

Land South of Maddoxford Lane

Ecological Impact Assessment

Prepared on behalf of

Bloor Homes Limited

Final Report

17 February 2026

31/25-1C

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Report Release Sheet

Draft/Final:	Final Report
Issue Number:	31/25-1C
Date:	17 February 2026
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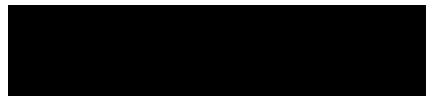
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Land South of Maddoxford Lane

Ecological Impact Assessment

Executive Summary

Ecological Planning & Research Ltd was commissioned to complete ecology works associated with the Proposed Development at Land South of Maddoxford Lane, Booley Green.

The Site itself largely comprises arable land, woodland, residential and commercial buildings, associated moor/scrap storage and grassland, with boundary hedgerows and tree lines. The eastern boundary is bound by the River Hamble. The wider landscape comprises urban development, agricultural land and pockets of woodland.

Overall, ecological work has confirmed the presence of an assemblage of bats and birds of local importance as well as Sites of Importance for Nature Conservation (SINCs) and Statutory Designated Sites of value within the potential Zone of Influence (Zoi) of the proposals. In addition to this, the transient presence of common reptile species and amphibians is likely within the Site, as well as a Badger sett. Mitigation measures have been outlined to ensure legal compliance with respect to these species.

The following report sets out an Ecological Impact Assessment (EclA) of the proposals with regards to these Important Ecological Impact Features and includes measures to avoid, mitigate, and, if necessary, compensate for potential significant residual effects.

The development will deliver greenspace, as well as removing motor associated activities in the SINC buffer and reestablish this as a greenspace, this will result in a minor positive residual effect.

Subject to implementation of the proposed measures within this Ecological Impact Assessment, the proposals will not result in any significant negative residual effects on the Important Ecological Features within the Zoi. The Site will deliver a minimum of 10% net gain in habitats, as well as delivering ecological enhancement through the delivery of bird and bat boxes.

Therefore, the proposals can be consented in relation to the requirements of nature conservation related legislation and planning policy including Section 15 of the National Planning Policy Framework and relevant in the Local Plan.

Land South of Maddoxford Lane

Ecological Impact Assessment

1. INTRODUCTION

Brief

- 1.1 Ecological Planning & Research Ltd (EPR) was commissioned by Bloor Homes to provide advice on ecological issues in relation to the Proposed Development at Land South of Maddoxford Lane (Ordnance Survey Grid Reference SU 51435 14226), hereafter referred to as 'the Site'.

Site Location and Context

- 1.2 The Site is located on the edge of a predominantly rural area on the eastern fringes of Boorley Green. The Site comprises two former pastoral fields, and arable fields bound by hedgerows, a dry ditch, fencing and mature trees. Additionally, within the east of the Site there are two Sites of Importance for Nature Conservation (SINCs). To the west and north, the surrounding area is dominated by residential housing. Rural landscape comprising agricultural land with woodland pockets lies to the east and south with the River Hamble adjacent to sections of the eastern site boundary.

Outline of the Proposed Development

- 1.3 Outline planning application with all matters reserved (except the main points of access) for the demolition of a residential dwelling (Use Class C3), removal of a mobile home, and demolition of existing buildings associated with a motor vehicle storage and motor vehicle body parts and scrap material business and the construction of up to 280 dwellings (Use Class C3), including affordable dwellings, and associated provision of informal and formal public open space, together with associated highways, landscape, earth works and level changes, foul and surface water drainage facilities, utilities provision and other associated and necessary infrastructure works.
- 1.4 The submitted Land Use and Access is included at **Appendix 1**.

Relevant Legislation, Policy and Guidance

- 1.5 The following articles of nature conservation legislation and planning policy (**Appendix 2**) that may be of relevance to the proposals and have been considered in this report are:
- The BNG Regulations 2024;
 - The Environment Act 2021;
 - The Conservation of Habitats and Species Regulations 2017 (as amended);
 - The Wildlife and Countryside Act 1981 (as amended);
 - The Countryside and Rights of Way (CROW) Act 2000 (as amended);
 - The Natural Environment and Rural Communities (NERC) Act 2006 (as amended);

- The Protection of Badgers Act 1992;
- The National Planning Policy Framework (NPPF) (2024); and
- Eastleigh Borough Local Plan (2016 - 2036).

1.6 In addition to the above, biodiversity objectives detailed in the following documents have been considered:

- The UK's National Biodiversity Strategy and Action Plan for 2030;
- 25 Year Environment Plan (2018);
- Environmental Improvement Plan (2025); and
- Biodiversity targets and objectives in the Biodiversity Action Plan for Eastleigh Borough (2012 - 2022).

1.7 Further details are provided in **Appendix 2**.

Consultation

1.8 Pre-application advice was sought from Eastleigh Borough Council, and a meeting took place onsite on the 23rd of September 2025. The Local Planning Authority Ecologist was in attendance. No written feedback was received for ecology.

2. ASSESSMENT METHODOLOGY

Introduction

- 2.1 The approach to Ecological Impact Assessment (EclA) taken in this report accords with guidance presented in the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Impact Assessment in the United Kingdom and Ireland: Terrestrial, Freshwater, Coastal and Marine version 1.3 (CIEEM, 2018, updated September 2024).
- 2.2 In summary, EPR takes the following step-wise approach to EclA:
- Prediction of the activities associated with a proposed scheme that are likely to generate biophysical changes which may lead to significant effects (either positive or negative) upon Important Ecological Features (IEFs);
 - Identification of the likely Zone of Influence (Zol) of those activities;
 - Scoping to select the ecological features (habitats, species, ecosystems and their functions/processes) that are likely to fall within the predicted Zols and be affected by the activities;
 - Evaluation of IEFs likely to be affected – both negatively and positively;
 - Identification of likely impacts (positive and negative) on IEFs, together with an assessment of the geographic level at which effects are likely to be significant;
 - Application of the mitigation hierarchy - refinement of the proposed scheme to incorporate impact avoidance and/or mitigation measures for negative effects on IEFs, and enhancements in order to deliver net gains;
 - Assessment of the significance of residual effects and identification of any policy drivers for additional mitigation or compensation in the event of residual significant negative effects; and
 - Advice on conformance with policy and legislation.
- 2.3 Further information regarding the methods for ecological evaluation and impact assessment are provided in **Appendix 3**.

Likely Biophysical Changes and Zone of Influence

- 2.4 The activities associated with the Proposed Development which are likely to lead to biophysical changes, and could accordingly give rise to ecological impacts, are set out in **Table 2.1** below, which is drawn from Box 9 of the EclA Guidelines (CIEEM, 2018, updated September 2024).
- 2.5 The Zone of Influence (Zol) of a proposed development is defined by the EclA Guidelines as *“... the area(s) over which ecological features may be affected by the biophysical changes caused by the proposed project and associated activities”*.
- 2.6 In this case, the Zol of the Proposed Development will encompass different areas, and thus potentially impact upon different ecological receptors, depending upon the spatial extent of the

relevant biophysical change (e.g. light, noise, habitat loss, recreational disturbance). The Zol(s) relevant to this assessment are summarised in **Table 2.1** below.

Table 2.1: Activities and Biophysical Changes associated with the Proposed Development which may give rise to ecological impacts, and associated Zone(s) of Influence.

Activity	Potential Impact	Zone of Influence
<i>Site Clearance and Construction Phase</i>		
Access and travel on/off site	Noise / visual / lighting disturbance of vulnerable species	Site and immediate surroundings
Assembly and storage areas for machines and materials; construction compounds	Loss and fragmentation of habitats Noise / visual / lighting disturbance to vulnerable species	Site and immediate surroundings
Building demolition	Demolition of buildings on site Removal of rubble from site	Site and immediate surroundings
Vegetation clearance, ground, excavation and structural works, demolition and alteration operations	Loss and fragmentation of habitats Damage to vulnerable habitats Direct harm to vulnerable species Noise / visual /vibration/ lighting disturbance to vulnerable species Change to surface and groundwater flows Dust generation	Site and immediate surroundings
Lighting of the work area	Disturbance to vulnerable species	Site and immediate surroundings
Drainage	Change of groundwater flows Change of water quality in groundwater Change in habitats fed by groundwater flows	Site and immediate surroundings and connected hydrological catchment
<i>Operational Phase</i>		
Recreation	Fragmentation of habitats by trampling Noise / visual disturbance to vulnerable species by members of the public and/or dogs	Site and up to 13km
Drainage	Change of groundwater flows Change of water quality in groundwater Change in habitats fed by groundwater flows Change in nutrient levels	Site and immediate surroundings and connected hydrological catchment (The Solent Maritime SAC)
Occupation of new houses: urban effects	Noise / visual / lighting disturbance to vulnerable species Loss and fragmentation of publicly accessible habitats by trampling Degradation and pollution of vulnerable habitats through eutrophication Increased risk of cat predation	Site and immediate surroundings

3. ECOLOGICAL BASELINE

Overview

- 3.1 The ecological baseline has been compiled following the programme of surveys set out in **Table 3.1** below. The Site originated as two separate parcels, which have been combined for this planning application; these are shown on **Figure 1** to clarify **Table 3.1**.
- 3.2 Further information regarding the survey work carried out, including methodologies, metadata and results, is provided in **Appendix 4**.

Table 3.1: Overview of ecological survey programme.

Survey Type	Area Surveyed	Month	Year
Preliminary Ecological Appraisal	Area 1	November	2022
Preliminary Ecological Appraisal	Area 2	June	2024
Bat Transects	Area1	April- August October	2023 2024
Night-time Bat Walkover	Area 2	Summer and Autumn Spring	2024 2025
Reptile Surveys	Area 1	September	2022
Reptile Surveys	Area 2	August- September	2024
Badger Walkover	Area 1	November	2022
Badger Walkover	Area 2	August	2024
Automated Static Detectors	Area1	October April-September	2022 2023
Automated Static Detectors	Area 2	July-October April-June	2024 2025
eDNA Surveys	Offsite	June	2025
Dormouse Survey	Area 2	July- November May	2024 2025
Building Inspections for Bats	Area 2	June	2024
Ground Level Tree Assessment	Area1	November	2022
Ground Level Tree Assessment	Area 2	July	2024
Veteran Tree Assessment	Whole Site	November	2025

Ecological Appraisal

- 3.3 The Ecological Appraisals were the starting point for determining the ecological features potentially needing to be considered within an EclA. The Site comprises grassland, scrub, tree lines, woodland and arable land, in addition to a few buildings being present which are used for a mechanics workshop. The Ecological Appraisals recorded mature trees and woodland which are of intrinsic nature conservation value within the Site boundary, however the majority of habitats present were recorded to have no intrinsic value to nature conservation. Although the

habitats were found to have some suitability to support roosting, foraging and commuting bats, Great Crested Newts *Triturus cristatus*, reptiles, Badgers *Meles meles* and nesting birds.

- 3.4 A detailed desktop study was carried out as part of the Ecological Appraisals to gather contextual ecological and geographical information including a Background Ecological Data Search by Hampshire Biodiversity Information Centre (HBIC, 2025 and HBIC, 2024), with the methodology for this outlined in **Appendix 3**.
- 3.5 An initial Ecological Appraisal of Area 1 was undertaken in November 2022 by Alice Holley BSc (Hons) MSC ACIEEM and Andrew Cross BSc (Hons) MSc MCIEEM. Prior to this, surveys were carried out in 2018 of Area 1 by Middlemarch Environmental.
- 3.6 Siobhan Pryke BSc (Hons) and Alice Holley BSc (Hons) MSC ACIEEM, Senior Ecologist and Ecologist at EPR, visited Area 2 in June 2024 and walked its boundaries and internal spaces, to undertake an ecological survey to inform the scope of further survey work.
- 3.7 Following on from the Ecological Appraisal and a review of existing survey data, a number of species were also scoped out from the need for further consideration as part of this EclA.
- 3.8 The desk study did return records for invertebrates, but based on the management of the Site, it was scoped out due to its limited potential to support a significant assemblage of invertebrates within the development area.
- 3.9 The desk study did not return any records of Otter *Lutra lutra* or Water Vole *Arvicola amphibious* within 2km of the Site in the last 10 years. The eastern boundary of the Site adjoins the River Hamble, however during a Site walkover no evidence of Water Vole or Otter was recorded. The riparian habitat within the Site is sub-optimal to support Water Vole or Otter; therefore, these species are not considered further within the EclA.

Designated Sites

- 3.10 The desktop study identified several designated sites within a 5km radius of the Site, the locations of which are shown on **Figures 2a-c**.

Internationally Designated Sites

Statutory Designated Sites

- 3.11 A number of internationally designated sites lie within the Zone of Influence of the proposals:
 - The New Forest Special Protection Area (SPA) and Ramsar;
 - Solent and Southampton Water SPA and Ramsar;
 - Solent Maritime Special Areas of Conservation (SAC); and
 - Solent and Dorset Coast SPA.

The New Forest SPA and Ramsar

- 3.12 The New Forest SPA is a large complex mosaic of habitats including wet and dry heaths, bogs and mires, wet and dry grasslands, ancient pasture woodlands, ponds and a network of streams and rivers. The site qualifies as a SPA due to the presence of the following Annex I species:

- European Honey-buzzard *Pernis apivorus*;
- Hen Harrier *Circus cyaneus*;
- Eurasian Hobby *Falco subbuteo*;
- European Nightjar *Caprimulgus europaeus*;
- Woodlark *Lullula arborea*;
- Dartford Warbler *Sylvia undata*; and
- Wood Warbler *Phylloscopus sibilatrix*.

- 3.13 The New Forest SPA Mitigation – Interim Framework (2014) includes a 13.8km buffer from the edge of the New Forest SPA within which new residential development is considered likely to have an adverse effect on the SPA, in particular ground nesting birds, as a result of an increase in recreational pressure and disturbance by dogs.

- 3.14 Due to additional residential development, there is additional recreational pressure which will be created, and as the proposed development falls within the 13.8km buffer, it is considered to be of **International Importance**.

The Solent (Solent and Southampton Water SPA and Ramsar, Solent Maritime SAC, Solent and Dorset Coast SPA)

- 3.15 'The Solent' contains a number of designated Sites, including SPA, SAC and Ramsar sites. The qualifying features within these sites include the presence of overwintering and breeding Annex I birds, Annex I habitats, Annex II fauna species and internationally important numbers of waterfowl.

- 3.16 The Solent Mitigation Strategy (2017) states that if a Site is located within a 5.6km buffer of The Solent (Bird Aware Solent, 2017) then a financial contribution is required in order to mitigate the impacts of recreational pressure on the SPA.

- 3.17 Due to additional residential development, there is additional recreational pressure and an increased in nutrients which will be created, and as the proposed development falls within the 5.6km buffer, it is considered to be of **International Importance**.

Nationally Designated Sites

Sites of Special Scientific Interest

- 3.18 A total of four Sites of Special Scientific Interest (SSSI) are located within 5km of the Site (**Figure 2a**). These are:

- Botley Wood and Everett's and Mushes Copses;
- Moorgreen Meadows;

- Upper Hamble Estuary and Woods; and
- Waltham Chase Meadows.

- 3.19 Of these sites, the closest is Upper Hamble Estuary and Woods SSSI which is located approximately 1.7km south of the survey area and forms part of the Solent and Southampton Water SPA and Ramsar and Solent Maritime SAC.
- 3.20 Moorgreen Meadows SSSI is approximately 2.97km west of the Site. It is designated as it supports important populations of Marsh Orchid *Dactylorhiza sp.*, in particular the Northern Marsh Orchid *Dactylorhiza purpurella*.
- 3.21 Botley Wood and Everett's and Mushes Copses SSSI is approximately 4.68km south-east of the Site. It is designated as it supports more than 30 breeding butterfly species including Pearl-bordered Fritillary *Boloria euphrosyne*, White-letter Hairstreak *Satyrrium w-album*, Dark Green Fritillary *Speyeria aglaja* and Purple Emperor *Apatura iris*. It also supports over fifty species of flower plants associated with ancient woodlands.
- 3.22 Waltham Chase Meadows SSSI is approximately 4.83km east of the Site. It is designated as it supports unimproved neutral meadows. It also supports a range of scarce and rare flora as well as rich invertebrate fauna.
- 3.23 The Site falls within an SSSI Impact Risk Zone (IRZ) for Upper Hamble Estuary and Woods whereby any residential development of 500 units or more, or any rural residential development of 100 or more houses, would be considered to have a possible impact on SSSI's.
- 3.24 The Proposed Development Site is located on the rural fringe of Boorley Green, and the Site is proposed to accommodate residential dwellings. As the proposed development is likely to fall within the IRZ risk category, the SSSI is considered to be of **National Importance**.

Local Nature Reserves

- 3.25 A total of eight Local Nature Reserves (LNRs) are located within 5km of the Site (**Figure 2a**). These are:
- Bishops Waltham Branch Line;
 - Claylands;
 - Gull Coppice;
 - Manor Farm;
 - Netley Common;
 - Wildern;
 - The Moors, Bishop Waltham; and
 - Round Coppice.
- 3.26 Of the sites listed above, the closest is Wildern LNRs located approximately 2.6km south-west of the Site and is designated for its ancient semi-natural woodland, agriculturally unimproved grassland, wetlands and association with the River Hamble and Solent. Wildern is owned and

managed by Hedge End Town Council. The LNRs does not have a designated car park, but benefits from access via parking opportunities within the local community.

- 3.27 Bishops Waltham, Claylands, Round Coppice and Gull Coppice LNRs are owned by Hampshire County Council and managed by Hampshire Countryside Service. These are publicly accessible and benefit from access via adjacent on-road parking.
- 3.28 Netley Common and Manor Farm are owned by Hampshire County Council and managed by Hampshire Countryside Service. These LNRs are publicly accessible and benefit from a designated public carpark.
- 3.29 All of the LNRs are publicly accessible, are owned by local councils, and have designated rangers. The majority of the LNRs do not benefit from designated car parks, although on-road parking is available.
- 3.30 The LNRs are considered to be of **Local importance**.

Non-Statutory Designated Sites

Sites of Importance for Nature Conservation

- 3.31 A total of 39 Sites of Importance for Nature Conservation (SINCs) are located within a 2km radius of the Site (**Figures 2b and 2c**).
- 3.32 Of these sites, the closest are Holly Tree Farm Meadows and Holly Tree Farm Wood. Both of these SINCs are within the Site boundary but are retained by the development proposals.
- 3.33 A further five SINCs are immediately adjacent to the Site, including Maddoxford Farm Meadows, Marshy Grassland, Wangfield Copse, Meadow West of Wangfield Copse, and Newhouse Farm Woodland & Swamp SINCs.
- 3.34 The majority of these SINCs are not accessible to the public, except for Newhouse Farm Woodland & Swamp, which has a public right of way. Given Newhouse Farm comprises swamp habitats, it is unlikely to be suitable as a walking route; therefore, recreational pressure is unlikely to cause adverse effects on the habitats within the SINCs.
- 3.35 However, as two SINC's are within the Site boundary there is a chance of recreational pressure, These SINCs (Holly Tree Farm Meadows and Holly Tree Farm Wood) are considered to be of **County Importance**.

Habitats and Vegetation

- 3.36 The distribution of habitat types and features recorded during the most recent ecological appraisal and detailed botany survey work within the SINCs is shown on **Figure 4a and 4b**, with habitat IDs being shown on **Figure 3** and described further below. The Site mostly comprised of arable land and grazed grassland habitats. There are two SINCs within the Site which are a woodland and meadow and also contain rush pasture. The habitats were recorded based on the UK Habitat Classification (UKHab) criteria and are described below.

Desktop Study

- 3.37 Notable plant records returned by HBIC include:

Native Species

- Bitter Vetch *Lathyrus linifolius*
- Bog Myrtle *Myrica gale*
- Common Cow Wheat *Melampyrum pratense*
- Common Cudweed *Filago vulgaris*
- Common Valerian *Valeriana officinalis*
- Crosswort *Cruciata laevipes*
- Devil's-Bit Scabious *Succisa pratensis*
- Field Scabious *Knautia arvensis*
- Goldenrod *Solidago spp.*
- Marsh Pennywort *Hydrocotyle vulgaris*
- Marsh Ragwort *Jacobaea aquatica*
- Marsh Speedwell *Veronica scutellata*
- Marsh Valerian *Veronica scutellata*
- Quaking Grass *Briza spp.*
- Ragged Robin *Silene flos-cuculi*
- Sanicle *Sanicula europaea*
- Tormentil *Potentilla erecta*
- Wild Strawberry *Fragaria vesca*
- Wood Sorrel *Oxalis acetosella*
- Yellow Archangel *Lamium galeobdolon*

Invasive Non-Native Species (INNS)

- Himalayan Balsam *Impatiens glandulifera*
- Japanese Knotweed *Fallopia japonica*

Undesirable Non-Native Species

- Cherry Laurel *Prunus laurocerasus*

Field Survey

Urban

- 3.38 There are urban habitats including buildings, gardens and access roads within the Site. These in their own right offer limited ecological value.

Evaluation

- 3.39 The urban habitats are of limited ecological value and is considered to be of importance within the **Zone of Influence** only.

Arable Land

- 3.40 The two main fields (EPR ID 16, 25, 26, 27) consist of temporary grass, dominated by Cock's Foot *Dactylis glomerata*, Creeping Buttercup *Ranunculus repens*, Perennial Ryegrass *Lolium perenne* and Timothy *Phleum pratense*, typically in rotation with grain or tilled crops as a soil conservation measure. This had been recently cut prior to the survey and will likely be ploughed and resown annually. Arable field margins surrounding the temporary grass and clover leys. Composed largely of the same species as the leys.

Evaluation

- 3.41 The arable land is considered to be of importance within the **Zone of Influence** only.

Modified Grassland

- 3.42 Species-poor vegetation, dominated by Perennial Ryegrass and White Clover *Trifolium repens*, covers a large part of the Site (EPR ID 4,5,6,38,39). Fields 38 and 39 are continuously grazed by horses. The eastern area of modified grassland is mainly used for amenity purposes and is intensively managed, having been entirely worn away to bare ground in the eastern part of the site (EPR ID 4) due to burning and vehicle activity.

Evaluation

- 3.43 The modified grassland is of limited species diversity and intense management and is considered to be of importance within the **Zone of Influence** only.

Hedgerows and Tree Lines

- 3.44 Within the Site there is a series of hedgerows and trees which bound the fields, many of which are present on historic maps from the early 19th century. Within the tree lines there are mature and veteran trees. A summary of the hedgerows and tree lines are summarised below:

- H1 is an unmanaged, outgrown species-rich hedgerow along Maddoxford Lane with mature Pedunculate Oak *Quercus robur* trees.
- H2 is an unmanaged, outgrown species-rich hedgerow along the south eastern boundary with mature Pedunculate Oak trees.
- H3 is a roadside hedgerow on the northern boundary with sparse Hawthorn *Crataegus monogyna* and Blackthorn *Prunus spinosa*.
- LOT01 is within the northern part of the Site and is dominated by Pedunculate Oaks.
- LOT02 is within the central part of the Site and consists mainly of Pedunculate Oak trees of which some are mature and/or veteran.
- LOT03 and LOT04 are two parallel tree lines which consist of predominantly Pedunculate Oak trees with Goat Willow *Salix caprea* present.
- LOT05 consists predominantly of Pedunculate Oak trees (some veteran) with Blackthorn present.
- LOT06 consists predominantly of Pedunculate Oak trees with Blackthorn present.
- LOT07 is a small tree line which has been recently planted and consists of Italian Alder *Alnus cordata*.

- 3.45 Hedgerows and tree lines are a Section 41 Priority Habitat. Although in poor condition, hedgerow H3 is an example of this habitat type, along with all tree lines apart from the non-native LOT07. H1 and H2 do not meet the S41 definition as they are dominated by Bramble.

Evaluation

- 3.46 The hedgerows and treelines within the Site are considered to be of **Local importance** and are of a declining conservation status due to a lack of management. Their component veteran trees are evaluated separately below.

Bramble scrub

- 3.47 The scrub at parcel 12 is dominated by Bramble *Rubus fruticosus*. The area has a few small saplings which have self-seeded over time. As the Bramble backs onto the arable land it is kept within the small area it is confined in and has not spread to adjacent habitats.

Evaluation

- 3.48 The Bramble scrub is of limited ecological value and is considered to be of importance within the Zone of Influence only.

Mixed scrub

- 3.49 The central part of the Site (EPR ID 23 and 24) is characterised by leggy scrub with a couple of self-seeded young trees (less than 7.5cm diameter) that have developed. The area is surrounded by arable land and therefore the edges are maintained. The scrub has not yet developed a dense structure and is quite open in structure.

Evaluation

- 3.50 The mixed scrub is of limited ecological value and is considered to be of importance within the Zone of Influence only.

Veteran Trees

- 3.51 EPR has considered whether any of the trees on Site (whether freestanding or within lines of trees/hedgerows with trees) meet one of the two main definitions of a 'veteran' tree, as set out in the NPPF (2024) and the Biodiversity Gain (Irreplaceable Habitat) Regulations (2024).
- 3.52 Within the Site there are several trees of ecological importance, of which ten trees qualify as a veteran tree, with a further six trees identified as 'Other Trees of Ecological Interest'. For full results of the veteran tree survey please refer to **Appendix 5**.
- 3.53 Mature trees which were not considered to meet the definition of a veteran tree under the NPPF (2024) or Biodiversity Gain (Irreplaceable Habitat) Regulations 2024, but which were otherwise considered noteworthy due to their potential to support biodiversity, are shown as 'Other Trees of Ecological Interest' in **Appendix 5**. The majority of these are Oak trees within old boundaries which are in good form and health but possess features suitable for roosting bats, nesting birds and invertebrates such as woodpecker holes and small cavities and crevices. Such trees also represent the 'next generation' of veteran trees.

Evaluation

- 3.54 The veteran trees are considered to be of **County importance**. This is due to their long ecological continuity in the landscape and presence of decay features which together mean they are likely to be of high value for biodiversity, particularly invertebrates. Veteran Trees are considered to be a **favourable stable** conservation status.

Holly Tree Farm Meadow SINC

- 3.55 Holly Tree Farm Meadows SINC is in the eastern part of the Site adjacent to the river. This comprises a mosaic of habitats including other neutral grassland, rush pasture and scrub (EPR ID 1, 2, 29, 30, 31 and 32).
- 3.56 The meadow SINC comprises willow scrub, bramble scrub, mixed scrub, other neutral grassland and purple moor-grass and rush pasture.
- 3.57 A total of 75 species were recorded within the SINC, these include but are not limited to Hawthorn, Crack Willow *Salix x fragilis*, Common Bent *Agrostis capillaris*, Meadow Foxtail *Alopecurus pratensis*, Soft Brome *Bromus hordeaceus*, Greater Horsetail *Equisetum cf telmateia*, Himalayan Balsam *Impatiens glandulifera*, Hemlock Water-dropwort *Oenanthe crocata*, Stinging Nettle *Urtica dioica*, Yarrow *Achillea millefolium*, Hedge Bindweed *Calystegia sepium*, Crosswort *Cruciata laevipes*, Lesser Celandine *Ficaria verna*, Yellow Loosestrife *Lysimachia vulgaris*, Marsh Woundwort *Stachys palustris* and Germander Speedwell *Veronica chamaedrys*.
- 3.58 The scrub habitats are encroaching on the grassland habitats, which the SINC is designated for.

Evaluation

- 3.59 The SINC, as evaluated above in 3.36, is of **County importance** and considered to be of **unfavourable stable** conservation status due to the lack of management resulting in the open grassland habitats being colonised by scrub and tall forbs.

Holly Tree Farm Woodland SINC

- 3.60 Holly Tree Farm Wood SINC is also within the eastern part of the Site adjacent to the river. This comprises a mosaic of habitats, including Lowland Mixed Deciduous Woodland, of which some is ancient woodland, as shown on **Figure 2b**, rush pasture and scrub habitats (EPR ID 33, 34, 35, 36, and 37).
- 3.61 The SINC comprises of mixed scrub, purple moor-grass and rush pasture and Lowland Mixed Deciduous Woodland.
- 3.62 A total of 40 species were recorded within the Woodland SINC. This includes but is not limited to Hazel *Corylus avellana*, Hawthorn, Ash *Fraxinus excelsior*, Alder *Alnus glutinosa*, Holly *Ilex aquifolium*, Wild Cherry *Prunus avium*, Pedunculate Oak, Grey Willow *Salix cinerea*., Honeysuckle *Lonicera periclymenum*, Red Currant *Ribes rubrum*, Field Rose *Rosa arvensis*, False Woodbrome *Brachypodium sylvaticum*, Wood Melic *Melica uniflora*, Bracken *Pteridium aquilinum*, Hart's- tongue Fern *Asplenium scolopendrium*, Remote Sedge *Carex remota*, Cleavers *Galium aparine* and Greater Stitchwort *Stellaria holostea*.
- 3.63 Additionally, three invasive Schedule 9 species were recorded, Rhododendron *Rhododendron 'ponticum'*, Himalayan Balsam and Japanese knotweed *Reynoutria japonica (Fallopia japonica)*.
- 3.64 Lowland Mixed Deciduous Woodland is a Habitat of Principal Importance for conservation under Section 41 of the NERC Act 2006 (as amended). The on-site woodland also includes an area of ancient woodland.

Evaluation

- 3.65 The Lowland Mixed Deciduous Woodland and Ancient Woodland are considered to be of Local importance in themselves. As they form part of the SINC, as evaluated in 3.36, they are considered to be of **County importance**, and are of **unfavourable stable** conservation status due to the lack of management and presence of invasive non-native species

Fauna

Amphibians

Desktop Study

- 3.66 The 2024 desktop study from HBIC did not return any records of GCN located within 2km of the Site within the past 10 years. The data search did return five records of Common Toad *Bufo bufo* located within 2km of the Site.
- 3.67 A search of MAGIC for granted European protected Species Licences (EPSL) returned no records of Great for 2km.
- 3.68 Suitable terrestrial habitat for amphibian species including grassland, hedgerows, and dense scrub, was recorded within the Site, however no suitable breeding habitat was noted on Site.
- 3.69 A total of nine water bodies were identified within a 500m radius of the Site comprising, five ditches, two ponds, a drain (**Figure 5**) and the River Hamble along the woodland boundary.

Field Surveys

- 3.70 Waterbodies within 250m underwent an eDNA survey (**Figure 6**). P1 and WB3 both returned a negative eDNA result (**Appendix 6**). P2 was not accessible at the time of the survey due to being part of a construction site. P2 was created as part of the development (F/19/84937) and currently does not have suitable terrestrial habitat to support GCN due to ongoing construction.

Evaluation

- 3.71 No GCN were found during the reptile surveys and the eDNA survey were returned as negative. Therefore, it is likely that GCN are absent within the Zol.
- 3.72 Amphibians are of importance within the **Zone of Influence** only.

Badger

Desktop Study

- 3.73 The 2025 desktop study from Hampshire Biodiversity Information Centre (HBIC) returned 11 records of Badgers *Meles meles* within 2km of the site. The large areas of grassland, along with the scattered trees/line of trees on the Site provide suitable foraging and commuting opportunities for Badgers.
- 3.74 The Site offers suitable habitat for Badgers, in the form of foraging and commuting habitats, which are grassland and cropland. Additionally, the treelines have the suitability to support setts.

Field Surveys

- 3.75 Area 1 was walked in November in 2022, where a disused outlier Badger sett was found (**Figure 7**). Area 2 was walked in August 2024, where the same disused outlier Badger sett was recorded.
- 3.76 No evidence of Badgers, in the form of latrines, hairs and snuffle holes within the Site.

Evaluation

- 3.77 The Site supports a disused outlier Badger sett, which has been inactive for 2 years, and there is no evidence of Badger foraging or commuting within the Site.
- 3.78 Badgers are of importance within the **Zone of Influence** only.

Bats

Desktop Study

- 3.79 The desktop study identified a total of at least 14 species of bat as present within a 2 km radius of the Site including Brown Long-eared bat *Plecotus auratus*, Common Pipistrelle *Pipistrellus pipistrellus*, Daubenton's bat *Myotis daubentonii*, Lesser Noctule *Nyctalus noctule*, Long-eared bat species *Plecotus sp.*, Myotis Species *Myotis sp.*, Nathusius's Pipistrelle *Pipistrellus nathusii*, Natterer's Bat *Myotis nattereri*, Noctule Bat *Nyctalus sp*, Pipistrelle Bat Species *Pipistrellus sp.*, Serotine *Eptesicus serotinus*, Soprano Pipistrelle *Pipistrellus pygmaeus*, Western Barbastelle *Barbastella barbastellus*; and Whiskered Bat *Myotis mystacinus*.
- 3.80 The desktop study also returned four granted European Protected Licenses (EPSL) within 2km of the Site. The closest approved EPSL return is located 450m to the west of the Site, for the destruction of a Common Pipistrelle resting place.

Field Surveys

- 3.81 All surveys were carried out in line with Good Practice Guidance (Collins, 2023). Full details of the bat surveys undertaken by EPR are provided in **Appendix 4**.
- 3.82 The habitats on Site, including the woodland, hedgerows, trees, dense scrub and grassland, offer suitable commuting and foraging habitat.

Building Assessment

- 3.83 The buildings within the Site are currently occupied and used a mechanics garage complex. The buildings comprise of metal buildings with metal roofs. The buildings, due to their structure, do not have any roosting features present and are sealed every evening. Therefore, the buildings were assessed as having negligible potential to support roosting bats. No further surveys are therefore required.

Ground Level Tree Assessment

- 3.84 Within the Site two trees were assessed as being PRF-M, able to support multiple bats and three trees were assessed as being PRF-I, able to support individual bats (**Figure 8**). These trees are due to be retained due to their ecological importance, and the development has been designed to retain and buffer these trees. Due to the retention and protection of these trees, further surveys have not been required. Any trees with roosting features will be subject to a sensitive lighting plan. Additionally, no bats have been seen to emerge from these trees during the Nighttime Bat Walkovers (NBW) (**Figure 9**) to date.

- 3.85 If any plans change and these trees are to be impacted by the development, then the trees assessed as PRF-M or PRF-I would be subject to further survey work in the form of either an aerial tree climbing inspection or dusk emergence/dawn re-entry surveys.
- 3.86 Based on the above, impacts on roosting bats are not predicted, and a European Protected Species Licence will not be required for the development to proceed in accordance with the Habitats Regulations.

Nighttime Bat Walkover

- 3.87 Area 1 surveys are summarised on **Figures 10a-f**. A total of three species were recorded using the Site during the surveys. These surveys were started under the old guidance and therefore had month surveys from April- August in 2023 and the Autumn 2024 survey is in line with the new guidance. During the surveys majority of bats recorded were Common Pipistrelle and Soprano Pipistrelle and were regularly recorded around the central tree line with the occasional bat recorded along the northern hedgerow along the road.
- 3.88 Area 2 surveys are summarised on **Figures 11a-c**. A total of at least five species were recorded using the Site. Majority of bats were recorded along the central treeline and the southern treeline. Majority of bats on the surveys were heard and not seen during the surveys. The bats which were seen were mainly recorded along the central treeline and were mainly Common Pipistrelle and Soprano Pipistrelle.

Automated Static Detectors

- 3.89 Area 1 was surveyed monthly between October 2022 and April- September 2023 inclusive. The automated static detectors deployed monthly in Area 2 (**Figure 12**) between July and October 2023 and April and June 2024 inclusive, identified that the Site is being used by at least nine different bat species (albeit infrequently by some) including Common Pipistrelle, Soprano Pipistrelle, Nathusius's Pipistrelle, Long-eared species, Myotis Sp., Noctule and Leisler's as seen in **Appendix 4**. The highest number of passes made on a given survey period by a bat species was 7,104 passes by Common Pipistrelle in May 2023. Common and Soprano Pipistrelle made up the highest proportion of bat calls recorded on any given night, for both survey areas, both of which are common and widespread in England. A small number of unidentified Myotis species passes were recorded; the distribution and status of Myotis bats depend on the species and can range from widespread to restricted and from common to rare. A small number of passes by Nathusius' Pipistrelle were also recorded, indicating that they have an infrequent presence within the Zol.

Evaluation

- 3.90 The Site supports commuting and foraging bat species, which predominantly use the boundary vegetation and comprise largely of common and widespread species.
- 3.91 The bat assemblage present is considered to be of **Local importance** and is of a **favourable stable** conservation status.

Birds

Desktop Study

- 3.92 The desktop study conducted in 2024 returned records of 56 bird species within 2km of the Site, not necessarily all of which will be breeding within the Site.

- 3.93 These included farmland specialists such Skylark *Alauda arvensis*, Greenfinch *Chloris chloris*, and Linnet *Linaria cannabina*. Woodland species included Lesser Spotted Woodpecker *Dryobates minor* and Spotted Flycatcher *Muscicapa striata*, whilst common suburban species such as Starling *Sturnus vulgaris* and House Sparrow *Passer domesticus* were also returned.
- 3.94 The assemblage of treelines, woodland and grassland on the Site provides suitable nesting opportunities and foraging resources for common and widespread species, Bird Species of Conservation Concern (BoCC) and potentially Schedule 1 bird species.

Field Surveys

- 3.95 A total of six surveys were undertaken between March and June 2025. Survey methodology is available in **Appendix 7**.
- 3.96 A total of 40 bird species were recorded throughout the breeding bird survey; of these, 31 were recorded as breeding. For full survey results, please see **Appendix 7**.
- 3.97 The majority of bird species were recorded either in the woodland, or along its edges, along the hedgerows, or around the complex of buildings in the north of the Site. The woodland on Site, Holly Tree Farm Wood SINC, provided habitat for several species such as Mistle Thrush, Greenfinch, Dunnock, and Song Thrush. The complex of buildings in the north of the Site supported species such as House Sparrows and Starlings, using the surrounding fields and hedgerows for foraging. Holly Tree Farm Meadow SINC supported species such as Mistle Thrush, Greenfinch, Stock Dove, and Wren.

Evaluation

- 3.98 The Site does have suitable features for nesting and breeding birds, and it is likely that common bird species will use both vegetative features and buildings within the Site boundary for nesting.
- 3.99 Using the above adapted criteria and professional judgement, the breeding bird assemblage is considered to be of **Local importance** and is of **favourable stable** conservation status.
- 3.100 All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended), and therefore, there will be a need to consider the potential for nesting birds when carrying out demolition works/vegetation removal. Further information regarding this is included within **Section 7**.

Hazel Dormouse

Desktop Study

- 3.101 The 2024 desktop study returned 3 records of Hazel Dormice *Muscardinus avellanarius* within 2km of the site. Both records were recorded in 2018 and were noted at locations approximately 1.6km, 1.46km and 600m away from the Site.
- 3.102 The desktop study also returned one granted EPSL within 2km of the Site. This is located approximately 650m northwest of the Site and is for the damage and destruction of a resting place for Hazel Dormouse.
- 3.103 The site provides suitable foraging and commuting habitat for Dormice, including the hedgerows along the boundaries. The Site is also well connected to the wider landscape, with woodlands extending to the east and south.

Field Surveys

- 3.104 Surveys were conducted between August 2024 and May 2025.
- 3.105 A total of 55 tubes were deployed within the Site boundaries in July 2024, as shown in **Figure 13a**. The survey findings are summarised in **Table 3.2**.

Table 3.2: Dormouse Survey Results.

Date	Dormouse Evidence	Wood Mouse Evidence
August	N/A	1 Wood Mouse 15 Wood Mouse Nests
September	N/A	1 Wood Mouse Nest
October	N/A	2 Wood Mice 14 Wood Mouse Nest
November	N/A	13 Wood Mouse Nest
May	N/A	5 Wood Mouse Nests

- 3.106 The survey results are illustrated in **Figure 13b**.
- 3.107 No Dormice or evidence of Dormice was found during the surveys.

Evaluation

- 3.108 The surveys returned no evidence of Hazel Dormouse within the Site. Therefore, Hazel Dormouse are considered likely absent from the Site.
- 3.109 Hazel Dormouse are considered to be of importance within the **Zone of Influence** only.

Reptiles

Desktop Study

- 3.110 The 2024 desktop study returned records of Slow Worm *Anguis fragilis*, Common Lizard *Zootoca vivipara*, Adder *Vipera berus* and Grass Snake *Natrix helvetica* within 2km of the Site. The closest record, a Grass Snake, was recorded approximately 60m to the north of the Site.
- 3.111 The Site offers habitats suitable to support reptiles, such as the field boundaries, grassland areas, and the scrubby areas.

Field Surveys

- 3.112 A series of seven reptile surveys were undertaken within the Site, within suitable habitats including field margins, grassland, scrub edges. The survey methodology is provided in **Appendix 4**.
- 3.113 A total of 137 refugia was deployed within the Site. 64 were deployed in Area 1 and 73 were deployed in Area 2 (**Figure 14a**). Results are summarised in **Table 3.3** and **Table 3.4** below.

Table 3.3: Area 1 Reptile Survey Results.

Date	Slow Worm	Common Lizard	Grass Snake
16/09/2022	0	0	0

19/09/2022	0	0	0
21/09/2022	0	0	0
23/09/2022	1	0	0
26/09/2022	0	0	0
28/09/2022	0	0	0
30/09/2022	0	0	0

Table 3.4: Area 2 Reptile Survey Results.

Date	Slow Worm	Common Lizard	Grass Snake
20/08/2024	2	0	0
27/08/2024	0	0	0
03/09/2024	0	0	0
10/09/2024	0	0	0
17/09/2024	0	0	0
24/09/2024	0	0	0
27/09/2024	0	0	0

3.114 A low population of Slow Worms was present in Area 1 and 2 (**Figure 14b**).

Evaluation

3.115 The above data is then used with the Froglife's basic evaluation table (Froglife's Advice Sheet 10: Reptile Surveys 1999), to produce a population estimate (see **Table 3.5**).

Table 3.5: Population Size Class Interpretation (Froglife, 1999)

Species	Low Population	Good Population	Exceptional Population
Slow Worm	<5	5-20	>20
Common Lizard	<5	5-20	>20
Grass Snake	<5	5-20	>20

Key Reptile Sites

3.116 Sites which support a diversity or high density of reptiles may be 'Key Reptile Sites'. According to Froglife's advice sheet a site may be considered a 'Key Reptile Site' if any of the following criteria apply:

- Supports three or more reptile species;
- Supports two snake species;
- Supports an exceptional population of one species (see above table);
- Supports an assemblage of reptiles that scores 4 or more (see above table); and
- Does not meet criteria 1-4 but is of particular importance due to local rarity.

- 3.117 Only one species of reptile, Slow Worms were found within the Site. There was a peak of three Slow Worms which is equated to a low population being present. The Site does not meet the criteria for a Key Reptile Site.
- 3.118 Reptiles are of importance within the **Zone of Influence** only.

Summary of Important Ecological Features

- 3.119 With reference to the assessment criteria set out in **Appendix 3**, IEFs that are considered to be of Local importance or greater to be taken forward for impact assessment in **Section 4** are summarised in **Table 3.5** below.

Table 3.5: Important Ecological Features to be considered further in this EclA.

Feature	Importance
The New Forest SPA	International
The Solent (SPAs and SAC)	International
Upper Hamble Estuary and Woods SSSI	National
Holly Tree Farm Meadow SINC	County
Holly Tree Farm Wood SINC	County
Local Nature Reserves	Local
Section 41 Priority Habitats (Hedgerows and Lowland Mixed Deciduous Woodland)	Local
Veteran Trees	County
Bat Assemblage	Local
Bird Assemblage	Local

4. IMPACT ASSESSMENT

Introduction

- 4.1 This section examines the potential for significant ecological impacts and effects on IEFs as a result of the biophysical changes arising from the Proposal Development, both during the site clearance and construction phase and operational phase. Where impacts are identified, opportunities for impact avoidance and mitigation are explored. If the potential for significant residual effects remains after mitigation, then opportunities for compensation are also set out.

Impact Avoidance by Design

- 4.2 In accordance with the principle of the mitigation hierarchy, the scheme has been designed to avoid ecological impacts as far as possible in the first instance, thus reducing the need for extensive mitigation measures.
- 4.3 Impact avoidance measures incorporated into the Proposed Development include:
- Retention and protection of Veteran Trees;
 - Retention and protection of Section 41 Priority Habitats (Hedgerows and Lowland Mixed Deciduous Woodland);
 - Retention and protection of trees with bat roosting features; and
 - Retention and enhancement of the SINCS.

Mechanisms for Implementing and Securing Mitigation

- 4.4 Throughout this section reference is made to a suite of plans and strategies which will include and expand upon the key principles of the impact avoidance and mitigation measures described below, and which can be secured through planning conditions or obligations, including:

Construction Environmental Management Plan

- 4.5 A Construction Environmental Management Plan (CEMP) will set out detailed measures for protecting the environment during the site clearance and construction phase as well as ensuring compliance with relevant nature conservation legislation. This will include specifications for construction timing and logistics; pollution prevention measures; measures to control surface water run-off and the emission of dust and noise; specific measures that will be prescribed to avoid or mitigate damage and disturbance to important species and habitats, such as the exclusion of construction activities from sensitive areas; precautionary working methods to ensure compliance with protected species legislation (refer to **Section 7**); and the appointment of a suitably qualified ecologist to act as Ecological Clerk of Works (ECoW) during construction.

Habitat Management and Monitoring Plan (HMMP)

- 4.6 As is required by the Biodiversity Gain Condition, a Habitat Management and Monitoring Plan (HMMP) will be prepared at the Reserved Matters stage to provide specifications for the enhancement of retained habitats, for the creation of new habitats and for the ongoing management and monitoring for all habitats, as necessary to secure at least 10% BNG in accordance with the BNG Regulations 2024. The HMMP will include all of the information

outlined as required by Natural England within their HMMP Template and related Checklist, including proposals for governance and funding. The HMMP will also provide the detailed specifications for the additional ecological enhancements outlined in **Section 5**.

Drainage Strategy

- 4.7 Negative impacts on retained habitats from hydrological change, both water quantity and quality, will be avoided and mitigated during the operational phase of the Proposed Development by the implementation of a Drainage Strategy. The strategy will ensure that discharges from the Proposed Development will maintain or improve the current levels of water quality; prevent the migration of pollutants and sediments off-Site; and maintain the volume of discharge at current greenfield runoff rates.

Lighting Strategy

- 4.8 A Lighting Strategy will provide detailed specifications for the provision of sensitive lighting within the Proposed Development, including measures that will be applied to minimise potential impacts on ecological receptors and achieve compliance with applicable best practice guidance and lighting standards.

Impact Assessment

New Forest SPA

Assessment of Impacts and Mitigation- Operational Phase

Recreational Pressure

- 4.9 Due to the increase in the number of residential dwellings and the proximity to the SPA, there will be additional recreational pressure on the SPA.
- 4.10 Without mitigation, this would have a **significant negative impact** on the condition of the SPA.
- 4.11 To avoid the impacts associated with the additional recreation pressure on the SPA, a financial payment will be made in line with the Eastleigh Borough Council interim mitigation strategy.
- 4.12 The financial payment will be £2,200 per dwelling.
- 4.13 With the above payments being made, it is considered that the impacts upon the SPA will be mitigated by the council.
- 4.14 The above mitigation will lead to **no residual negative impacts** on the New Forest SPA.

Summary of Residual Effects and Compensation

- 4.15 If the appropriate financial payments are made, which will be secured by a Section 106, there will be **no significant** impact of the New Forest SPA.

The Solent SPA

Assessment of Impacts and Mitigation- Operational Phase

Recreational Pressure

- 4.16 Due to the increase in the number of residential dwellings and the proximity to the SPA, there will be additional recreational pressure on the SPA.
- 4.17 Without mitigation, this would have a **significant negative impact** on the condition of the SPA.
- 4.18 To avoid the impacts associated with the additional recreation pressure on the SPA, a financial payment will be made in line with the Bird Aware Solent Strategy.
- 4.19 As the site is within the impact zone of The Solent SPA, these payments currently (as of 1st April 2025) stand at:
- 1 bed- £482
 - 2 bed- £696
 - 3 bed- £907
 - 4 bed- £1,067
 - 5 bed- £1,251
- 4.20 With the above payments being made, it is considered that the impacts upon the SPA will be mitigated.
- 4.21 The above mitigation will lead to **no residual negative impacts** on The Solent SPA.

Summary of Residual Effects and Compensation

- 4.22 If the appropriate financial payments are made, which will be secured by a Section 106, there will be **no significant** impact on The Solent SPA.

The Solent Maritime SAC

Assessment of Impacts and Mitigation- Operational Phase

Increase in Nutrients

- 4.23 Due to the change of land use and the increase in the number of residential dwellings and the proximity to the SAC, there will be additional nutrients discharged with the Zol of the SAC.
- 4.24 Without mitigation, this would have a **significant negative impact** on the condition of the SAC.
- 4.25 To avoid the impacts associated with the additional nutrients, credits for both nitrates and phosphates will be secured. An appropriate scheme will be used and secured through a Section 106. A blended approach will be taken to this mitigation, through the acquisition of credits as well as upgrading infrastructure which will provide nutrient mitigation.
- 4.26 With the above payments being made, it is considered that the impacts upon the SAC will be mitigated.
- 4.27 The above mitigation will lead to **no residual negative impacts** on The Solent Maritime SAC.

Summary of Residual Effects and Compensation

- 4.28 If the appropriate financial payments are made, which will be secured by a Section 106, there will be **no significant** impact on The Solent Maritime SAC.

Upper Hamble Estuary and Woods SSSI

- 4.29 The mitigation required for the Upper Hamble Estuary and Woods SSSI will be incorporated within the mitigation for The Southampton and Solent SPA and there will be no residual effects on the SSSI.

Local Nature Reserves

- 4.30 The Local Nature Reserves within the area have large spatial separation from the development and therefore are unlikely to be impacted by the development and are not considered further in this assessment.

Retained Veteran Trees, Section 41 Habitats and SINCs

Assessment of Impacts and Mitigation- Site Clearance and Construction Phase

Habitat Damage/ Deterioration

- 4.31 The construction phase for the Proposed Development has the potential to damage or result in the deterioration of retained Veteran Trees and Section 41 Habitats through dust liberation, pollution from the use of chemicals and fuel, and damage (including soil compaction) from the storage of materials and the use of machinery to transport materials. Earthworks and construction can also alter surface water hydrology, including the quantity and quality of surface water received by retained habitats.
- 4.32 In the absence of mitigation, the damage or degradation of retained Veteran Trees and Section 41 Priority Habitats would lead to a **temporary to permanent negative effect at up to the County level**, depending on the nature of impacts.
- 4.33 Impact avoidance and mitigation measures will, however, be specified within a CEMP, which will include (but not limited to):
- Dust suppression system;
 - Fuel, lubricating oils and chemicals will be stored within a construction compound located away from retained vegetation;
 - Refuelling will take place within the storage compound;
 - An emergency plan will be developed to contain and clean up spills, including the use of shut-off valves at discharge points from the surface water drainage strategy;
 - The movement of plant machinery and vehicles and the storage of materials near retained vegetation will be subject to controls;
 - Manage of surface water discharge through Drainage Strategy, including the use of silt protection measures; and
 - Fencing will be erected along the Root Protection Areas (RPAs) of retained trees and this will be checked periodically.

- 4.34 With the above mitigation, **no residual negative impacts** on the Veteran Trees and Section 41 Priority Habitats or SINC are anticipated.

Loss of Hedgerow (Section 41 Habitat)

- 4.35 The proposals will result in the loss of parts of H3, which is located within the eastern parcel along the northern boundary. No species of conservation note have been recorded within this hedgerow and therefore the biodiversity value is not considered to be significant. The loss of hedgerows will lead to a **permanent negative effect** significant at **Local level** in the absence of mitigation.
- 4.36 New species-rich hedgerow planting will be incorporated into the proposals to replace the loss of hedgerows within the Site. The new hedgerows will be managed and buffered appropriately to ensure the structural and species diversity of the new hedgerows. Due to species-rich hedgerows being planted to replace the loss of hedgerows, there will be a **minor positive effect**.

Assessment of Impacts and Mitigation - Operational Phase

Recreational Pressure

- 4.37 The Proposed Development will result in an increase in the number of residential dwellings and local population, with the potential to result in an increase in recreational pressure on the adjacent SINC.
- 4.38 Without mitigation, this would lead to **permanent negative impacts** on the SINC.
- 4.39 However, the SINC will not be publicly accessible and will have appropriate buffers put in place to allow for a reduction on recreational impacts. The buffers will incorporate natural planting and SUDs. The natural planting which will act as a 'hedge' habitat to deter the residents from the SINC.
- 4.40 Attractive open space and play space incorporated within the scheme which will provide a focus for the future residents recreational activities, to further safeguard the SINC.
- 4.41 With the above mitigation it is considered that there will be a **minor positive impact** upon the SINC.

Habitat Damage/ Deterioration

- 4.42 In the absence of mitigation, the change in land use resulting from the Proposed Development could result in permanent changes to the quality and quantity of surface water flows towards retained Veteran Trees and Section 41 Habitats during operation, which could fundamentally alter their character and condition over time. Groundwater could also be impacted. This would result in a **permanent significant negative effect** on retained habitats at up to the **County level**.
- 4.43 Impacts from hydrological change will, however, be mitigated through delivery of a sustainable drainage solution, as detailed within the Flood Risk Assessment and Drainage Strategy by Ardent. Implementation of a detailed Drainage Strategy will ensure that discharges from the Proposed Development will maintain or improve the current levels of water quality and prevent the migration of pollutants and sediments within and offsite. It will also ensure that water quantity

will be maintained at greenfield runoff rates, such that there will be no significant changes to water flows to retained vegetation.

- 4.44 Subject to this mitigation being secured, **no significant residual effects** from habitat damage or deterioration arising from hydrological change on retained Veteran Trees or Section 41 Habitats are predicted.

Summary of Residual Effects and Compensation

- 4.45 If the above mitigation is implemented, then there is **no significant** impact on the retained habitats within the Site

Bat Assemblage

Assessment of Impacts and Mitigation- Site Clearance and Construction Phase

Habitat Loss and Fragmentation

- 4.46 The majority of the bat foraging and commuting activity was recorded along the site boundaries and in proximity to habitat proposed for retention through scheme design. However, in the absence of mitigation, loss of or damage to retained habitats would result in the loss and fragmentation of bat habitat. This would result in a **permanent negative effect** significant at the **ZoI** level.
- 4.47 In order to mitigate the potential for negative impacts from habitat loss or fragmentation, a CEMP will be implemented during construction, as detailed above, to protect retained habitats from accidental damage or deterioration. This will include adhering to the Tree Protection Plan. With the correct implementation of the CEMP, **no significant residual effects** are anticipated.

Disturbance

- 4.48 Disturbance during construction in the form of noise, vibration and lighting have the potential to negatively affect the bat assemblage within the ZoI, for example by indirectly impacting roosts or disrupting foraging and commuting behaviour. The majority of the construction activity would be expected to occur during daylight hours, when bats would not be foraging or commuting. However, the potential for disturbance of roosting bats at any time (such as those potentially close to the construction footprint) and for artificial lighting (such as security lighting) to disrupt bat activity during the night remains. In the absence of mitigation, this would result in **temporary and localised negative effects, significant at the ZoI** level. Disturbing a bat roost is also a legal offence under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended).
- 4.49 A Construction Environmental Management Plan (CEMP) will, however, be implemented during construction, which will require adherence with the Tree Protection Plan and include controls on noise and vibration levels and working hours. The latter will restrict works to daylight hours, thus virtually eliminating the risk of noise and vibrational disturbance to foraging/commuting bats.
- 4.50 The CEMP will also set out measures to minimise the effects of artificial lighting during construction. These include:
- Any temporary artificial lighting will be directed away from the site boundaries and specifications will be agreed in advance by a suitably qualified and experienced ecologist;

- Only using artificial lighting where absolutely necessary, using timers and/or motion sensors where possible, and keeping levels as low as is necessary to ensure human safety and as guidelines permit;
- Avoiding lighting that emits light at the blue/white end of the electromagnetic spectrum and using LED lighting wherever possible as this typically has no UV emissions; and
- Employing flatbed optics wherever possible with the main light exit positioned parallel to the ground to direct light spill downwards and reduce sky glow; otherwise baffles, hoods and/or cowls will be fitted to external lights.

4.51 Subject to successful implementation of a CEMP, no significant residual effects in respect of disturbance to bats are predicted.

Harm to Species

4.52 The Proposed Development will not result in the loss of any structures or trees with the potential to support roosting bats since the scheme has been designed to retain trees with bat roosting potential. However, in the absence of mitigation, accidental loss of or damage to retained habitats has the potential to damage or destroy bats and their roosts. This would result in a **permanent negative effect** significant at the **ZoI** level and result in a legal offence under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended).

4.53 In order to avoid risk of impacts to bats and their roosts a CEMP will be implemented during construction, as detailed above, to protect retained habitats from accidental damage or deterioration. This will include adhering to the Tree Protection Plan. With the correct implementation of the CEMP, **no significant residual effects** are anticipated.

Assessment of Impacts and Mitigation - Operational Phase

Disturbance

4.54 In the absence of mitigation, there is the potential that increased levels of artificial lighting arising from the Proposed Development could negatively impact bat assemblages utilising habitats within the ZoI through behavioural avoidance of lit habitats resulting in indirect habitat loss or fragmentation.

4.55 The severity of any impact will vary according to species. The common and widespread species recorded within the Site, including Common Pipistrelle and Soprano Pipistrelle, are relatively light-tolerant, as are Noctule and Serotine, whereas Myotis species and Brown Long-eared bats are more light averse.

4.56 Taking into account the extent of retained habitat, to be safeguarded and managed via the HMMP, which would be less affected by changes in light levels during operation, and given the assemblage of bats recorded within the Site, increased artificial lighting during operation could lead to a **permanent negative effect**, though significant at the **ZoI** level, in the absence of mitigation.

4.57 To mitigate the potential negative impact of external lighting and enable the benefits of retained, enhanced and newly created habitats to be realised, a sensitive Lighting Strategy will be implemented during the operational phase.

4.58 The Lighting Strategy for the Proposed Development will be developed in accordance with the principles outlined in *Guidance Note 08/23: Bats and Artificial Lighting at Night* produced by the Bat Conservation Trust and the Institute of Lighting Professionals, and will include the following design principles:

- External lighting designed using louvres, cowls and full cut-off luminaires to prevent light spill onto retained habitats. In practice, this means targeting maximum levels of 0.2 lux in the horizontal plane and 0.4 lux in the vertical plane, unless baseline light levels on site already exceed this.
- Created habitats such as species-rich grasslands and native scrub should similarly have light levels minimised through design.
- Where external lighting is required the use of timers or PIR will be incorporated to reduce lighting impacts further.
- Specification of 'warm white' LED luminaires with a maximum correlated colour temperature of 3000K (ideally 2700K), no ultraviolet and infrared content, and reduced short wavelength light content.
- Specification of zero-degree tilt to ensure the downward distribution of light.
- Specification of shields and integral louvres where required to prevent light spill onto sensitive areas.

4.59 Subject to the effective implementation of a sensitive Lighting Strategy, impacts on the bat assemblage from artificial lighting would be **not significant**.

Summary of Residual Effects and Compensation

4.60 If the above mitigation is implemented, then there is **no significant** impact on the bat assemblage.

Bird Assemblage

Assessment of Impacts and Mitigation- Site Clearance and Construction Phase

Habitat Loss and Fragmentation

4.61 The removal of scrub habitat will result in a loss of nesting habitat for birds. However, the vegetation within the western part of the Site is to be retained and enhanced and additional habitat will be created as part of the wider scheme design. This will benefit breeding birds within the Site overall, though in the absence of mitigation during the construction phase, accidental damage to retained habitats would result in a **permanent negative effect** significant at the **Zol** level.

4.62 In order to mitigate the potential for negative impacts from habitat loss, a CEMP will be implemented during construction, as detailed above, to protect retained habitats from accidental damage or deterioration. This will include adhering to the Tree Protection Plan. With the correct implementation of the CEMP, **no significant residual effects** are anticipated.

Disturbance

4.63 In the absence of mitigation, the noise, vibration, lighting and movement of people and vehicles during construction has the potential to disturb breeding birds within retained habitat, which

could temporarily disrupt nesting behaviour and result in nest abandonment. This would result in **temporary and localised negative effects, significant at the Zol level**.

- 4.64 Implementation of the Tree Protection Plan and CEMP, as described above in relation to bats, will also mitigate the effects of disturbance on the breeding bird assemblage. Any residual disturbance is likely to be minimal and temporary in nature. It is therefore unlikely that disturbance would be of sufficient magnitude to affect the conservation status of the breeding bird assemblage, and as such, with mitigation, **no significant residual effects** are predicted.

Harm to Species

- 4.65 The clearance of scrub, woodland and lines of trees to facilitate construction of the Proposed Development has the potential to kill and injure nesting birds and destroy nests, eggs and dependent young. In the absence of mitigation, this would constitute a legal offence under the provisions of the Wildlife and Countryside Act 1981 (as amended) and depending on the number of individual birds and nests that could be affected, could also result in a **temporary to permanent significant negative effect** on the breeding bird assemblage at the **Zol** level.
- 4.66 In order to avoid impacts on nesting birds, the CEMP will specify that vegetation clearance will take place outside of the core breeding season (March-August inclusive) where possible. Otherwise, vegetation (including trees, woodland, hedgerows and scrub) will be checked by an ecologist no less than 24 hours prior to clearance to confirm whether nests are present. Should a nest be identified, a cordon will be set up (the size of which will depend upon the species present). Works in this area will only be allowed to commence once the young have fledged and left the nest, and an ecologist is able to confirm that the nest is no longer active.
- 4.67 With mitigation, **no significant residual effects** in respect of direct harm to nesting birds or damage/destruction of nests are predicted, and **a legal offence will be avoided**.

Assessment of Impacts and Mitigation - Operational Phase

Disturbance

- 4.68 The increased human population within the Zol arising from the Proposed Development is likely to result in increased levels of disturbance to nesting and foraging birds. The majority of disturbance would be associated with recreational activity such as dog walking within the Village Green, which is already well used by the local community, and newly created habitats in green infrastructure corridors. Increased levels of noise and artificial lighting are also likely to disturb breeding birds, though sensitive lighting proposed to mitigate impacts on bats will also mitigate impacts on breeding birds.
- 4.69 However, the large areas of retained, enhanced and newly created habitats proposed within the scheme, to be secured and managed via the HMMP, will provide undisturbed areas for nesting and foraging birds, with greater habitat structure and species diversity further supporting bird foraging. In this context, disturbance is unlikely to affect the breeding bird assemblage at the population level, and is therefore **unlikely to be significant**.

Increased Mortality

- 4.70 The Proposed Development has the potential to result in an increase in cat predation and related mortality. However, the Site is surrounded by existing urban development to the north and west and given the comparative increase in housing relative to the number of houses in the local area, impacts from cat-related predation and mortality are predicted to be **not significant**.

Furthermore, the increase in habitat structure, diversity, condition and ongoing management to be secured by the HMMP, will increase the resilience of the bird assemblage to cat predation, ensuring that population sizes are likely to remain above baseline levels.

Summary of Residual Effects and Compensation

- 4.71 If the above mitigation is implemented, then there is **no significant** impact on the bird assemblage.

Summary of Impact Assessment

- 4.72 **Table 4.1** below provides a summary of the potential impacts of the Proposed Development on IEFs, opportunities for impact avoidance and mitigation, or compensation where significant residual effects have the potential to remain.

Table 4.1: Summary of Impact Assessment.

Feature	Importance	Unmitigated Impacts	Mitigation	Significance of Residual Effects	Compensation
<i>Site Clearance and Construction Phase</i>					
Bat Assemblage	Local	Habitat loss/fragmentation Disturbance Harm to Species	CEMP	None	Not Required
Bird assemblage	Local	Habitat loss/fragmentation Disturbance Harm to Species	CEMP	None	Not Required
Veteran Trees	County	Damage/deterioration of Habitats	CEMP	None	Not Required
Section 41 Priority Habitats	Local	Damage/deterioration of Habitats	CEMP	Minor Positive for Hedgerows	Not Required
SINCs	County	Damage/deterioration of Habitats	CEMP	None	Not Required
<i>Operational Phase</i>					
Bat Assemblage	Local	Disturbance	-	None	Habitat Creation
Bird assemblage	Local	Disturbance Increased Mortality	-	None	Habitat Creation
Veteran Trees	County	Damage/deterioration (hydrological)	Drainage Strategy	None	Not Required
Section 41 Priority Habitats	Local	Damage/deterioration (hydrological)	Drainage Strategy	None	Not Required
SINCs	County	Recreation	Buffer Zones	Minor Positive	Not Required
The New Forest SPA	International	Recreation	Financial contribution	None	Not Required
The Solent SPA	International	Recreation	Financial contribution	None	Not Required
Solent Maritime SAC	International	Change in nutrients	Financial contribution	None	Not Required

5. BIODIVERSITY NET GAIN

Introduction

- 5.1 This section provides a summary of the Biodiversity Net Gain metric calculation completed for the Proposed Development and describes the measures that the proposals will deliver in order to secure additional ecological enhancements in line with Bloor Homes Environmental Strategy.

Biodiversity Net Gain Summary

- 5.2 In accordance with the Biodiversity Net Gain (BNG) Regulations 2024, the Proposed Development has been subject to BNG assessment. This is fully detailed within **Appendix 8**, with the completed Statutory Biodiversity Metric and Condition Assessment (Excel) sheets submitted as separate standalone documents.
- 5.3 In summary, the Proposals are predicted to deliver the following:
- 5.04 area habitat units, or 13.74%
 - 4.14 linear habitat units, or 40.60%
 - 0 watercourse units, or 0%
- 5.4 The creation of new grassland habitats will be incorporated within the Site. Grassland habitats will be incorporated within the SINC buffers which will be managed for wildlife. Additionally, when detailed landscaping is produced species and seed mixes can be confirmed. New ornamental and species rich hedgerows will be planted within the Site. The species-rich native hedgerows will include a minimum of five native woody species.
- 5.5 Although the watercourse is not within the Site, a River Condition Assessment is required due to the Site boundary being within 10m of the top of the Riverbank. River credits will be purchased at the Reserved Matters stage to achieve the 10% net gain requirement.
- 5.6 All of the habitat and hedgerow gains are predicted to be delivered on-site, such that the purchase or delivery of off-site units or credits is not required.
- 5.7 If planning permission is granted, the Proposed Development would be subject to the biodiversity gain condition, requiring submission of a metric calculation for the Reserved Matters Proposal, Biodiversity Gain Plan and HMMP.

Additional Ecological Enhancements

- 5.8 In addition to the quantitative net gains outlined above, additional wildlife features are to be incorporated throughout the Proposed Development to provide shelter, hibernation, roosting and/or nesting opportunities for local biodiversity. This will provide additional ecological enhancements that are not capable of being recognised by the BNG metric calculation. The locations of and specifications for these features can be secured by planning condition or provided at Reserved Matters stage.
- 5.9 To provide the local bat assemblage with additional roosting opportunities, bat boxes will be provided throughout the Proposed Development, including boxes integrated within new

dwellings and tree mounted boxes. These boxes will target species that have been recorded on the Site during the bat surveys, such as Pipistrelle sp. and Noctule.

- 5.10 Bird boxes will be provided throughout the Proposed Development to provide the local breeding bird assemblage with additional nesting opportunities. This will include predator-proof boxes integrated into new dwellings and tree mounted boxes. Box specifications will be targeted at species that are known to inhabit the Site and wider landscape, especially Section 41 Priority Species, to include swift boxes and an additional box of varied specifications to benefit a range of species.
- 5.11 Bee bricks will be incorporated into the new dwellings to benefit the local invertebrate assemblage, in addition to bug hotels being provided in suitable locations within the public open space.
- 5.12 Though reptiles have been recorded in low numbers within the Site to date, and GCN are considered absent from the Zol, the provision of brash and log piles will benefit reptiles and amphibians that may colonise the Site in the future. These features should be located in suitably secluded areas within suitable grassland and scrub habitats and be provided on an ongoing basis through management arisings, to be further detailed within the HMMP.
- 5.13 Hedgehogs *Erinaceus europaeus* are a Section 41 Species of Principal Importance, with populations continuing to decline across the UK. They are listed as Vulnerable on the Red List for British Mammals. Therefore, where Hedgehogs are likely to be present, enhancements should be provided. Hedgehog highways will be provided throughout residential gardens within the development, ensuring connectivity and access to these new habitat resources, and hedgehog boxes will be situated in suitably secluded area adjacent to linear habitat features.

6. CONSEQUENCES FOR DECISION MAKING

Summary of Mechanisms to Secure Impact Avoidance, Mitigation and Compensation Measures

- 6.1 The following strategies, which will be secured by planning conditions and/or obligations, will be required to ensure the successful implementation of the impact avoidance, mitigation and compensation measures set out in **Section 4**:
- Construction Environmental Management Plan (CEMP), including Tree Protection Plan;
 - Habitat Management and Monitoring Plan (HMMP);
 - Drainage Strategy; and
 - Lighting Strategy.

Conclusion

- 6.2 This EclA has predicted that, subject to the implementation of the impact avoidance and mitigation measures set out in **Section 4**, to be delivered by the plans and strategies listed above which can be secured by planning condition or obligation, the Proposed Development will not result in any significant negative residual effects on Important Ecological Features.
- 6.3 Quantitative and qualitative net gains for biodiversity will be secured, with more than a 10% net gain assessed using Defra's Statutory metric predicted.
- 6.4 The Proposed Development will therefore conform to all applicable nature conservation-related legislation and planning policy, as described in **Appendix 2**.

7. LEGAL CONSIDERATIONS

7.1 Should planning permission be granted for the Proposed Development, the following legal considerations will apply, in accordance with the following items of legislation:

- The Conservation of Habitats and Species Regulations 2017 (as amended);
- The Wildlife and Countryside Act 1981 (as amended); and
- The Protection of Badgers Act 1992.

Bats

7.2 All native species of bat and their roosts benefit from protection under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Development proposals affecting bats or their roosts require a European Protected Species mitigation licence from Natural England. It is an offence to:

- Intentionally or deliberately kill, injure or capture bats;
- Intentionally, deliberately or recklessly disturb bats in such a way as to be likely to significantly affect the ability of any significant group of bats to survive, breed, or rear or nurture their young or the local distribution of or abundance of a species of bat;
- Intentionally, or recklessly damage, destroy or obstruct any place used for shelter or protection (i.e. bat roosts) or intentionally or recklessly disturb a bat whilst it is occupying such a place;
- Damage or destroy a breeding site or resting place of a bat; and
- Possess, sell or transport a bat, or anything derived from it.

7.3 Bats have been recorded using the Site for foraging and commuting, however, no bats have been recorded roosting within the Site. Update survey work will be carried out prior to and during the construction period, in accordance with best practice (CIEEM, 2019), with mitigation adapted as necessary to ensure legal compliance. In the unlikely event that bats are found during the construction work, all work will stop immediately, and a suitably qualified ecologist will be contacted for advice.

Nesting Birds

7.4 Under the Wildlife & Countryside Act 1981 (as amended), making it an offence, with certain exceptions (e.g. game birds), to intentionally kill, injure or take any wild bird and to take, damage or destroy their nests or eggs. Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) affords extra protection for certain species and applies harsher penalties for offences. Any intentional or reckless disturbance of a Schedule 1 bird, whilst it is nesting or rearing dependent young, constitutes an offence.

7.5 Therefore, should planning permission be granted, any vegetation that has the potential to support nesting birds should ideally be removed outside of the breeding bird season (March – mid-September inclusive).

- 7.6 Where this is not possible, a nesting bird check must be carried out by a suitably experienced ecologist within 24 hours before vegetation removal. Should nesting birds be found, work in the immediate vicinity must cease immediately, and a suitable buffer area, to be determined by a suitably qualified ecologist, should be put in place around the nest. Works may only recommence when an ecologist has deemed that the nest is no longer active.
- 7.7 Moreover, tree fencing will also need to be installed to protect retained vegetation that may support nesting birds.

Badgers

- 7.8 The Protection of Badgers Act 1992 protects badgers from killing and injury and their setts from removal, damage, obstruction and disturbance.
- 7.9 Prior to the start of construction on the Site, an update Badger Survey will be carried out to ensure no new setts have been created within the Proposed Development area. This should be carried out approximately 2-6 months prior to the start of any development so that there is sufficient time to obtain a development licence if necessary.
- 7.10 It is recommended that any works likely to impact setts recorded within the Site are monitored using wildlife cameras to determine which setts (if any) are in current use. If any setts are confirmed in 'current use' and they will be affected by any imminent vegetation clearance or construction works (i.e any works within 30m of the Sett) then they will need to be closed under a Natural England licence (which has an implementation window of July-November inclusive).
- 7.11 If no mammals are recorded using the setts (including Foxes *Vulpes vulpes* or Rabbits *Oryctolagus cuniculus*), then they can be excavated using a digger or infilled with soil. If the setts are in use by Foxes, then sensitive site clearance measures should be implemented in accordance with the Wild Mammals (Protection) Act 1966.
- 7.12 During the construction phase, open trenches must either be covered overnight or include mammal ladders to prevent accidental entrapment. Such measures should be detailed within the CEMP.
- 7.13 With the implementation of the above mitigation measures this will ensure legal compliance with regards to Badgers.

Reptiles and Great Crested Newt

- 7.14 All four of the widespread British species of reptile are Section 41 Species of Principal Importance in England which are protected from intentional killing and injury by the Wildlife & Countryside Act 1981 (as amended).
- 7.15 Great Crested Newt (GCN) is also a Section 41 Species protected by the Wildlife and Countryside Act 1981 (as amended), which is afforded significant further protection as a European Protected Species under the Habitats Regulations 2017 (as amended). Collectively, this legislation makes it an offence to:
- Intentionally or deliberately kill, injure or capture Great Crested Newts;

- Intentionally, deliberately or recklessly disturb Great Crested Newts in such a way as to be likely to significantly affect the ability of any significant group of Newts to survive, breed, or rear or nurture their young or the local distribution of or abundance the species;
- Intentionally or recklessly damage, destroy or obstruct any place used by Great Crested Newts for shelter or protection, or intentionally or recklessly disturb a Great Crested Newt whilst it is occupying such a place;
- Damage or destroy a breeding site or resting place of a Great Crested Newt; and
- Possess, sell or transport a Great Crested Newt, or anything derived from it.

- 7.16 Though no reptiles have been recorded to date within the Site and Great Crested Newt (GCN) are considered likely absent from the Zol, suitably precautionary working methods will be adopted during construction, to be detailed within the CEMP, to ensure compliance with the above legislation. This will include the ongoing support and advice from a suitably qualified Ecological Clerk of Works (ECoW), who will deliver Toolbox Talks to construction personnel prior to site commencement and during construction regarding the legislative protection afforded to particular species, and provide advice regarding the actions to be taken in the unlikely event that reptiles or GCN are encountered during site clearance and construction.
- 7.17 Update survey work will be carried out prior to and during the construction period, in accordance with best practice (CIEEM, 2019), with mitigation adapted as necessary to ensure legal compliance.
- 7.18 Development proposals affecting the GCN require a European Protected Species mitigation licence from Natural England, therefore in the unlikely event that GCN are encountered on Site at any time, all works will stop immediately, with further advice sought from Natural England or NatureSpace who operate a District Level GCN Licence on behalf of Eastleigh Borough Council regarding potential ongoing licence requirements.

Flora

- 7.19 There are Schedule 9 invasive species present within the Site. There is a legal duty as set out in **Appendix 2**, for the landowner to prevent them from spreading and dispose of them correctly. This will be a requirement as part of the management of the development to ensure that invasive species are removed and disposed of appropriately.

8. REFERENCES

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Figure 1 Survey Areas

KEY

Site boundary

Area 1

Area 2

SCALE: 1:2,000 at A3

0 20 40 60 80 100 Metres



CLIENT: Bloor Homes Ltd

PROJECT: Land South of Maddoxford Lane

DATE: 05 February 2026

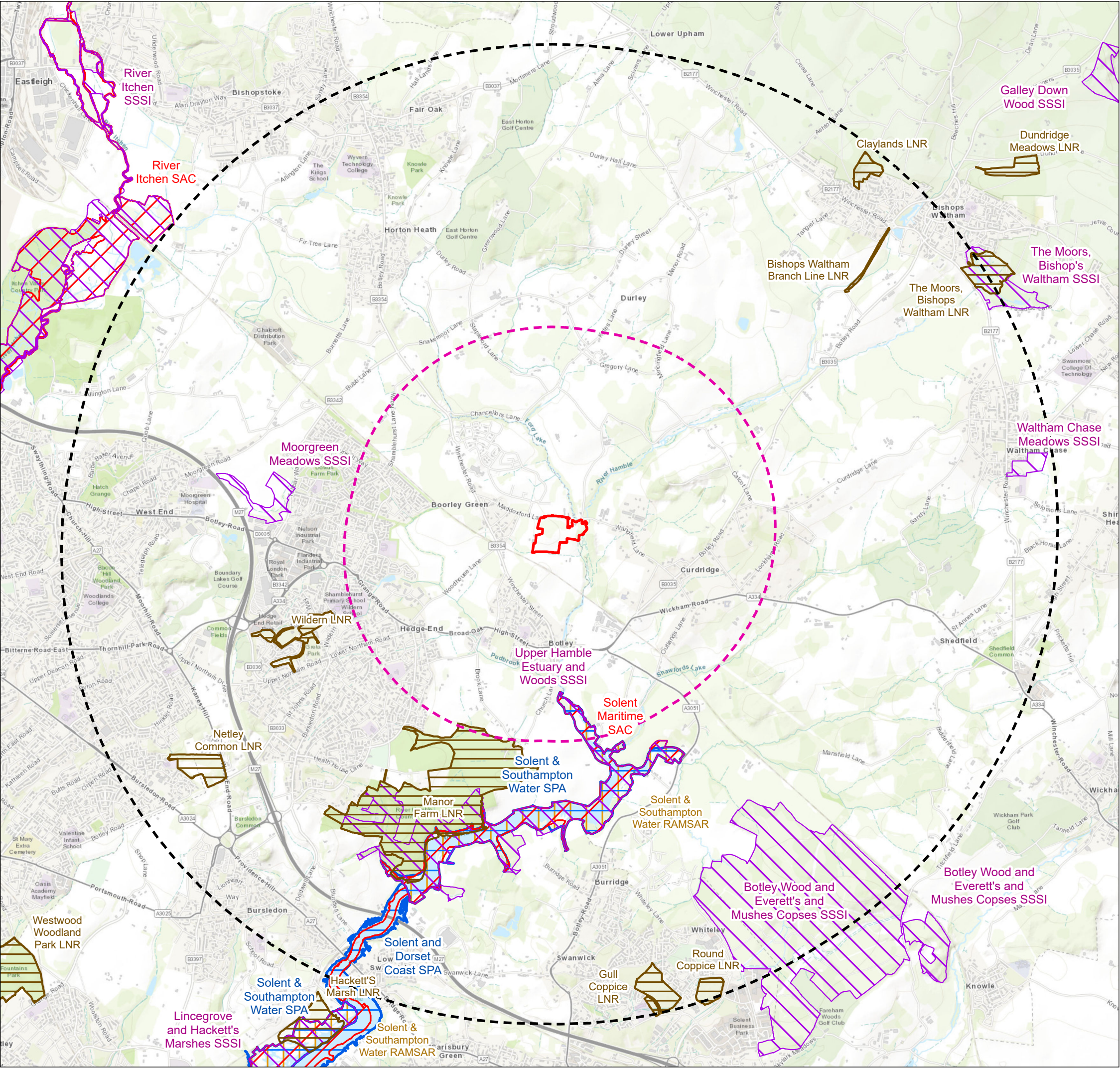


Figure 2a Site Location & Statutory Designated Sites

KEY

Site boundary

2km linear distance from site boundary

SCALE: 1:40,000 at A3

0

500

1,000

1,500

2,000 Metres



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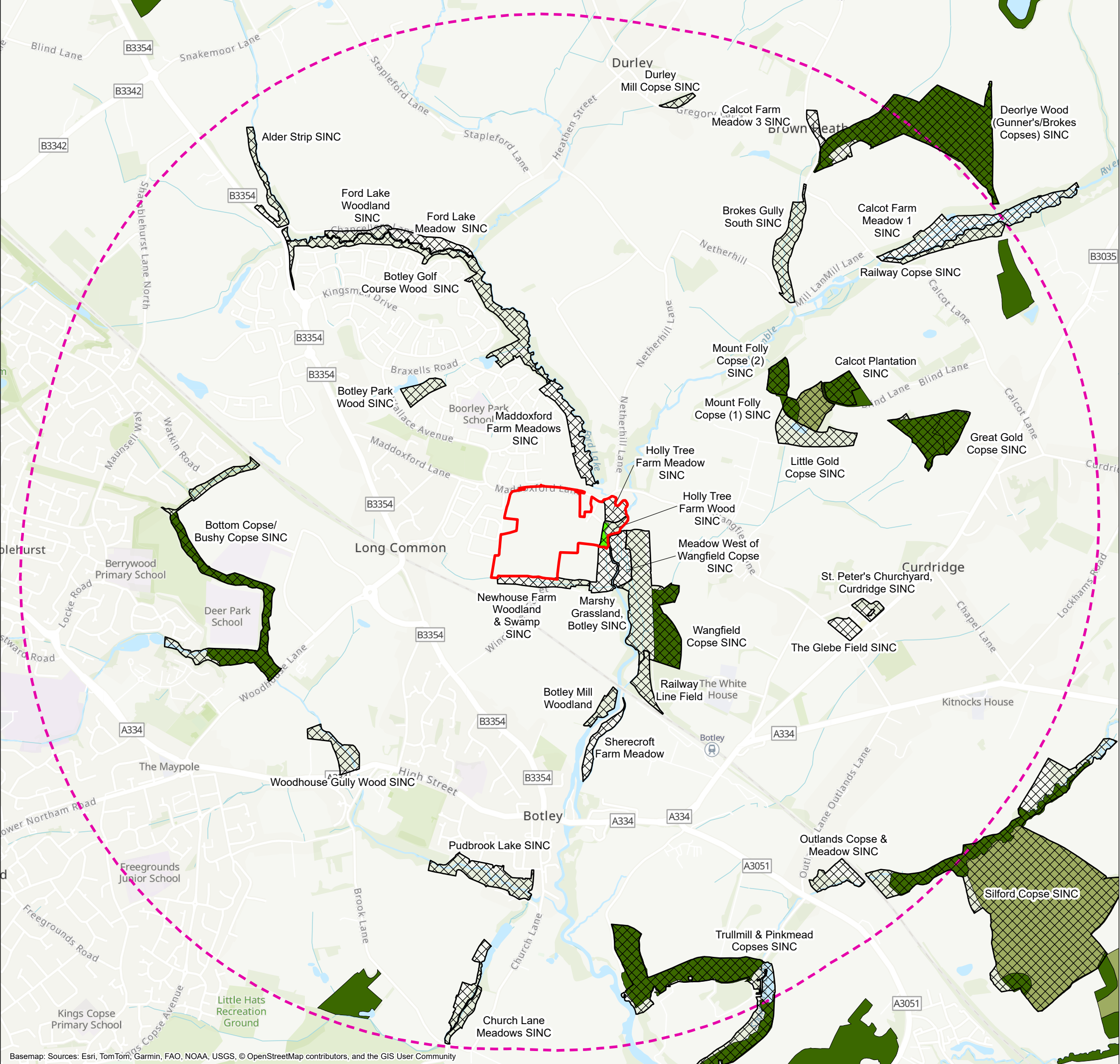
DATE: 05 February 2026

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Figure 2b Site Location and Sites Relevant to Planning Policy



KEY

- Site boundary
- 2km linear distance from site boundary
- Sites of Importance for Nature Conservation (SINC)
- Ancient woodland - Indicative location
- Natural England's Provisional Ancient Woodland Inventory
- Ancient & Semi-Natural Woodland
- Ancient Replanted Woodland

SCALE: 1:16,000 at A3

0 200 400 600 800 1,000 Metres

N



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PROJECT: Land South of Maddoxford Lane

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Figure 2c Locations of Sites of Importance for Nature Conservation

KEY

-  Site boundary
-  20m linear distance from SINC
-  Sites of Importance for Nature Conservation (SINC)

SCALE: 1:2,000 at A3

0 20 40 60 80 100 Metres

N



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Figure 3 Unique Habitat IDs

KEY

Site boundary

Area habitats with unique habitat ID

SCALE: 1:2,000 at A3

0 20 40 60 80 100 Metres



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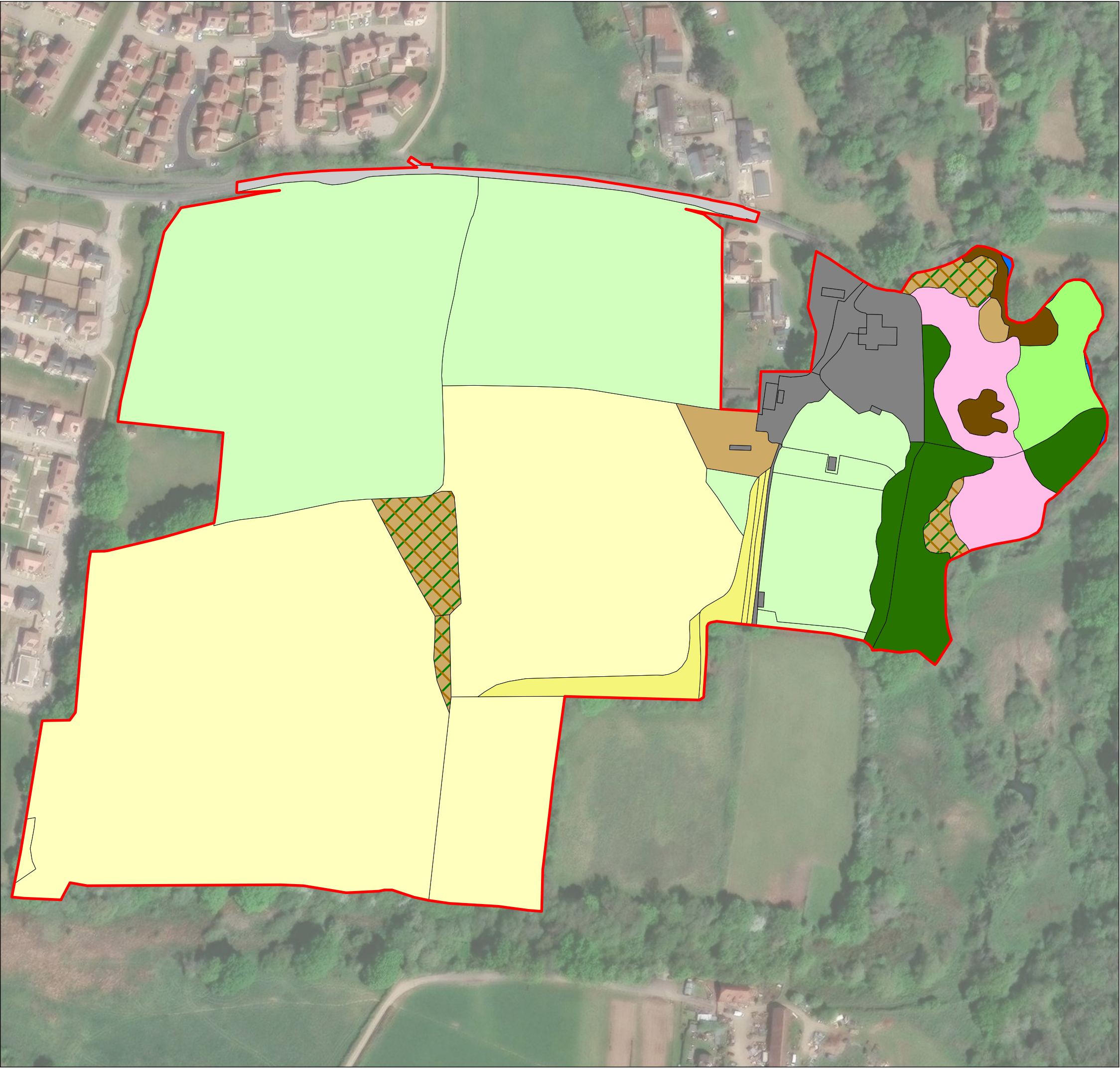


Figure 4a UK Habitat Areas

- KEY
- Site boundary
 - c1 - Arable and horticulture
 - c1b - Temporary grass and clover leys
 - f2b - Purple moor-grass and rush pastures
 - g3c - Other neutral grassland
 - g4 - Modified grassland
 - h3d - Bramble scrub
 - h3h - Mixed scrub
 - h3j - Willow scrub
 - r2 - rivers and streams
 - u1 - Built-up areas and gardens
 - u1b - Developed land, sealed surface
 - w1f - Lowland mixed deciduous woodland

SCALE: 1:2,000 at A3

0 20 40 60 80 100 Metres



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Figure 4b UK Habitat Linear Features

- KEY
- Site boundary
 - h2a - Native hedgerow
 - h2a5 - Species-rich native hedgerow
 - r2 - Rivers and streams
 - w - Woodland and forest
 - w1 - Broadleaved and mixed woodland

SCALE: 1:2,000 at A3

0 20 40 60 80 100 Metres



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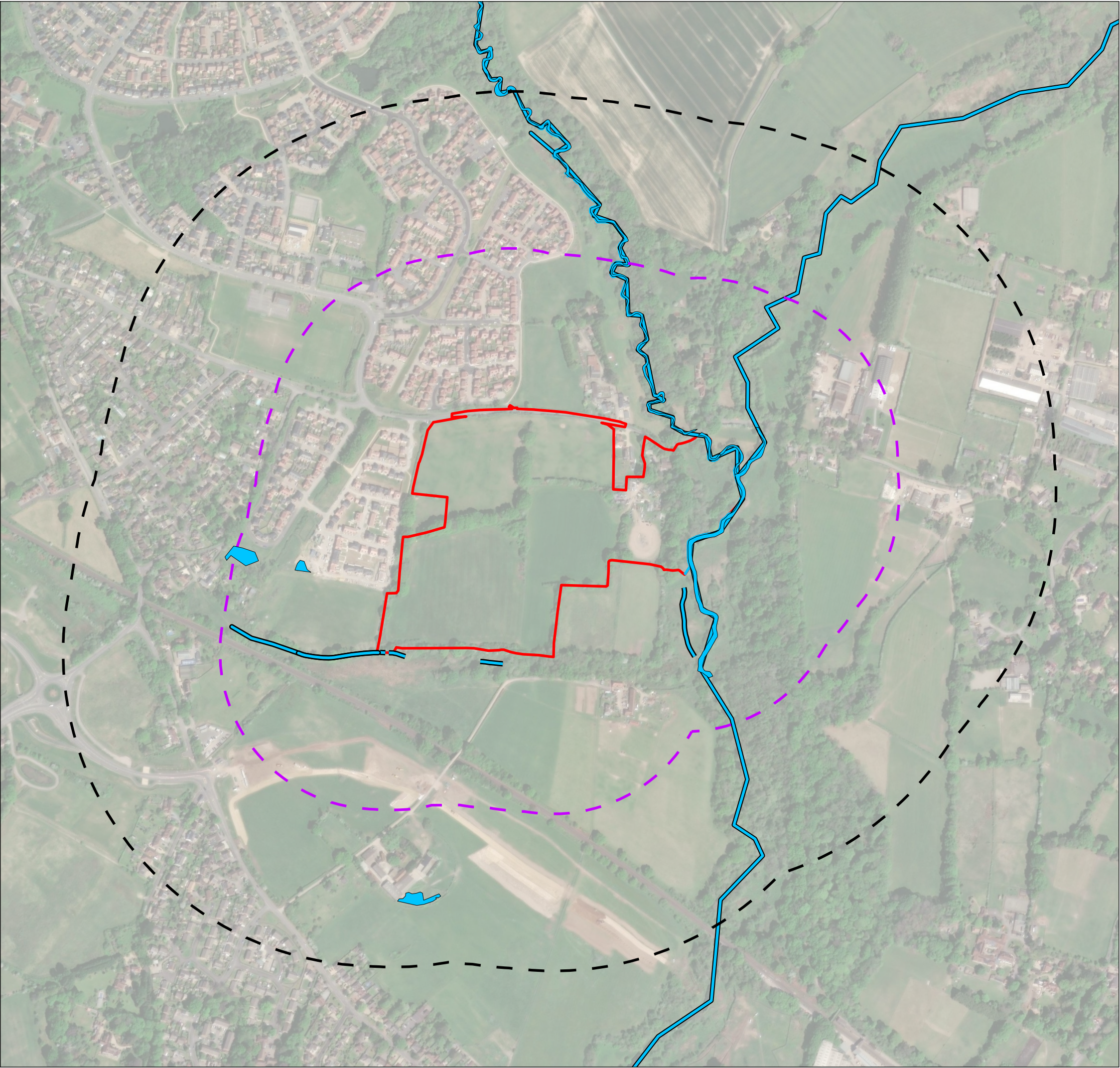


Figure 5 Waterbody Locations

- KEY
- Site boundary
 - 250m linear distance from site boundary
 - 500m linear distance from site boundary
 - Waterbody

SCALE: 1:6,000 at A3

0 100 200 300 400 Metres



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