introduced Shrub
- Buildings
- Non-Native Species-Poor Hedgerow
- B1 Building Number

Scale at A4: 1:620

0 5 10 20 Metres



Prepared by: HB

Date: 291122

Last amended by: N/A

Date: N/A

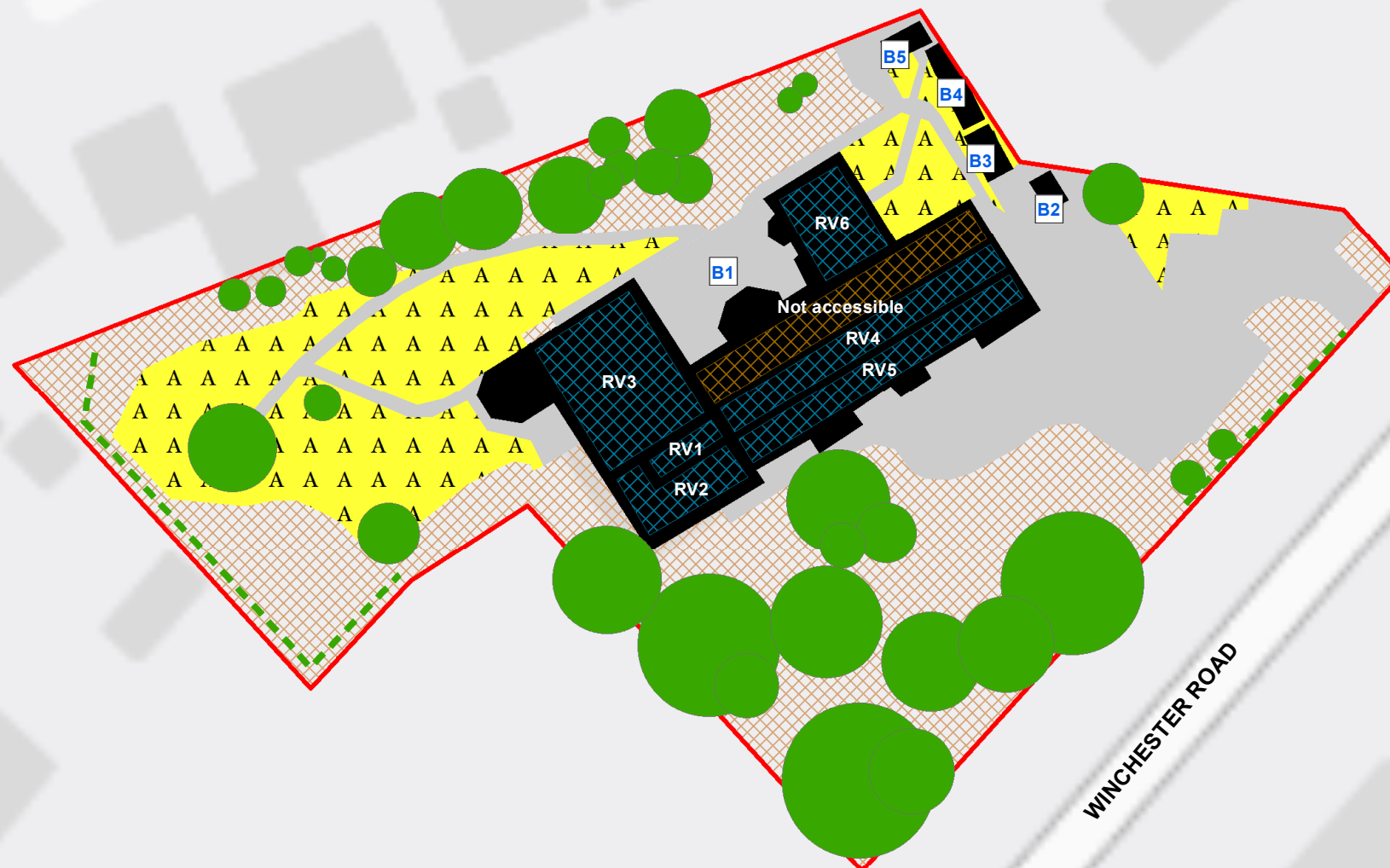
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Appendix 1 Site Proposals Plan



NOTES

All dimensions are in millimetres unless stated otherwise.

Drawings are not to be scaled for Construction purposes.

This drawing is to be read in conjunction with all other relevant drawings and specifications.

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- New retaining wall
- New refuse and recycling store
- New parking arrangement (Spaces 5m x 2.5m)
- New retaining wall
- Cycle parking

- Proposed patio extension with safety balustrade
- New Retaining Wall

Thick red line denotes site boundary

- Existing Tree RPA's
- Removed Trees

P4	20/11/22	Parking Adjustments	AB	ID
P3	19/08/22	Minor Adjustments	AB	ID
P2	16/08/22	First Draft	AB	ID
P1	08/07/22	Drawing in Progress	SL	ID
Rev	Date	Description	Drawn By	Checked By

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Challoner House
Challoner House Care Home,
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Client: Barchester

Drawing Title:
Proposed Site Plan

For Planning

100 Project Number	Scale of A1	Assembly
3307	1:200	D0

Project	Originator	Volume	Level	Type	Rev	Number
3307	HIA	ZZ	XX	DR	A	0102

0102 Proposed Site Plan

Appendix 2 Sites Designated for Nature Conservation

Statutory Sites

Internationally Designated Sites - Ramsar Sites, Special Areas of Conservation and Special Protection Areas

Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) form a network of protected sites across the European Union and United Kingdom. In the United Kingdom the primary legislative protection is afforded to these sites under the Conservation of Habitats and Species Regulations 2017 (as amended).

Ramsar sites are designated as wetlands of international importance which are afforded similar legislative protection to SPAs and SACs.

SACs are sites which support internationally important habitats or internationally important assemblages or populations of species. SPAs are designated for supporting internationally important populations of birds. SACs, SPAs and Ramsar sites are generally also designated as Sites of Special Scientific Interest.

Under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) there is a legal requirement that competent authorities, such as local planning authorities, need to consider whether plans or projects are likely to have a significant adverse effect on SPAs, SACs or Ramsar sites, either alone, or in combination with other plans or projects. In the event that a likely significant effect cannot be ruled out, on the basis of objective information, then the competent authority must undertake an “Appropriate Assessment” to fully assess the plan or project against the site’s conservation objectives. Unless certain defined derogation tests can be met, the competent authority may not authorise nor undertake any plan or project which adversely affects the integrity of a SPA, SAC or Ramsar site.

Nationally Designated Sites – Sites of Special Scientific Interest and National Nature Reserves

Sites of Special Scientific Interest (SSSI) receive legal protection under the Wildlife and Countryside Act 1981 (as amended). Such sites are designated to protect specific areas of biological or geological interest of national importance. Such sites also generally receive strict protection through the planning system.

National Nature Reserves (NNR) are also usually designated as SSSIs and are specifically managed for their wildlife value. They receive legal protection through the National Parks and Access to the Countryside Act 1949 and the Wildlife and Countryside Act 1981 (as amended). As with SSSIs, these sites generally receive strict protection through the planning system.

Locally Designated Sites – Local Nature Reserves

Local Nature Reserves (LNR) are designated by local authorities under the National Park and Access to the Countryside Act 1949. These are generally designated not only for their local wildlife value but also for education, scientific and recreational purposes. These sites generally receive protection from development through the planning system.

Appendix 3 Relevant Legislation

Bats

All UK bat species are listed in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of the Conservation of Habitats and Species Regulations 2017. They are afforded full protection under Section 9(4) of the Act and Regulation 43 of the Regulations. These make it an offence to:

- Deliberately capture, injure or kill any such animal;
- Deliberately disturb any such animal, including in particular any disturbance which is likely:
 - To impair its ability to survive, breed, or rear or nurture their young;
 - To impair its ability to hibernate or migrate;
 - To affect significantly the local distribution or abundance of that species;
- Damage or destroy a breeding site or resting place of any such animal;
- Intentionally or recklessly disturb any of these animals while it is occupying a structure or place that it uses for shelter or protection; or
- Intentionally or recklessly obstruct access to any place that any of these animals uses for shelter or protection.

In addition, five British bat species are listed on Annex II of the Habitats Directive. These are:

- Greater horseshoe bat *Rhinolophus ferrumequinum*;
- Lesser horseshoe bat *Rhinolophus hipposideros*;
- Bechstein's bat *Myotis bechsteinii*;
- Barbastelle *Barbastella barbastellus*; and
- Greater mouse-eared bat *Myotis myotis*.

In certain circumstances where these species are found the Directive requires the designation of Special Areas of Conservation (SACs) by EC member states to ensure that their populations are maintained at a favourable conservation status. Outside SACs, the level of legal protection that these species receive is the same as for other bat species.

Breeding Birds

With certain exceptions, all wild birds, their nests and eggs are protected by Section 1 of the Wildlife and Countryside Act 1981 (as amended). Therefore, it is an offence, to:

- Intentionally kill, injure or take any wild bird;
- Intentionally take, damage or destroy the nest of any wild bird while it is in use or being built; or
- Intentionally take or destroy the egg of any wild bird.

These offences do not apply to hunting of birds listed in Schedule 2 subject to various controls. Bird species listed on Schedule 1 of the Act receive further protection, thus for these species it is also an offence to:

- Intentionally or recklessly disturb any bird while it is nest building, or is at a nest containing eggs or young; or
- Intentionally or recklessly disturb the dependent young of any such bird.

Reptiles

The four widespread species of reptile that are native to Britain, namely common or viviparous lizard *Zootoca vivipara*, slow-worm *Anguis fragilis*, adder *Vipera berus* and grass snake *Natrix helvetica*, are listed in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and are afforded limited protection under Section 9 of this Act. This makes it an offence to:

- Intentionally kill or injure any of these species.

The remaining native species of British reptile (sand lizard *Lacerta agilis* and smooth snake *Coronella austriaca*) receive a higher level of protection via inclusion under Schedule 2 of the Conservation of Habitats and Species Regulations 2017. They are afforded full protection under Section 9(4) of the Act and Regulation 43 of the Regulations (in England and Wales only) and the Wildlife and Countryside Act 1981 (as amended). The distribution of these species are restricted to only a few sites in England.

Species and Habitats of Principal Importance in England

The Natural Environment and Rural Communities (NERC) Act came into force on 1st October 2006. Section 41 (S41) of the Act requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England. The England Biodiversity List is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under section 40 of the NERC Act 2006, to have regard to the conservation of biodiversity in England, when carrying out their normal functions. There are currently 943 species of principal importance and 41 habitats of principal importance included on the England Biodiversity List.

Appendix 4 Appraisal Criteria for Bats

The criteria used to assess the suitability of roosting and foraging/commuting habitat for bats is based on industry guidelines and outlined in **Table 2**¹².

Table 2: Criteria used to Assess Suitability of Roosting and Foraging/Commuting Habitat for Bats

Suitability	Description of roosting habitats	Commuting and foraging habitats
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.
Moderate	A structure of tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status.	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically/structure that does not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain potential roost features but with none seen from the ground or features seen with only very limited roosting potential.	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerows or un-vegetated stream, but isolated (i.e. not very well connected to the surrounding landscape by other habitat). Suitable, but isolated, habitat that could be used by small numbers of foraging bats such as a lone tree or a patch or scrub.
Negligible	Negligible habitat features on site likely to be used by roosting bats.	Negligible habitat features on site likely to be used by commuting or foraging bats.

¹² Table adapted from (Collins, 2016)

Appendix 5 Statutory Designated Sites within the Desktop Study Area

Details of statutory designated sites within the desktop study area, as listed in Paragraph 4.2 are provided in **Table 3**.

Table 3: Statutory Designated Sites Located Within the Desktop Study Area

Site Name	Solent and Dorset Coast
Site Designation	SPA
Approximate Relative Location	5.8 kilometres south
Reasons for Designation:	
The site qualifies for supporting the following Annex I species: Breeding - Sandwich tern <i>Sterna sandvicensis</i>, 441 pairs representing at least 4.01% of the breeding population in Great Britain; - Common tern <i>Sterna hirundo</i>, 492 pairs representing at least 4.77% of the breeding population in Great Britain; and - Little tern <i>Sternula albifrons</i>, 63 pairs representing at least 3.31% of the breeding population in Great Britain.	

Site Name	Solent and Southampton Water
Site Designation	Ramsar Site
Approximate Relative Location	8 kilometres south
Reasons for Designation:	
This site has met: Ramsar criterion 1 - The site is one of the few major sheltered channels between a substantial island and mainland in European waters, exhibiting an unusual strong double tidal flow and has long periods of slack water at high and low tide. It includes many wetland habitats characteristic of the biogeographic region: saline lagoons, saltmarshes, estuaries, intertidal flats, shallow coastal waters, grazing marshes, reedbeds, coastal woodland and rocky boulder reefs. Ramsar criterion 2 - The site supports an important assemblage of rare plants and invertebrates. At least 33 British Red Data Book invertebrates and at least eight British Red Data Book plants are represented on site. Ramsar criterion 5 - Assemblages of international importance. Species with peak counts in winter: 51343 waterfowl (5 year peak mean 1998/99-2002/2003) Ramsar criterion 6 – species/populations occurring at levels of international importance. Qualifying Species/populations (as identified at designation) with peak counts in spring/autumn: Ringed plover <i>Charadrius hiaticula</i>, Europe/Northwest Africa 397 individuals, representing an average of 1.2% of the GB population (5 year peak mean 1998/9-2002/3). Species with peak counts in winter: Dark-bellied brent goose <i>Branta bernicla bernicla</i>, 6456 individuals, representing an average of 3% of the population (5 year peak mean 1998/9-2002/3). Eurasian teal <i>Anas crecca</i>, NW Europe 5514 individuals, representing an average of 1.3% of the population (5 year peak mean 1998/9-2002/3).	

Black-tailed godwit *Limosa limosa islandica*, Iceland/W Europe 1240 individuals, representing an average of 3.5% of the population (5 year peak mean 1998/9-2002/3).

Site Name	Solent and Southampton Water
Site Designation	SPA
Approximate Relative Location	8 kilometres south
Reasons for Designation:	
The area comprises habitats consisting of tidal rivers, estuaries, mud flats, sand flats and lagoons (including saltwork basins), salt marshes, shingle and mixed grassland. During the breeding season the area regularly supports important numbers of breeding Mediterranean gull <i>Larus melanocephalus</i>, little tern <i>Sterna albifrons</i>, roseate tern <i>Sterna dougallii</i>, common tern <i>Sterna hirundo</i> and Sandwich tern <i>Sterna sandvicensis</i>. Over winter the area regularly supports important numbers of teal <i>Anas crecca</i>, dark-bellied brent goose <i>Branta bernicla berniclam</i>, ringed plover <i>Charadrius hiaticula</i> and black-tailed godwit <i>Limosa limosa islandica</i>. The following are qualifying features of the SPA: ▪ Tidal rivers. Estuaries. Mud flats. Sand flats. Lagoons ▪ Salt marshes. Salt pastures. Salt steppes ▪ Coastal sand dunes. Sand beaches. Machair ▪ Shingle. Sea cliffs. Islet ▪ Bogs, marshes. Water fringed vegetation. Fens ▪ Humid, mesophile grasslands ▪ Broadleaved deciduous woodland.	

Site Name	Solent Maritime
Site Designation	SAC
Approximate Relative Location	9.6 kilometres south-west
Reasons for Designation:	
Annex I habitats that are the primary reason for selection of this site: ▪ Estuaries; ▪ Spartina swards (<i>Spartinion maritimae</i>); and ▪ Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>). Annex I habitats present as a qualifying feature but not a primary reason for selection of this site: ▪ Sandbanks which are slightly covered by sea water all the time; ▪ Mudflats and sandflats not covered by seawater at low tide; ▪ Coastal lagoons; ▪ Annual vegetation of drift lines; ▪ Perennial vegetation of stony banks; ▪ Salicornia and other annuals colonizing mud and sand; and ▪ Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes). Annex II species present as a qualifying feature, but not a primary reason for site selection: ▪ Desmoulin's whorl snail <i>Vertigo moulinsiana</i>.	