

Preliminary Ecological Appraisal

Survey site:

Meller House, Oakbank Road, Bishopstoke, Hampshire, SO50 6HF

Client:

Sundee Bains

Survey date:

06/08/2025

Project:

This report is prepared to inform a planning application with the Eastleigh Borough Council. The proposal is described as:

Conversion of existing site from 21 dwellings to 15 dwellings, including associated landscaping, private amenity, refuse, cycle store and parking.

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

Site Location and Context					
The survey site is centred on National Grid Reference SU 46525 19461 and has an area of approximately 0.198ha. It is situated within Bishopstoke, Eastleigh. The site comprises one building (B1), modified grassland lawn, scattered trees and hedgerow. Aerial imagery shows the local landscape to have a mixed suburban and rural character, with the local area comprising of residential properties and urban infrastructure as well as arable grassland tree lines and parcels of woodland. Water bodies can be found nearby, such as the river Itchen, located ~0.95km to the west. Such features likely enhance the area for a variety of species, including bats, amphibians and reptiles.					
Survey Details					
The site survey was undertaken by Rebecca Gane BSc (Hons) Consultant Ecologist, an accredited agent on the Natural England survey licences for bats [2018-33540-CLS-CLS (class 1).					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
06/08/2025	19	83	0	0	None
Executive Summary					
Biodiversity net gain The development may qualify for the de minimis exemption, as <25m² of habitat of value is proposed to be removed. Modified grassland will be altered to create private residential gardens, but given the poor condition of the modified grassland, the value will remain the same. Statutory and non-statutory designated sites The Local Planning Authority (LPA) may be required to consult with Natural England regarding potential impacts to the River Itchen SSSI and Lee-on-The Amphibians eDNA surveys will be required for ponds P1-4 to determine the presence or likely absence of GCN. Alternatively, a district level licence (DLL) could be obtained. Reptiles, birds and hedgehogs Precautionary working methods. Please see relevant sections for details.					
Survey limitations					
It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being					

present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records. A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.	
Ecological Survey Factor Conclusion, Impact or Recommendations	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposal plan in appendix 3 and photos in appendix 4). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
<i>Summary of Survey Findings</i> <i>(UKHab codes used)</i>	The site does not contain any habitats listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). However the site contains trees which are of good quality and could be of value to local wildlife populations (as detailed in subsequent sections of this table). Other habitats within the site are common and widespread and have low ecological value. Notable habitats are present within 2km. On-site habitat descriptions <u>u1b</u> – Developed land/sealed surface Hardstanding is located around the building, and forms pathways and the parking area. <u>u1b5</u> – Buildings One building is located onsite. <u>g4</u> – Modified grassland [32 scattered trees] Species-poor grassland is present to the rear of Meller House as well as to the east and south. The areas have recently undergone some clearance that appears to have removed some ornamental shrubs. Species include: A: Red fescue (<i>Festuca rubra</i>), yarrow (<i>Achillea millefolium</i>) F: Perennial ryegrass (<i>Lolium perenne</i>), dandelion (<i>Taraxacum officinale</i>), pendulous sedge (<i>Carex pendula</i>) O: Bramble (<i>Rubus fruticosus</i>), ivy (<i>Hedera helix</i>), bamboo (<i>Bambusoideae</i>), sow thistle (<i>Sonchus oleraceus</i>), wood avens (<i>Geum urbanum</i>), caper spurge (<i>Euphorbia lathyris</i>)

	R: Selfheal (<i>Prunella vulgaris</i>) Condition assessment (g4) – Poor A) There are 6-8 vascular plant species per m2 present, including at least 2 forbs (Note - this criterion is essential for achieving Moderate or Good condition. (fail)) B) Sward is varied (fail) C) Any scrub present accounts for less than 20% of the total grassland area. (Pass) D) Physical damage is evident in less than 5% of the total grassland (Pass) E) Cover of bare ground is between 1% and 10% (Pass) F) Cover of bracken <i>Pteridium aquilinum</i> is less than 20% (Pass) G) There is an absence of invasive, non-native plant species (Pass) Scattered trees Two small (DBH >300mm) trees are located to the rear of the building. T01 is a yew (<i>Taxus baccata</i>) and T02 is <i>Cordyline</i>. T03 is a small cordyline located along the eastern boundary. Condition assessment (32) – Moderate A) The tree is a native species (or at least 70% within the block are native species). T01 (Pass), T02-3 (Fail) B) The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion). (Pass) C) The tree is mature (or more than 50% within the block are mature). (Pass) D) There is little or no evidence of an adverse impact on tree health by human activities (Pass) E) Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark. (Fail) F) More than 20% of the tree canopy area is oversailing vegetation beneath. (Pass) h2b – Non-native and ornamental hedgerow An ornamental hedgerow consisting of holly (<i>Ilex aquifolium</i>) and Oleaster (<i>Elaeagnus ebbingei</i>) is located along the southern boundary. Condition assessment (h2b): Poor (Automatic poor condition) Local notable habitats
--	--

	Patches of lowland mixed deciduous woodland (LMDW) are present in close proximity to the site. The closest is located ~0.02km to the west, with a second patch of LMDW ~0.7km to the north. T01 on-site likely have functional connectivity to these patches of woodland, given their proximity to the site and the presence of numerous trees throughout the garden landscape. LMDW is classed as a priority habitat under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006. Further priority habitats are present within 2km of the site, including: • Chalk river – closest stretch ~0.05km west • Traditional orchard - closest parcel ~0.07km north • Lowland meadows - closest parcel ~0.3km south • Coastal floodplain grazing marsh - closest parcel ~0.4km west • Ancient woodland – closest parcel ~0.7km east • Purple moor grass and rush pasture - closest parcel ~1.5km south
<i>Foreseen Impacts</i>	On-site habitats The habitats on-site are widespread and not notable; however the proposed development will result in the loss of ornamental grassland. The trees onsite lack decay features which may provide ecological niches lowering their ecological value. As there are extensive trees within the locality, their loss is unlikely to significantly impact biodiversity. Notable habitats No impacts to notable habitats are anticipated due to the small scale of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers.
<i>Recommendations</i>	On-site habitats Retained trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012). To compensate for the proposed habitat losses at the site, the following habitat creation measures should be incorporated: • Native tree and shrub planting Notable habitats None required Biodiversity net gain The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. This planning application may fall under the de minimis exemption, as the planning application will be removing <25m² of area-

	based habitat and no linear habitat. The modified grassland will be converted into private gardens, however given the poor condition of the grassland, this value will remain the same within the metric.
Locality and Designated Sites	
Summary of Survey Findings	On-site designations The site is not subject to any designation. Statutory designated sites (within 2km) There are 2 statutory sites within 2km of the site, as detailed below: 1. River Itchen Site of Specific Scientific Interest SSSI, Special Area of Conservation (SAC) - ~55m west The Itchen is a classic example of a sub-type 1 chalk river. The river is dominated throughout by aquatic <i>Ranunculus spp.</i> The headwaters contain pond water-crowfoot <i>Ranunculus peltatus</i>, while two <i>Ranunculus</i> species occur further downstream: stream water-crowfoot <i>R. penicillatus ssp. pseudofluitans</i>, a species especially characteristic of calcium-rich rivers, and river water-crowfoot <i>R. fluitans</i>. The site lies within the impact risk zone for the following sites: - The Richer Itchen SSSI - Lee-on-The Solent to Itchen Estuary SSSI. Statutory designated sites (within 10km) There are 4 national network sites (SAC, SPA, Ramsar) located within 10km, as detailed below: 1. Solent and Southampton Water Special Protection Area, Ramsar - ~7km south 2. Solent Maritime SAC - ~9.6km southeast 3. Emer Bog SAC - 6.8km west Non-statutory designated sites The presence of non-statutory designated sites within 2km of the site cannot be established without data from Hampshire Biodiversity Records Centre (HBIC).
Foreseen Impacts	On-site designations No impacts foreseen. Statutory and non-statutory designated sites No impacts to designated sites are anticipated due to the small scale of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers.

	The site lies within the impact risk zone for the River Itchen. The proposed development type is listed as a possible high risk for this designation.
<i>Recommendations</i>	On-site designations None required. Statutory and non-statutory designated sites The Local Planning Authority (LPA) may be required to consult with Natural England regarding potential impacts to the River Itchen SSSI and Lee-on-The Solent to Itchen Estuary SSSI.
Invasive / Non-native species	
<i>Summary of Survey Findings</i>	No problematic invasive and non-native species recorded on site.
<i>Foreseen Impacts</i>	N/A
<i>Recommendations</i>	No further surveys but remain vigilant.
Invertebrates	
<i>Summary of Survey Findings</i>	The habitats present on-site, including lawn, ornamental hedgerow and trees, likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.
<i>Foreseen Impacts</i>	None foreseen.
<i>Recommendations</i>	No further surveys. Suggested biodiversity enhancements The incorporation of bee bricks (e.g. Ibstock BeeHabitat or similar alternative brand) into the fabric of the new buildings would provide sheltering opportunities for pollinators. These should be installed 0.5m above ground level on a south-facing elevation with no obscuring vegetation. The site could be further enhanced via the provision of native wildflowers or wildflower turf, which would provide foraging opportunities for invertebrates.
Bats	
<i>Summary of Survey Findings</i>	EPSL data A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are 6 EPSLs within a 2km radius of site as detailed below:

	<table><tr><th>EPSL reference</th><th>Bat species affected</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr><tr><td>2019-43153-EPS-MIT</td><td>BLE,C-PIP</td><td>~0.36km north</td><td>Damage to a breeding site and resting place.</td></tr><tr><td>EPSM2012-4025</td><td>C-PIP;S-PIP;BLE</td><td>~0.51 north</td><td>Destruction of a resting place</td></tr><tr><td>2015-13185-EPS-MIT</td><td>BLE,C-PIP,S-PIP</td><td>~0.61km north</td><td>Destruction of a resting place</td></tr><tr><td>2018-37589-EPS-MIT 2018-37589-EPS-MIT-1 2018-37589-EPS-MIT-2</td><td>C-PIP</td><td>~1.1km west</td><td>Destruction of a resting place</td></tr></table> Foraging and commuting habitat Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of species-poor semi-improved grassland, hedgerow and trees. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. The wider landscape contains habitats such as woodland, scattered trees, arable fields and the River Itchen, all of which are considered to be optimal foraging and commuting habitats. Due to the proximity of such habitats to the site, foraging and commuting bats onsite cannot be discounted, albeit likely for short bursts, given the more optimal habitat within the locality. Roosting habitat Trees onsite were assessed for their roosting potential. As such, no trees onsite were considered suitable for roosting bats.	EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	2019-43153-EPS-MIT	BLE,C-PIP	~0.36km north	Damage to a breeding site and resting place.	EPSM2012-4025	C-PIP;S-PIP;BLE	~0.51 north	Destruction of a resting place	2015-13185-EPS-MIT	BLE,C-PIP,S-PIP	~0.61km north	Destruction of a resting place	2018-37589-EPS-MIT 2018-37589-EPS-MIT-1 2018-37589-EPS-MIT-2	C-PIP	~1.1km west	Destruction of a resting place
EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence																		
2019-43153-EPS-MIT	BLE,C-PIP	~0.36km north	Damage to a breeding site and resting place.																		
EPSM2012-4025	C-PIP;S-PIP;BLE	~0.51 north	Destruction of a resting place																		
2015-13185-EPS-MIT	BLE,C-PIP,S-PIP	~0.61km north	Destruction of a resting place																		
2018-37589-EPS-MIT 2018-37589-EPS-MIT-1 2018-37589-EPS-MIT-2	C-PIP	~1.1km west	Destruction of a resting place																		
Foreseen Impacts	Roosting habitat [Trees] No features were identified on the trees onsite and as such there are unlikely to be any impact to bats. Nevertheless, no trees will be felled. Foraging and commuting habitat The proposed development will result in the loss grassland but given their low value and the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats. Artificial lighting The proposed development already involves a wildlife sensitive lighting scheme. External lighting will be PIR switched & timer controlled, with minimised upward leakage.																				
Recommendations	Roosting habitat [Trees] In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice.																				

	Foraging and commuting habitat No further surveys are required. Artificial lighting None required. Suggested biodiversity enhancements The installation of three bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be incorporated into the fabric of the building or attached to the side of the building. They will be suitable for pipistrelles (which have been identified locally through EPSL data). Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box or a similar alternative brand. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.
Birds	
<i>Summary of Survey Findings</i>	Buildings No evidence of nesting birds was identified on B1. B1 is deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points. Trees and vegetation No bird nests were identified within the trees or hedge on-site, however T01 and the hedgerow offer nesting opportunities and nest-building resources for birds. Barn owls The site does not appear to provide any suitable nesting sites for barn owls. Overwintering birds Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
<i>Foreseen Impacts</i>	Trees and hedgerow The proposed development entails the retention of the trees and hedgerow; however it could result in the disturbance and subsequent abandonment of active bird nests. Barn owls None foreseen.

	Overwintering birds None foreseen.
<i>Recommendations</i>	Buildings Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. Barn owls None required. Overwintering birds None required. Suggested biodiversity enhancements The installation of a minimum of two bird boxes on the building will provide additional nesting habitat for birds e.g. • Schwegler No 17 Swift Nest Box (buildings) • Schwegler 1SP Sparrow Terrace (buildings) • Schwegler 1B Nest Boxes (trees) • Schwegler 2H Robin Boxes (trees) • Woodstone Nest Box (buildings or trees) • Or a similar alternative brand. Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.
Reptiles	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. Habitat suitability The dominant habitats onsite (modified grassland) is considered unsuitable for reptiles due to the species content (common and widespread species with minimal diversity) and associated management regime, where at the time of the survey the grassland was recorded as being a relatively short sward. Given the management regime employed on the modified grassland, as well as the species composition, it is considered unlikely that this faunal group would be present within this habitat. However, the rubble piles to the rear of the building offer sheltering opportunities for reptiles.

	Wider landscape The adjacent sections of the River Itchen are of elevated ecological value within the wider landscape and may represent important resources for local reptile populations. These adjacent habitats provide optimal foraging, commuting, and refuge opportunities for reptiles and are well connected to further suitable habitat in the wider landscape. The presence of reptiles utilising these adjacent habitats cannot be discounted.
<i>Foreseen Impacts</i>	Although a small area of low value habitat is being removed as part of the development, there is a low risk that a low number of reptiles could be present in the vicinity of the works. These could be injured or killed without mitigation.
<i>Recommendations</i>	A precautionary working method will be implemented for widespread reptiles during construction, including the following measures: • Vegetation will be maintained at a short sward (5cm) to discourage reptiles. • Rubble piles will be dismantled by hand. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any reptiles are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the unlikely event that a reptile is identified, works must cease and advice must be sought from a suitably qualified ecologist.
Amphibians	
<i>Summary of Survey Findings</i>	EPSL and survey data A review of the MAGIC database returned no granted EPSL records for great crested newts or DLL historic survey data (2017 – 2019) present within 2km of the site. Five positive class survey licence returns are all located ~2km southeast of the site. Aquatic habitat suitability (including ponds within 500m) Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001). There are no ponds on the site, but a review of aerial imagery (MAGIC and OS Maps) indicates the presence of a four small ponds to the north of the site. A pond map showing approximate pond locations is provided in Appendix 3. P1 - ~80m north P2 - ~90m north P3 - ~115m northwest P4 - ~140m northwest

	P5 - ~360m north P6 - ~460m north P7 - ~460m north P8 - ~490m north P1-4 and P5-8 are located within close proximity of one another with no significant barriers, such as large roads between them and the site. As such the ponds are considered suitably connected to the site. Proximity to the River Itchen Wet ditches near the River Itchen may offer potential breeding habitat for GCN. Terrestrial habitat suitability Hedging may provide foraging and sheltering opportunities for amphibians. The grassland across the site at the time of the survey was recorded at a relatively short sward. This habitat is considered to be suboptimal for GCN as they do not provide refuge opportunities and thus newts will not be present for prolonged periods. However, newts can and do travel over/through these habitat types, but most likely for transient periods. Whilst no hibernation opportunities were identified on-site the small rubble piles may offer temporary refuge for foraging and commuting GCN. Given the suitable aquatic and terrestrial habitat within the locality, their presence cannot be discounted, albeit likely in low numbers.																								
Foreseen Impacts	The development falls within the red impact zone for GCN with NatureSpace confirming one recent record of GCN within 500m. When georeferencing the proposed development plans over scaled mapping of the site, it is noted that the development area is likely to result in the loss or significant disturbance of modified grassland. If great crested newts are present within the ponds to the north of the site, when completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces an Amber risk score, which states: Offence Likely (see Figure 1 below). <table><tr><th>Component</th><th>Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)</th><th>Notional offence probability score</th></tr><tr><td>Great crested newt breeding pond(s)</td><td>No effect</td><td>0</td></tr><tr><td>Land within 100m of any breeding pond(s)</td><td>0.01 - 0.1 ha lost or damaged</td><td>0.3</td></tr><tr><td>Land 100-250m from any breeding pond(s)</td><td>No effect</td><td>0</td></tr><tr><td>Land >250m from any breeding pond(s)</td><td>No effect</td><td>0</td></tr><tr><td>Individual great crested newts</td><td>No effect</td><td>0</td></tr><tr><td colspan="2">Maximum:</td><td>0.3</td></tr><tr><td>Rapid risk assessment result:</td><td colspan="2">AMBER: OFFENCE LIKELY</td></tr></table>	Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score	Great crested newt breeding pond(s)	No effect	0	Land within 100m of any breeding pond(s)	0.01 - 0.1 ha lost or damaged	0.3	Land 100-250m from any breeding pond(s)	No effect	0	Land >250m from any breeding pond(s)	No effect	0	Individual great crested newts	No effect	0	Maximum:		0.3	Rapid risk assessment result:	AMBER: OFFENCE LIKELY	
Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score																							
Great crested newt breeding pond(s)	No effect	0																							
Land within 100m of any breeding pond(s)	0.01 - 0.1 ha lost or damaged	0.3																							
Land 100-250m from any breeding pond(s)	No effect	0																							
Land >250m from any breeding pond(s)	No effect	0																							
Individual great crested newts	No effect	0																							
Maximum:		0.3																							
Rapid risk assessment result:	AMBER: OFFENCE LIKELY																								

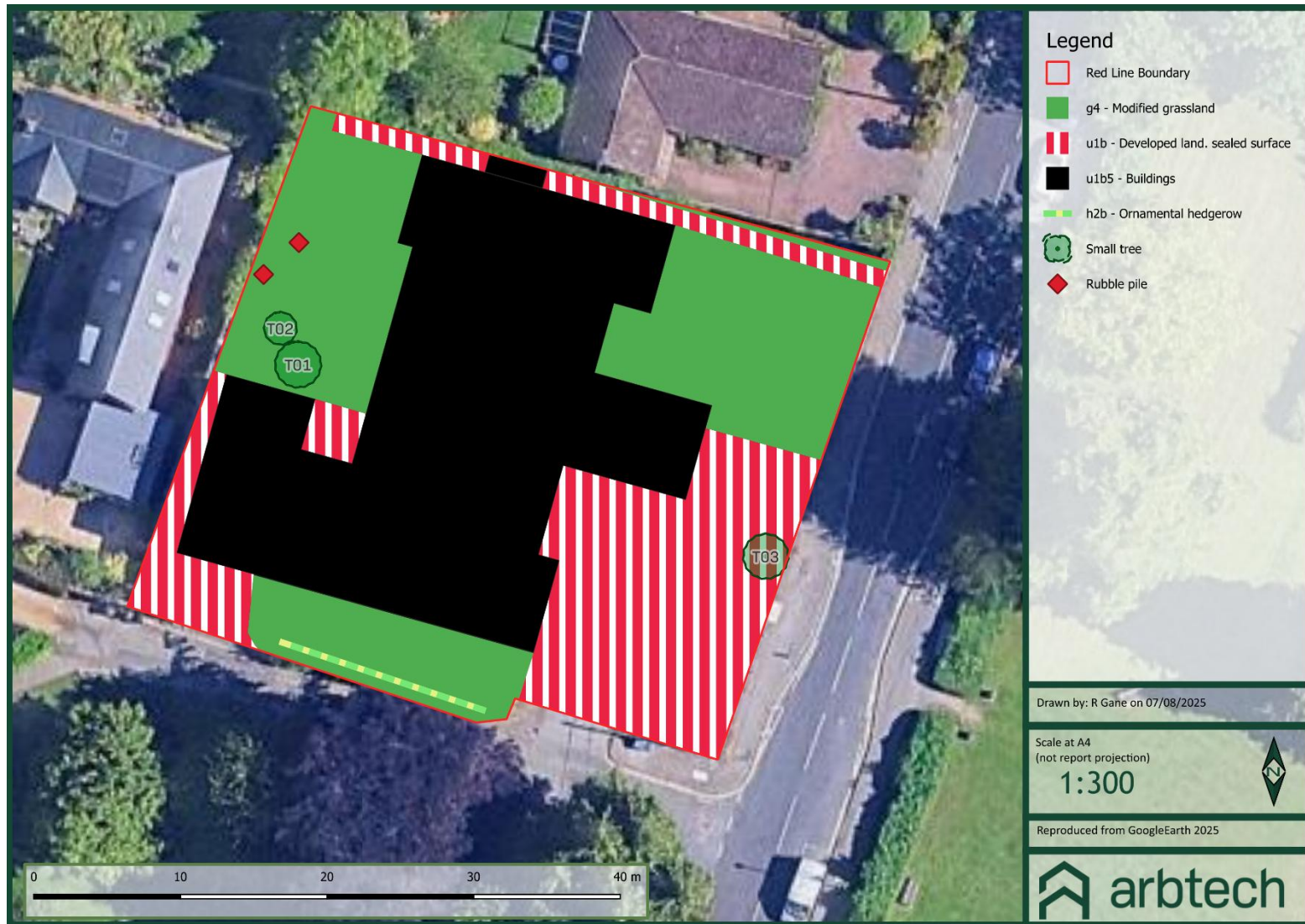
<i>Recommendations</i>	eDNA surveys will be required for ponds P1-4 to determine the presence or likely absence of GCN. Should GCN be present a licence may be required to lawfully progress the development. This will comprise collecting water samples and sending them off for laboratory analysis and such surveys must be undertaken between mid-April and June, in accordance with current survey guidelines (Biggs et al, 2014). The surveys are likely to be required before planning permission can be granted. There are two licence options in, comprising an EPSL or entering the District Level Licence (DLL) scheme. To obtain an EPSL, population class size surveys of all ponds within 250m of the site with terrestrial connectivity will be required, which must comprise 6 visits between mid-March and mid-June, where 3 must be completed during the optimal period between mid-April and mid-May. Each visit must comprise at least 3 survey types, typically consisting of bottle trapping, torching, and egg searching. These will be required to inform the planning application. Once planning is granted, an EPSL application can then be made to Natural England, which will include a detailed method statement. The method statement will detail all necessary mitigation measures and compensatory habitat creation to be completed prior to development works on your site. Alternatively, a district level licence (DLL) could be obtained. A DLL can be sought without any further survey work and will require no compensatory habitat creation and less stringent on site mitigation during construction. However, its important to note that entering the DLL scheme requires the applicant to make a conservation payment to the DLL provider to provide the compensatory habitat creation off-site on their behalf. The cost of which is relative to the scale of the impacts. As a general recommendation, if no ponds are being removed to facilitate the development, entering the DLL scheme is likely to be the most cost effective licensing option, if necessary.
Badger	
<i>Summary of Survey Findings</i>	No badger setts were noted on site or within a 30m radius of the site. The site is considered unsuitable for badgers given the lack of suitable sett excavation areas/ground. Further, there is limited suitable badger foraging habitat on site given the lack of fruiting trees/scrub. The site is also surrounding by urban development (i.e. roads and buildings), which is sub-optimal habitat therefore reducing the likelihood of badgers being present within the surrounding area of the site.
<i>Foreseen Impacts</i>	No impacts are anticipated on badgers as a result of the proposed development.
<i>Recommendations</i>	None required.
Riparian animals	
<i>Summary of Survey Findings</i>	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. There are no water courses on or connected to the site. Whilst the River Itchen is located ~55m west, there is also no riparian habitats present on site or within an influencing distance.
<i>Foreseen Impacts</i>	No impacts are anticipated on riparian animals as a result of the proposed development.
<i>Recommendations</i>	None required.

Hazel dormouse	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. Habitat suitability Dormice typically utilise a three-dimensional habitat structure as to commute between feeding and breeding sites whilst avoiding predation. The hedgerow onsite is considered to be suboptimal to dormice due to lack of suitable species and connectivity. Therefore, the likelihood of this species being present on site is considered acceptably low.
<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	None foreseen.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	The grassland herb onsite provides low value foraging and commuting opportunities for hedgehogs. However given the location of the site to optimal habitat, hedgehogs are likely within the locality and therefore shouldn't be discounted.
<i>Foreseen Impacts</i>	Grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.
<i>Recommendations</i>	A precautionary working method will be implemented during construction, including the following measures: - Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. - The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. - Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. Suggested biodiversity enhancements The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs: - Planting fruit bearing trees and species-rich grassland to increase foraging opportunities. - Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.

Sundee Bains

Meller House, Oakbank Road, Bishopstoke, Hampshire, SO50 6HF

Appendix 1: Survey/Habitat map



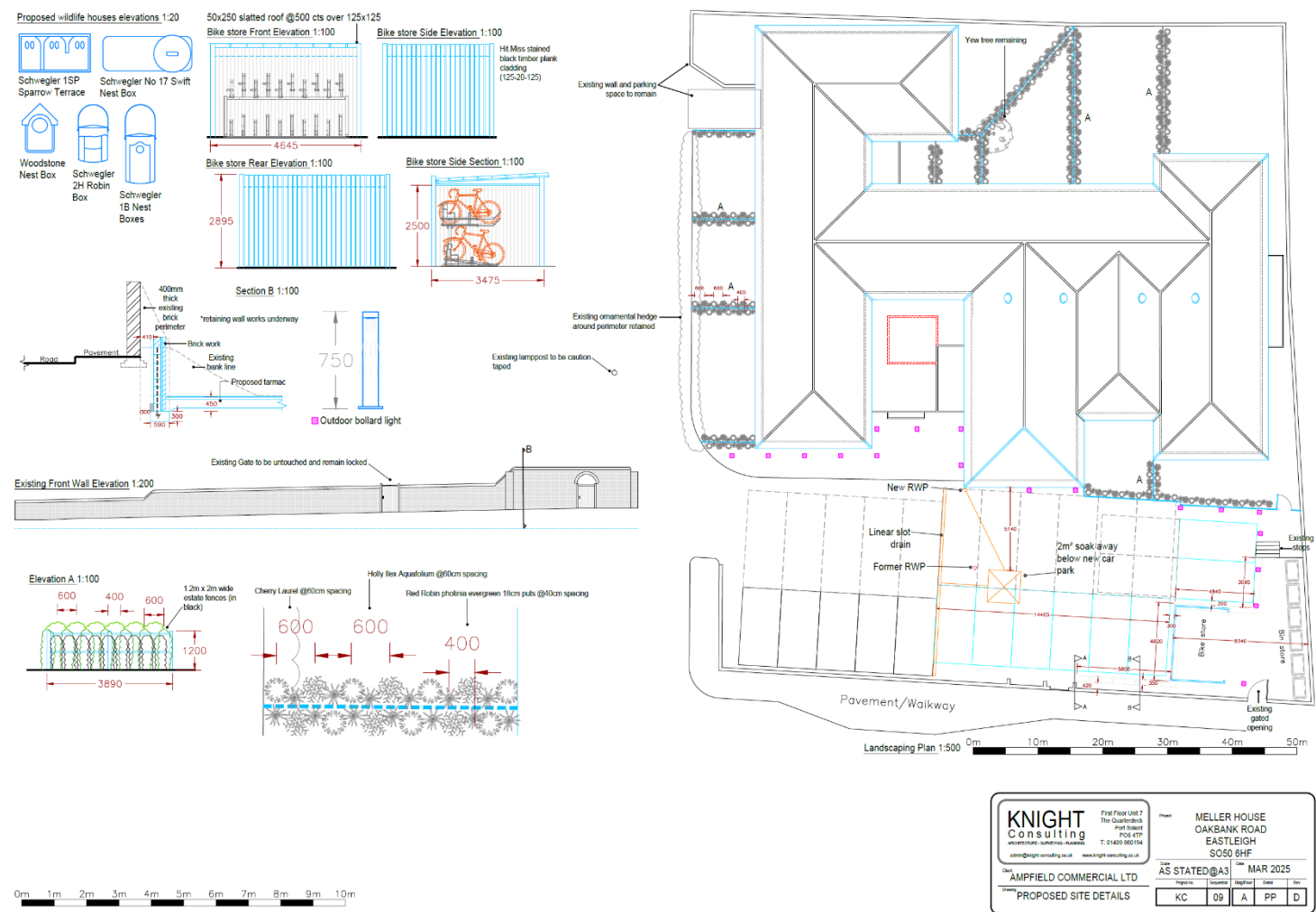
Appendix 2: Location map



Appendix 3: Ponds within 500m



Appendix 4: Proposed Plan



Appendix 5: Habitat Photos

Modified grassland		
		Figure 1: Modified grassland (to rear of the building)
		Figure 2: Modified grassland (to south of the building)



Figure 3: Modified grassland (to east of the building)

Scattered trees



Figure 4: Scattered trees present on site.

Non-native hedgerow



Figure 5: Ornamental hedgerow.

Developed land



Figure 6: Hardstanding.



Figure 7: Hardstanding.

Limitations and Copyright

Legal

Arbtech Consulting Limited has prepared this report for the sole use of the above-named client or their agents in accordance with our General Terms and Conditions, under which our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Limited. The conclusions and recommendations contained in this report are based upon information provided by third parties. Information obtained from third parties has not been independently verified by Arbtech Consulting Limited.

© This report is the copyright of Arbtech Consulting Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

Version control			
Status	Issue	Name	Date
Draft	0.1	Rebecca Gane BSc (Hons) Consultant Ecologist	07/08/2025
Final	1.0	Rebecca Gane BSc (Hons) Consultant Ecologist	07/08/2025
Updates	2.0	Rebecca Gane BSc (Hons) Consultant Ecologist	08/08/2025