

**MAPLE PLACE, 237 CHAMBERLAYNE ROAD AND
5B DERBY ROAD, EASTLEIGH, HAMPSHIRE**

ECOLOGICAL IMPACT ASSESSMENT

Final Document

March 2026

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

ECOSA, Ten Hogs House, Manor Farm Offices, Flexford Road, North Baddesley, Hampshire, SO52 9DF
Tel: 02380 261065 Email: info@ecosa.co.uk Web: www.ecosa.co.uk

Registered Office: Gateway House, Tollgate, Chandlers Ford, Hampshire, SO53 3TG Registered in England No: 6129868
Ecological Survey & Assessment Limited is a Trinity Consultants Company



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Author:	 Beth Lord MSc Ecologist
Checked by:	 Simon Boswell MSc MCIEEM CEcol Principal Ecologist
Reviewed by:	 Hugh Turner MSc MCIEEM Principal Ecologist

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HAMPSHIRE**

ECOLOGICAL IMPACT ASSESSMENT

Table of Contents

EXECUTIVE SUMMARY	1
1.0 INTRODUCTION	3
1.1 Background.....	3
1.2 The Site	3
1.3 Aims and Scope of Report.....	3
1.4 Site Proposals.....	4
2.0 PLANNING POLICY CONTEXT	6
2.1 Introduction	6
2.2 Planning Policy	6
2.2.1 <i>National Policy</i>	6
2.2.2 <i>Local Policy</i>	7
3.0 METHODS.....	9
3.1 Introduction	9
3.2 Zone of Influence	9
3.3 Scoping	9
3.4 Desk Study	9
3.4.1 <i>Biological Records Centre</i>	9
3.4.2 <i>Multi-Agency Geographic Information for the Countryside</i>	10
3.4.3 <i>Other Sources of Information</i>	10
3.5 Field Survey.....	11
3.5.1 <i>UKHab Survey</i>	11
3.5.2 <i>Protected and Notable Species Appraisal</i>	12
3.6 Field Survey Details.....	14
3.7 Field Survey Limitations	14
4.0 BASELINE ECOLOGICAL CONDITIONS.....	15
4.1 Introduction	15
4.2 Statutory and Non-statutory Designated Sites	15
4.2.1 <i>Statutory Designated Sites</i>	15
4.2.2 <i>Non-Statutory Designated Sites</i>	15
4.3 Habitats.....	16
4.3.1 <i>Desktop Study Results</i>	16
4.3.2 <i>Field Survey Results</i>	16
4.4 Notable and Legally Protected Species	17
4.4.1 <i>Bats</i>	17
4.4.2 <i>Otter</i>	17
4.4.3 <i>Badger</i>	18
4.4.4 <i>Hazel Dormouse</i>	18
4.4.5 <i>Water Vole</i>	18
4.4.6 <i>Birds</i>	19
4.4.7 <i>Reptiles</i>	19
4.4.8 <i>Great Crested Newt</i>	20
4.4.9 <i>Invertebrates</i>	20
4.4.10 <i>Other Relevant Species</i>	20
4.5 Summary of Key Ecological Features	21

5.0 ASSESSMENT OF ECOLOGICAL EFFECTS AND MITIGATION/COMPENSATION/ENHANCEMENT MEASURES	22
5.1 Introduction	22
5.2 Scheme Design	22
5.3 Designated Sites	22
5.3.1 <i>Potential Impacts and Effects</i>	22
5.3.2 <i>Mitigation and Compensation Measures</i>	23
5.3.3 <i>Enhancement</i>	24
5.4 Habitats.....	24
5.4.1 <i>Potential Impacts and Effects</i>	24
5.4.2 <i>Mitigation and Compensation Measures</i>	24
5.4.3 <i>Enhancement</i>	24
5.5 Bats.....	24
5.5.1 <i>Potential Impacts and Effects</i>	24
5.5.2 <i>Mitigation and Compensation Measures</i>	25
5.5.3 <i>Enhancement</i>	25
5.6 Birds.....	25
5.6.1 <i>Potential Impacts and Effects</i>	25
5.6.2 <i>Mitigation and Compensation Measures</i>	25
5.6.3 <i>Enhancement</i>	26
5.7 Residual and Cumulative Effects.....	26
6.0 CONCLUSIONS	27
6.1 Conclusion	27
6.2 Updating Site Survey	27
7.0 REFERENCES	28

Map 1 Site Location Plan

Map 2 Baseline Habitat Map

Appendix 1 Site Proposals Plan

Appendix 2 Sites Designated for Nature Conservation

Appendix 3 Relevant Legislation

Appendix 4 Appraisal Criteria for Bats

Appendix 5 Statutory Designated Sites within the Desktop Study Area

Appendix 6 Baseline Habitats

EXECUTIVE SUMMARY

Ecological Survey and Assessment Ltd (ECOSA) have been appointed by MH Architects to undertake an Ecological Impact Assessment to support a planning application for the redevelopment of Maple Place, 237 Chamberlayne Road and 5b Derby Road, Eastleigh, Hampshire. The site is located in Eastleigh, Hampshire and comprises hardstanding concrete and tarmac where now demolished buildings once stood. The proposals entail the redevelopment of the site for residential units.

The main findings of the Ecological Impact Assessment are:

- The site is located within 5.6 kilometres of the Solent designated sites (Solent and Southampton Water Ramsar and SPA and Solent Maritime SAC). The increase in residents may lead to additional recreational pressure on the Solent and Southampton Water Ramsar site/SPA and an increase in nitrates entering the Solent.
- The site is located within 13.8 kilometres of the New Forest designated sites (New Forest SPA, Ramsar and SAC). The increase in residents may lead to additional recreational pressure on the New Forest designated sites.
- As the receiving wastewater treatment works (WwTW) that the development will drain into is the Chickenhall WwTW, the site also falls within the River Itchen SAC catchment area.
- To address the potential recreational impacts on the River Itchen SAC, the Solent designated sites (Solent and Southampton Water Ramsar and SPA and Solent Maritime SAC) and the New Forest designated sites (New Forest SPA/Ramsar and SAC), a financial contribution will be made towards the Solent Recreation Mitigation Strategy, Eastleigh Borough Council SANG provision and the New Forest National Park Authority.
- A nitrogen and phosphorous budget has been calculated in a separate Habitat Regulations Assessment, and the relevant number of credits will be purchased from the Eastleigh Borough Council nutrient neutrality scheme.
- The site is assessed as having low suitability for foraging and commuting bats. New external lighting and construction lighting may cause disturbance to foraging and commuting bats in the long-term, therefore, a sensitive lighting scheme will be devised.
- The site is exempt from Biodiversity Net Gain under the *de minimis* exemption.

- The site will be enhanced for bats through the provision of integrated bat units and for birds through the provision of artificial nest boxes.
- The site will be enhanced through ornamental species planting, which will be beneficial to pollinators.
- Given the impacts identified, and the mitigation, compensation and enhancement measures proposed, it is considered that the proposals accord with all relevant local and national planning policies.
- If the planning application boundary changes or the proposals for the site alter, a re-assessment of the scheme in relation to ecology may be required. Given the mobility of animals and the potential for colonisation of the site over time, updating survey work may be required, particularly if development does not commence within 18 months of the date of the most recent relevant survey.

1.0 INTRODUCTION

1.1 Background

Ecological Survey & Assessment Limited (ECOSA) have been appointed by MH Architects to undertake an Ecological Impact Assessment to support a planning application for the redevelopment of Maple Place, Eastleigh (hereafter referred to as the site).

An ecological appraisal of the site was prepared in September 2020 by Johns Associated Ltd (Johns Associates, 2020). The site comprised buildings, ruderal vegetation and hardstanding ground. Planning permission was granted subject to prior approval for the demolition of the former buildings by Eastleigh Borough Council 13th January 2021 (Application no. PN/20/89301). ECOSA completed nesting bird checks within the site in March 2021, however, the application was delayed by factors unrelated to ecology and the demolition was rescheduled to January 2022.

Pre-application advice was sought on the redevelopment proposals for the construction of 12 residential units with associated landscaping and parking in 2023. ECOSA undertook a field survey of the site in May 2022, during which the site solely comprised developed land; sealed surface. A full planning application was submitted on 30th June 2023 (ref: F/23/95574), but planning permission was refused for failing to offset the impacts on the European protected sites from nutrient loading and recreational pressure and other reasons not relating to ecology. MH Architects are seeking to resubmit a planning application in 2026. Due to the time elapsed since the survey undertaken in 2022, ECOSA have been instructed to undertake an updating ecological appraisal of the site.

1.2 The Site

The site is located in Eastleigh, Hampshire and is centred on National Grid Reference (NGR) SU 4512 1843 (**Map 1**). The site is approximately 0.1 hectares and comprises a vacant plot situated on the corner of Derby Road and Chamberlayne Road. Two vacant commercial buildings previously located on the land were demolished in 2022 (planning reference DC/21/91810).

The wider landscape is dominated by residential and industrial development associated with Eastleigh. Grantham Green recreational park lies approximately 50 meters north-west of the site. Beyond the town, the landscape is characterised by agricultural fields interspersed with woodland blocks.

1.3 Aims and Scope of Report

The information within this report is based on a field survey and desktop study carried out during February 2026. The report describes the habitats and species (hereafter

referred to as ecological features) within the site's Zone of Influence (Paragraph 3.2), and provides a detailed assessment of potential ecological effects of the proposed development of the site. It identifies the need for any measures to avoid, mitigate or compensate for significant adverse effects¹ on ecological features and outlines enhancements to the site's ecology to be implemented as part of the development. The objectives of the assessment are:

- To provide baseline information on ecological features within the site's Zone of Influence;
- To assess, characterise and quantify the effects on ecological features, including cumulative effects, and identify effects in the absence of any mitigation;
- To set out measures to avoid, mitigate and compensate for significant ecological effects in accordance with the 'mitigation hierarchy'²; and
- To outline opportunities for enhancement in order to achieve a net gain for biodiversity.

1.4 Site Proposals

The proposals entail the construction of 12 new residential units comprising three 3-bed terraced houses facing Chamberlayne Road and a block of 9 flats facing Derby Road with associated landscaping, parking and access. Access to the site will be from existing access from Derby Road in the site's north-western corner. There is some landscaping proposed within Hampshire County Council land, including ornamental planting in an existing raised planting bed at the request of local residents. These works are occurring outside of the red line boundary and are therefore not considered further in this report.

The receiving wastewater treatment works (WwTW) for the development is Chickenhall WwTW.

The Ecological Impact Assessment is based on the proposals plan produced by MH Architects Ltd, dated 13th October 2025 (Drawing No. 25-073, Revision 004) and the landscaping plan dates 17th March 2026 (Drawing No. 2629-TFC-XX-XX-DR-L-3001) (**Appendix 1**).

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

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

Planning permission is being sought during March 2026 with construction proposed to commence soon after permission has been granted.

2.0 PLANNING POLICY CONTEXT

2.1 Introduction

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

2.2 Planning Policy

2.2.1 National Policy

The National Planning Policy Framework (NPPF) sets out the government's requirements for the planning system in England. The original document was published in 2012 with the most recent revised NPPF published in December 2024. A number of sections of the NPPF are relevant when taking into account development proposals and the environment. As set out within Paragraph 11 of the NPPF "*Plans and decisions should apply a presumption in favour of sustainable development*". However, Paragraph 195 goes on to state that "*The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.*".

The NPPF sets out that development proposals should not only minimise the impacts on biodiversity but also to provide enhancement. Paragraph 187 states that the planning system should contribute to and enhance the natural environment by "*...minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures...*".

A number of principles are set out in Paragraph 193, including that where harm cannot be adequately avoided then it should be mitigated for, or as a last resort, compensated for. Where impacts occur on nationally designated sites, the benefits must clearly outweigh any adverse impact and incorporating biodiversity in and around developments should be encouraged. Specific reference is also made to the protection of irreplaceable habitats³, including ancient woodland⁴. Where loss to irreplaceable

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

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

habitats occurs planning permission would normally be refused unless there are wholly exceptional reasons and an adequate compensation strategy is in place. Paragraph 193 also states *“development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”* Paragraph 194 also sets out that potential SPAs, SACs and listed or proposed Ramsar sites or sites acting as compensation for SPAs, SACs and Ramsar sites, should receive the same protection as habitat sites.

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

2.2.2 Local Policy

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

- **Policy S9: Green Infrastructure**

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

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

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

- **Policy DM11: Nature Conservation**

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

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

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

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

3.0 METHODS

3.1 Introduction

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

3.2 Zone of Influence

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

3.3 Scoping

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

3.4 Desk Study

3.4.1 Biological Records Centre

Hampshire Biodiversity Information Centre (HBIC) was consulted on 23rd February 2026 for the following data:

- Records of non-statutory designated sites (Sites of Importance for Nature Conservation (SINCs)) within one kilometre of the site boundary. See **Appendix 2** for details; and
- Records of legally protected and notable species (flora and fauna) within one kilometre of the site boundary, including priority species and Species of Principal Importance (**Appendix 3**); and

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

- Records of bats within two kilometres of the site boundary. Bat species are highly mobile and therefore the search radius is increased for this species group; and
- Presence of hazel dormouse *Muscardinus avellanarius* recorded in connected habitats within three kilometres of the site boundary and in the last five years can be used as evidence for presence within the site. Therefore, the search radius is increased for this species (Wells, et al., 2025).

3.4.2 Multi-Agency Geographic Information for the Countryside

The Multi-Agency Geographic Information for the Countryside (MAGIC) (DEFRA, 2023) database was reviewed on 9th March 2026 to establish the location of statutory designated sites located within the vicinity of the site. This included a search for all internationally and nationally designated sites such as Special Protection Areas (SPAs), Special Areas of Conservation (SACs), Wetlands of International Importance (Ramsar sites), Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs) and Local Nature Reserves (LNRs) within one kilometre of the site. Where appropriate, the desk study search area has been extended to take account of any appropriate statutory designated sites which need consideration in terms of potential in-direct effects and which support particularly mobile species⁶. The Impact Risk Zones (IRZ) were also obtained from MAGIC, which are used to help guide and assess planning applications for likely effects on SSSIs.

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

3.4.3 Other Sources of Information

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

The presence of ponds or other waterbodies within a 500 metre radius of the site in particular are noted in relation to great crested newt. The 500 metre radius is a standardised search radius to assist in the assessment of the suitability of a site and

⁶ Search areas for bat records are based upon information contained within Collins, J. (Ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (Third Edition). The Bat Conservation Trust, London. Relevant distances for consideration of impacts on SPAs, SACs, Ramsar sites have been based on current published guidance available through web-based sources.

its surrounding habitat to support this species, based on current Natural England guidance (English Nature, 2001).

3.5 Field Survey

The field survey followed a modified version of UK Habitat Classification (UKHab) methodology (UKHab Ltd, 2023) and included a search for evidence of, and an assessment of the site's suitability to support, protected and notable species as recommended by CIEEM (CIEEM, 2017). The field survey covered all accessible areas of the site, including boundary features. Habitats described in Section 4.0, have been mapped (**Map 2**), photographs provided, where relevant.

The UKHab Survey Application, developed using the digital survey platform Coreo was used to map habitats in the field, collect the field survey data and photograph the site.

3.5.1 UKHab Survey

An assessment was made of all habitats within the site, which were classified based on the standardised UKHab survey methodology (UKHab Ltd, 2023). Which was modified to make the habitat assessment compatible with the habitat classification within the Biodiversity Net Gain Metric (DEFRA, 2024). The UKHab classification system comprises two major parts, a hierarchical Primary Habitat system and a list of Secondary Codes. The classification of Primary Habitats is hierarchical with five levels.

It should be noted that not all habitats will be classified to Level 5, for example modified grassland is classified at Level 3 and no Level 4 or Level 5 habitat is applicable. In addition, where Level 4 or 5 habitats are considered to be present on site there may be a requirement for further surveys by a specialist botanist to confirm or classify these habitat types.

Where Biodiversity Net Gain Metric habitats are not classified under any of the hierarchical levels within the UKHab methodology the relevant secondary codes definitions have been used to identify these habitats.

During the field survey notes and photographs were taken in order to evidence the surveyor's classification of each habitat type.

Any invasive species⁷ encountered as an incidental result of the survey were recorded.

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

3.5.2 Protected and Notable Species Appraisal

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

Bats

The survey conformed to current Bat Conservation Trust guidelines (Collins, 2023). An assessment was made of the suitability of buildings and trees on the site and immediately on the site boundary to support roosting bats based on the presence of Potential Roosting Features such as loose or missing roof tiles or lifted lead flashing for buildings and holes, cracks, splits, loose bark and ivy cladding for trees.

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

Otter

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

Badger

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

Hazel Dormouse

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

Water Vole

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

Birds

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

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

Reptiles

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

Great Crested Newt

The appraisal of the site to support great crested newt included establishing the presence of suitable aquatic habitats such as ponds, lakes or other waterbodies within or adjacent to the site and the presence of suitable terrestrial habitat. Waterbodies that are densely shaded, highly eutrophic or that contain fish are likely to be less suitable for this species. The suitability of on-site ponds and terrestrial habitat is considered in relation to the presence of ponds within the wider area, as identified within the desktop study (Paragraph 3.4.3), and their suitability to be used as a network.

Invertebrates

An assessment was made of the suitability of the site to support diverse communities of invertebrates. The assessment was based on the presence of habitat features which may support important invertebrate communities. These features include, for example, an abundance of dead wood, the presence of diverse plant communities, varied

woodland structure, sunny woodland edges with a diverse flora, waterbodies and water courses and areas of free draining soil exposures. During the field survey there was no attempt made to identify species present as this is a more specialist area of ecological assessment reserved for targeted surveys.

Other Relevant Species

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

Invasive Species

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

3.6 Field Survey Details

The field survey was carried out by Beth Lord, Ecologist of ECOSA on 24th February 2026. The weather conditions were overcast and dry, with approximately 100% cloud cover, an ambient temperature of 10°C and no wind.

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

3.7 Field Survey Limitations

Ecological surveys are limited by factors which affect the presence of plants and animals such as the time of year, migration patterns and behaviour. The field survey has therefore not produced a complete list of plants and animals and in the absence of evidence of any particular species should not be taken as conclusive proof that the species is absent or that it will not occur in the future.

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

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

4.0 BASELINE ECOLOGICAL CONDITIONS

4.1 Introduction

This section details the results of the field survey and desktop study undertaken as part of the Ecological Impact Assessment for the site. It assesses the baseline ecological conditions of the site at the time the desktop study was completed and based on the ecological features recorded during the field survey carried out on 24th February 2026.

4.2 Statutory and Non-statutory Designated Sites

Details of designated sites are provided in the paragraphs below.

4.2.1 Statutory Designated Sites

There are no statutory designated sites of nature conservation interest situated within one kilometre of the site boundary. The closest statutory designated site is the River Itchen SSSI and SAC located approximately 1.3 kilometres east of the site and is designated for the presence of a chalk river.

The site lies within the 5.6-kilometre buffer of the Solent designated sites (Solent and Southampton Water Ramsar and SPA and Solent Maritime SAC). Research has shown that an increase in residential development within 5.6 kilometres of the Solent will lead to more people visiting the coast for recreation, potentially causing disturbance to internationally important species and assemblages of birds (Bird Aware Solent, 2017). The site lies 5.3 kilometres north of the Solent and therefore the Zone of Influence has been extended to include the Solent designated sites (Solent and Southampton Water Ramsar and SPA and Solent Maritime SAC).

As the receiving WwTW that the development will drain into is Chickenhall WwTW, the Zone of Influence has also been extended to include the River Itchen SAC.

Further details of the statutory designations listed above are provided in **Appendix 5**.

4.2.2 Non-Statutory Designated Sites

There are three non-statutory designated sites of nature conservation interest situated within one kilometre of the site boundary. These are:

- Lakeside Country Park (SINC) – Located approximately 700 metres south west of the site, designated for supporting areas of lowland meadow, open freshwater with good floristic assemblages, and supporting notable species.
- Monks Brook, Fleming Park (SINC) – Located approximately 850 metres west of the site, designated for supporting areas of open freshwater, fens, flushes, seepages, springs and inundation grasslands of floodplains that support a flora

and fauna of less-improved wetland conditions, and populations of water vole *Arvicola amphibius*.

- Fen to west of Lakeside (SINC) – Located approximately 950 metres south west of the site, designated for supporting fen habitats.

Further information on sites designated for nature conservation are provided in **Appendix 2**.

4.3 Habitats

4.3.1 Desktop Study Results

Consultation with MAGIC and HBIC returned records of various Habitats of Principal Importance within one kilometre of the site. These habitats comprise wood pasture and parkland, deciduous woodland, lowland meadows, purple moor grass and rush pastures and coastal and floodplain grazing marsh. None of these habitats are present within or immediately adjacent to the site.

4.3.2 Field Survey Results

Habitats within the site are shown on the Baseline Habitat Map (**Map 2**) and details of how each habitat has been classified based on the UKHab five-level hierarchical system, with relevant secondary codes, are provided in **Appendix 6**. Habitats are described in general terms using standard UKHab terminology. The main habitats recorded on site during the field survey were as follows:

Developed Land, sealed surface

The habitat on site is entirely comprised of developed land, sealed surface (**Figure 1**). The area is made up of concrete and rubble where previous buildings once stood. Some small areas of ruderal vegetation are growing within the site, including buddleia *Buddleia davidii* (**Figure 2**).



Figure 1: Site comprising developed land, sealed surface



Figure 2: Rubble and buddleia growth

4.4 Notable and Legally Protected Species

4.4.1 Bats

Desktop Study Results

There are five granted EPSM licences in relation to bats located within two kilometres of the site boundary. The closest of these is located approximately 800 metres north of the site and was granted in 2018 for the destruction of a resting place of common pipistrelle *Pipistrellus pipistrellus*.

Foraging and Commuting Habitat

The site does not support any vegetation that would be suitable for foraging and commuting bats. The wider area comprises well-connected residential gardens, trees and parks where low numbers of bats are likely to forage. Therefore, the site is assessed as having low suitability to support foraging and commuting bats.

4.4.2 Otter

Desktop Study Results

Consultation with MAGIC did not return any records of EPSM licences in relation to otter *Lutra lutra* within the desktop study area. Consultation with HBIC returned six records of otter within one kilometre of the site. All records were found approximately 900 metres east and south east of the site, along the Monks Brook tributary of the River Itchen.

Field Survey Results

The site or immediately adjacent habitat does not contain any watercourses or associated riparian habitats and the site has no hydrological connectivity to Monks

Brook. It is unlikely that otter would frequently disperse from the riparian habitat to utilise the site which does not provide suitable habitat for the species. Therefore, the site is not considered suitable for otter and the species will not be considered further in this report.

4.4.3 Badger

Desktop Study Results

Consultation with HBIC produced no records of badger within the desktop study area, however, this does not confirm the absence of the species in the local area.

Field Survey Results

The site does not support any habitats suitable for sett construction of foraging badger *Meles meles*, as it comprises entirely hardstanding ground with minimal vegetation. The habitat on site is unsuitable for badger and therefore the species is not considered further in this report.

4.4.4 Hazel Dormouse

Desktop Study Results

Consultation with MAGIC returned three records of granted EPSM licences in relation to hazel dormouse. The closest of these is located approximately 1.5 kilometres south east, and was granted in 2011. The other two records lie approximately two kilometres south east of the site, and were granted in 2014 and 2018.

Field Survey Results

The site comprises hardstanding ground and does not support any habitats suitable for hazel dormouse. The habitat on site is unsuitable for hazel dormouse and therefore the species is not considered further in this report.

4.4.5 Water Vole

Desktop Study Results

Consultation with MAGIC did not return any records of granted EPSM licences in relation to water vole within one kilometre of the site.

Consultation with HBIC returned 31 records of water vole within one kilometre of the site boundary. All records were approximately 900 metres south east of the site, associated with Monks Brook. The species has been recorded there frequently since 2014, with the most recent record appearing in 2020.

Field Survey Results

The site and immediately adjacent habitat does not contain any watercourses or associated riparian habitats and the site has no hydrological connectivity to Monks Brook. The habitat on site is unsuitable for water vole and therefore the species is not considered further in this report.

4.4.6 Birds

Desktop Study Results

Consultation with HBIC returned 912 records of birds within the desktop study area of at least 123 species. Within these records were several red list species, including skylark *Alauda arvensis*, brent goose *Branta bernicla*, ringed plover *Charadrius hiaticula* and swift *Apus apus*.

Field Survey Results

The site comprises entirely hardstanding ground and does not support any habitats suitable for supporting nesting birds such as trees, hedgerows or buildings. The site is also not suitable for wintering birds such as waders, waterfowl or gulls due to the lack of suitable water bodies or open fields.

The habitat on site is unsuitable for birds, however, the creation of new residential dwellings may increase recreational pressures on the Solent designated sites (Solent and Southampton Water Ramsar and SPA and Solent Maritime SAC) See Section 4.2 for further details.

4.4.7 Reptiles

Desktop Study Results

Consultation with MAGIC did not return any records of granted EPSM licences for rare reptile species sand lizard *Lacerta agilis* or smooth snake *Coronella autriaca* within one kilometre of the site.

Consultation with HBIC returned 38 records of reptiles within the desktop study area. These comprised slow worm *Anguis fragilis*, grass snake *Natrix Helvetica*, common lizard *Zootoca vivipara* and adder *Vipera berus*.

Field Survey Results

The site does not contain any vegetated areas that would be suitable for supporting reptiles, such as grassland, scrub or hedgerows. The habitat on site is unsuitable for reptiles and therefore this species group is not considered further in this report.

4.4.8 Great Crested Newt

Desktop Study Results

Consultation with the MAGIC database did not return any records of granted EPSM licences for great crested newt *Triturus cristatus* within the desktop study area.

Consultation with HBIC produced no records of great crested newt within the desktop study area, however, this does not confirm the absence of the species in the local area. A review of OS mapping did not show any standing waterbodies within 500 metres of the site.

Field Survey Results

The site comprises entirely hardstanding grounds and does not contain any waterbodies. Given the absence of waterbodies within 500 metres of the site and the lack of suitable terrestrial habitat, great crested newt is considered likely absent from the site and the species is not considered further in this report.

4.4.9 Invertebrates

Desktop Study Results

Consultation with HBIC returned 230 records of invertebrates within the desktop study area. Records consisted of various taxonomic groups including beetles, butterflies and moths, flies and molluscs.

Field Survey Results

The site contains a small amount of ruderal vegetation which may support some common and widespread species of invertebrates. The site does not contain any vegetation suitable for supporting rare or notable invertebrate assemblages. Therefore, notable invertebrates are considered likely absent from the site and will not be considered further in this report.

4.4.10 Other Relevant Species

Desktop Study Results

Consultation with HBIC produced 96 records of European hedgehog *Erinaceus europaeus* within the desktop study area. 63 of these records were returned within the last 10 years, of which the most recent was recorded in 2023.

Field Survey Results

The site does not contain any vegetated habitats suitable for European hedgehog. Therefore, European hedgehog is not considered further in this report.

4.5 Summary of Key Ecological Features

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

- Low suitability for foraging and commuting bats.
- The site lies within 5.6 kilometres of the Solent designated sites (Solent and Southampton Water Ramsar and SPA and Solent Maritime SAC).
- The WwTW that the development will drain into lies within the catchment of the River Itchen SAC.

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

5.1 Introduction

This section assesses the ecological effects of the proposed development scheme on the identified ecological features as identified in Section 4.0. Methods for addressing potential impacts and effects on ecological features have been approached in accordance with the mitigation hierarchy⁹ with avoidance of impacts prioritised where possible. Where significant adverse effects cannot be avoided other forms of mitigation are prioritised over compensation. Enhancement measures have been detailed, where relevant, in order to not only minimise the impacts on biodiversity but also to provide enhancement in accordance with Paragraph 174 of the NPPF (Paragraph 2.2.1). It is anticipated that mitigation, compensation and enhancement measures will be secured through the planning process.

5.2 Scheme Design

The proposed development entails the construction of 12 new residential units, comprising three houses facing Chamberlayne Road, nine apartments on the corner of Derby and Chamberlayne Road, and associated external parking spaces with electric vehicle charging points. Access will remain the same from Derby and Chamberlayne Road.

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

5.3 Designated Sites

5.3.1 Potential Impacts and Effects

Given the scale of the development and the distance between the site and the Solent, no impacts on the Solent designated sites (Solent and Southampton Water Ramsar and SPA and Solent Maritime SAC) are anticipated during the construction phase. Once in operation, the increase in residents may lead to additional recreational pressure on the Solent designated sites (Solent and Southampton Water Ramsar and SPA and Solent Maritime SAC). Due to the sites position within the Solent catchment, the proposals may lead to an increase in nitrates entering the Solent as a result of the increased number of residents the scheme will house. Research shows that nutrient

⁹ In accordance with CIEEM Ecological Impact Assessment guidance (CIEEM, 2018) a sequential process is adopted to address impacts on features of ecological interest, with 'Avoidance' prioritised at the top of the hierarchy and Compensation/Enhancement' at the bottom. This is often referred to as the 'mitigation hierarchy'.

inputs from residential wastewater is negatively impacting the Solent's protected habitats and bird species (Natural England, 2022).

As the receiving WwTW for the development falls within the catchment area of the River Itchen SAC, the proposals may lead to an increase in phosphates entering the River Itchen as a result of the increased number of residents.

5.3.2 Mitigation and Compensation Measures

As the development site falls within 5.6 kilometres of the Solent designated sites (Solent and Southampton Water Ramsar and SPA and Solent Maritime SAC), a contribution will be made towards the Solent Recreation Mitigation Strategy. At the time of preparing this report, developer contributions are determined on a sliding scale depending on the number of bedrooms per dwelling. The current contributions range from £482.00 for a one-bedroom dwelling to £907.00 for a three bedroom dwelling (Bird Aware Solent, 2017).

The site is situated within the 13.8-kilometre buffer where residential development has the potential to result in increased recreational pressure on the New Forest designated sites. Eastleigh Borough Council's Interim Mitigation Strategy is an interim approach to mitigating additional recreational pressures on the New Forest designated sites, which will apply to new developments until 2027. The strategy sets out that new developments will make a financial contribution to the provision of Suitable Alternative Natural Greenspaces (SANGs), and to the management of recreational disturbance within the New Forest designated sites (Eastleigh Borough Council, 2022). The New Forest National Park Authority has established Strategic Access Management and Monitoring (SAMM) services intended to reduce recreational disturbance. The cost per dwelling is updated to account for inflation on 1st April each year. At the time of preparing this report, the total developer contribution from new development in Eastleigh Borough is £2,220 per dwelling.

To date, the nitrate credits being made available by Eastleigh Borough Council are all through the cessation of farming practices and do not rely on any proactive interventions, i.e. the creation of wetland, planting of woodland, installation of nitrate retaining Sustainable Urban Drainage (SUD) features, or similar.

Phosphorus mitigation is now also a requirement in many River catchments across the region, including the River Itchen. Eastleigh Borough Council currently has 11,354 nitrate credits and 151 phosphate credits across 238 hectares of council-owned land (Eastleigh Borough Council, 2025). A nutrient budget has been calculated and provided in a separate report (ECOSA, 2026). A Section 106 agreement or condition will need to be secured to purchase sufficient credits to offset the nutrient load identified.

5.3.3 Enhancement

No enhancement measures in relation to the designated sites are proposed.

5.4 Habitats

5.4.1 Potential Impacts and Effects

The proposals will result in the loss of approximately 0.1 hectares of hardstanding ground. Given that no habitats will be lost during the redevelopment works, the proposals are considered exempt from the Biodiversity Net Gain requirements under the *de minimis* exemption. This exemption applies to development that does not impact a priority habitat and impacts less than 25 square metres of non-priority onsite habitat, and less than five metres of non-priority onsite linear habitats.

5.4.2 Mitigation and Compensation Measures

Given that no adverse impacts on existing habitats are anticipated, no mitigation or compensation measures are required.

5.4.3 Enhancement

Eastleigh Borough Council planning policy requires a biodiversity gain for all developments under Policy DM11 – Nature Conservation (See Section 2.0). This will be achieved through landscaping within the site and associated with the new residential dwellings. Gardens will be laid to lawn and will comprise a native grassland seed mix such as Emorsgate EM1 Basic General Purpose Meadow Mixture (or similar) which responds well to regular mowing. Two individual field maples *Acer campestre* cultivars will be planted in the north-west corner and the centre of the site. Landscaped areas will comprise ornamental borders and it is recommended that species are to be of benefit to pollinating invertebrates, such as plants listed on the Royal Horticultural Society 'Plants for Pollinators' (RHS, 2025). Plants beneficial for pollinators currently listed in the landscaping plans include two species of Veronica *Hebe* sp. sweet box *Sarcococca confusa*, *Ajuga reptans* and *Lamium maculatum*.

5.5 Bats

5.5.1 Potential Impacts and Effects

Construction lighting and any lighting proposed in the development may cause disturbance to foraging and commuting bats, if works are undertaken outside of daylight hours.

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

5.5.2 Mitigation and Compensation Measures

Construction related activities should be carried out within daylight hours where possible to avoid the need for lighting which may illuminate foraging and commuting routes.

Guidance on bats and artificial lighting will be followed (Institution of Lighting Professionals; Bat Conservation Trust, 2023). External lighting will comprise hooded luminaires, ideally the bulbs will be LED and at the warmer end of the spectrum, avoiding blue or white light. LED lights emit lower levels of UV and therefore have a lower impact on wildlife. In addition, guidance on task-related lighting levels published by the Chartered Institution of Building Services Engineers (CIBSE) (CIBSE, 2002) will be followed.

5.5.3 Enhancement

To enhance the site for bats, each of the three houses will be built with a single integrated bat box, such as the Schwegler 1FR Bat Tube or similar. In addition, the block of flats will contain a total of four integrated bat roost units. These will provide additional roosting opportunities for bats at the site in the long-term.

5.6 Birds

5.6.1 Potential Impacts and Effects

As there are no habitats present on site that are suitable for nesting or wintering birds, no impacts on this species group are anticipated during the construction phase.

Once in operation, the increase in residents may lead to additional recreational pressure on the Solent designated sites (Solent and Southampton Water Ramsar and SPA and Solent Maritime SAC) and the New Forest designated sites (New Forest SPA/Ramsar and SAC) (see Paragraph 5.3.1). This may result in a disturbance to internationally important birds which are designating features of the Solent and New Forest designated sites, through trampling or dog walking.

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

5.6.2 Mitigation and Compensation Measures

As described in Paragraph 5.3.2, a financial contribution will be made towards the Solent Recreation Mitigation Strategy (Bird Aware Solent, 2017) and to the New Forest Recreation Management Strategy. These contributions will go towards provisions for rangers, communication, marketing and education initiatives, dog walking initiatives, codes of conduct development, creation and enhancement of greenspaces, site-

specific access management and monitoring. Further details are presented in the HRA (ECOSA, 2026).

5.6.3 Enhancement

The site will be enhanced for breeding birds through the provision of artificial nest boxes. Five swift boxes will be installed on the new block of flats. These will be positioned together on the north-eastern elevation, at least five metres above the ground under eaves. In addition, a single sparrow terrace box will be installed on each of the three new houses to provide nesting opportunities for a range of bird species in the long-term.

5.7 Residual and Cumulative Effects

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

6.0 CONCLUSIONS

6.1 Conclusion

The site lies within the Zone of Influence of the Solent designated sites (Solent and Southampton Water Ramsar and SPA and the Solent Maritime SAC), the River Itchen SAC and the New Forest designated sites (New Forest SPA/Ramsar and SAC). The site is also assessed as having low suitability for foraging and commuting bats.

In order to address potential recreational impacts on the Solent and New Forest designated sites as a result of the proposals, a financial contribution will be made towards the Solent Recreation, Eastleigh Borough Council SANG provision and the New Forest National Park Authority. A nitrogen and phosphorus budget will also be calculated and the relevant number of credits purchased from the Eastleigh Borough Council nutrient neutrality scheme.

The site will be enhanced for bats and birds through the provision of integrated bat boxes, swift boxes, and a house sparrow terrace box. The habitats onsite will be enhanced through the landscaping design.

As such, it is considered that the proposals will accord with all relevant national and local planning policies in relation to ecology, including Policies S9, DM10 and DM11 of the Eastleigh Borough Council Local Plan and the NPPF (see Section 2.0).

6.2 Updating Site Survey

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

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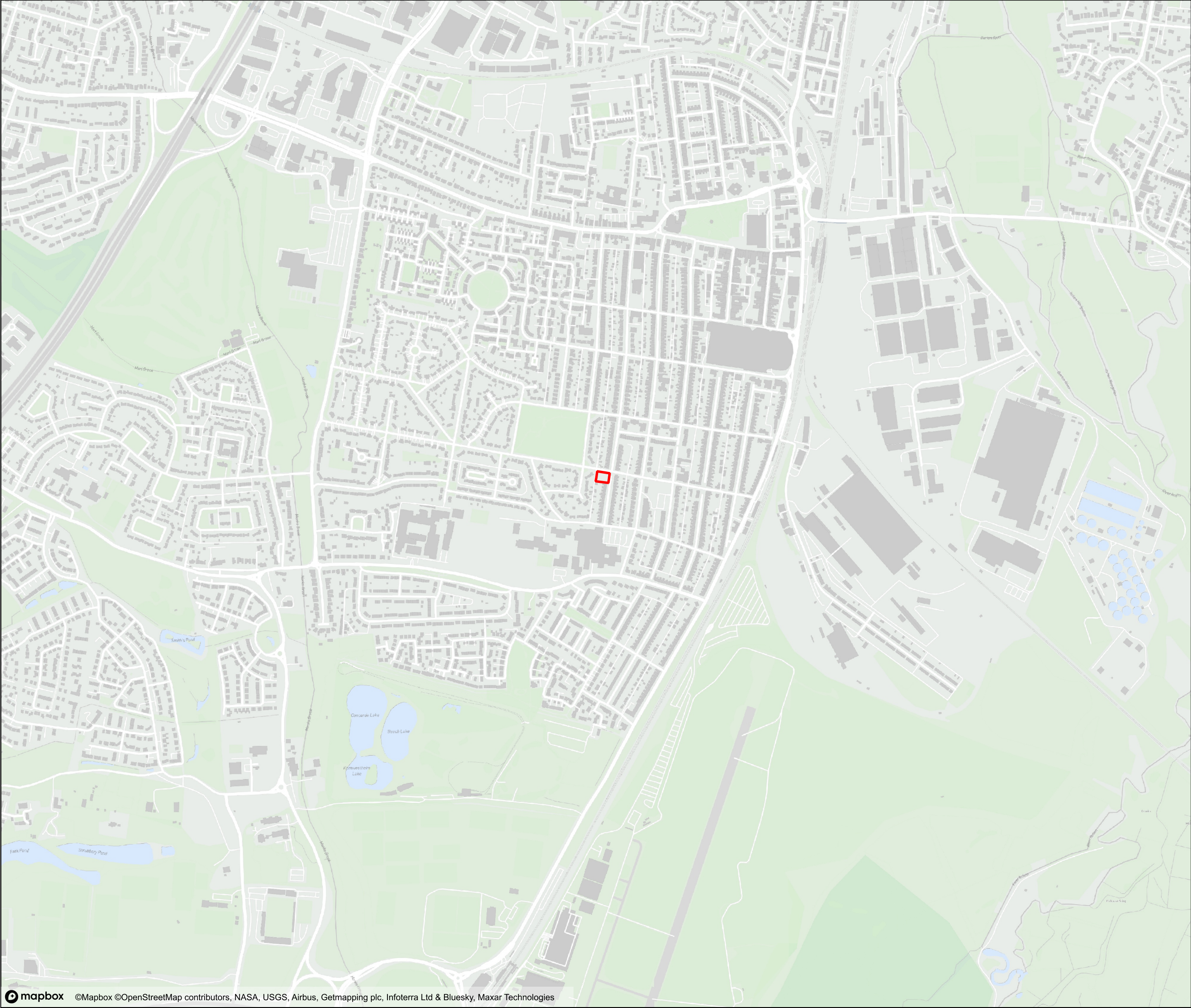
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Map 1 Site Location Plan



MAPLE PLACE, 237
CHAMBERLAYNE ROAD & 5B
DERBY ROAD, EASTLEIGH

ECOLOGICAL IMPACT ASSESSMENT

Map 1 - Site Location Plan

Client:	MH Architects Ltd
Date:	March 2026
Status:	Draft

KEY

Site Boundary



Prepared by: LCC	Date: 200226
Last amended by: BL	Date: 170326



ECOSA Ltd., Ten Hogs House, Manor Farm Offices,
Flexford Road, North Baddesley, Hampshire SO52 9DF
Telephone: 02380 261065 Email: info@ecosa.co.uk
Web: www.ecosa.co.uk

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Map 2 Baseline Habitat Map



MAPLE PLACE, 237
CHAMBERLAYNE ROAD & 5B
DERBY ROAD, EASTLEIGH

ECOLOGICAL IMPACT ASSESSMENT

Map 2 - Baseline Habitats

Client:	MH Architects Ltd
Date:	March 2026
Status:	Draft

KEY

-  Site Boundary
- UKHab - Habitats**
-  Developed land; sealed surface

Scale at A3 1:750
0 5 10 15 20 m



Prepared by: LCC	Date: 200226
Last amended by: BL	Date: 170326



Ecological Survey & Assessment
A Trinity Consultants Company
ECOSA Ltd., Ten Hogs House, Manor Farm Offices,
Flexford Road, North Baddesley, Hampshire SO52 9DF
Telephone: 02380 261065 Email: info@ecosa.co.uk
Web: www.ecosa.co.uk

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Appendix 1 Site Proposals Plan



Notes

1. This drawing is the copyright of MH Architects Ltd
2. Do not scale this drawing except for Local Authority planning purposes
3. All dimensions must be checked on site by the contractor prior to commencement of the works.

Client Approval

X	A - Approved
X	B - Approved with comments
X	C - Do not use

Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date
------	--------------------------------	--------	------	--------	------

ACCOMMODATION

Apartments				
Ground floor				
01	2 BED 3 PERSON	62.4 sqm	1 car space	
02	1 BED 2 PERSON	50.4 sqm		
03	1 BED 2 PERSON	60.0 sqm	1 car space	
First floor				
04	2 BED 3 PERSON	62.4 sqm	1 car space	
05	1 BED 2 PERSON	50.4 sqm		
06	2 BED 4 PERSON	70.1 sqm	1 car space	
Second floor				
07	1 BED 2 PERSON	58.2 sqm		
08	1 BED 2 PERSON	50.4 sqm		
09	2 BED 4 PERSON	70.1sqm	1 car space	
Houses				
10	3 BED 5 PERSON	101.9 sqm	1 car space	
11	3 BED 5 PERSON	101.9 sqm	1 car space	
12	3 BED 5 PERSON	101.9 sqm	1 car space	

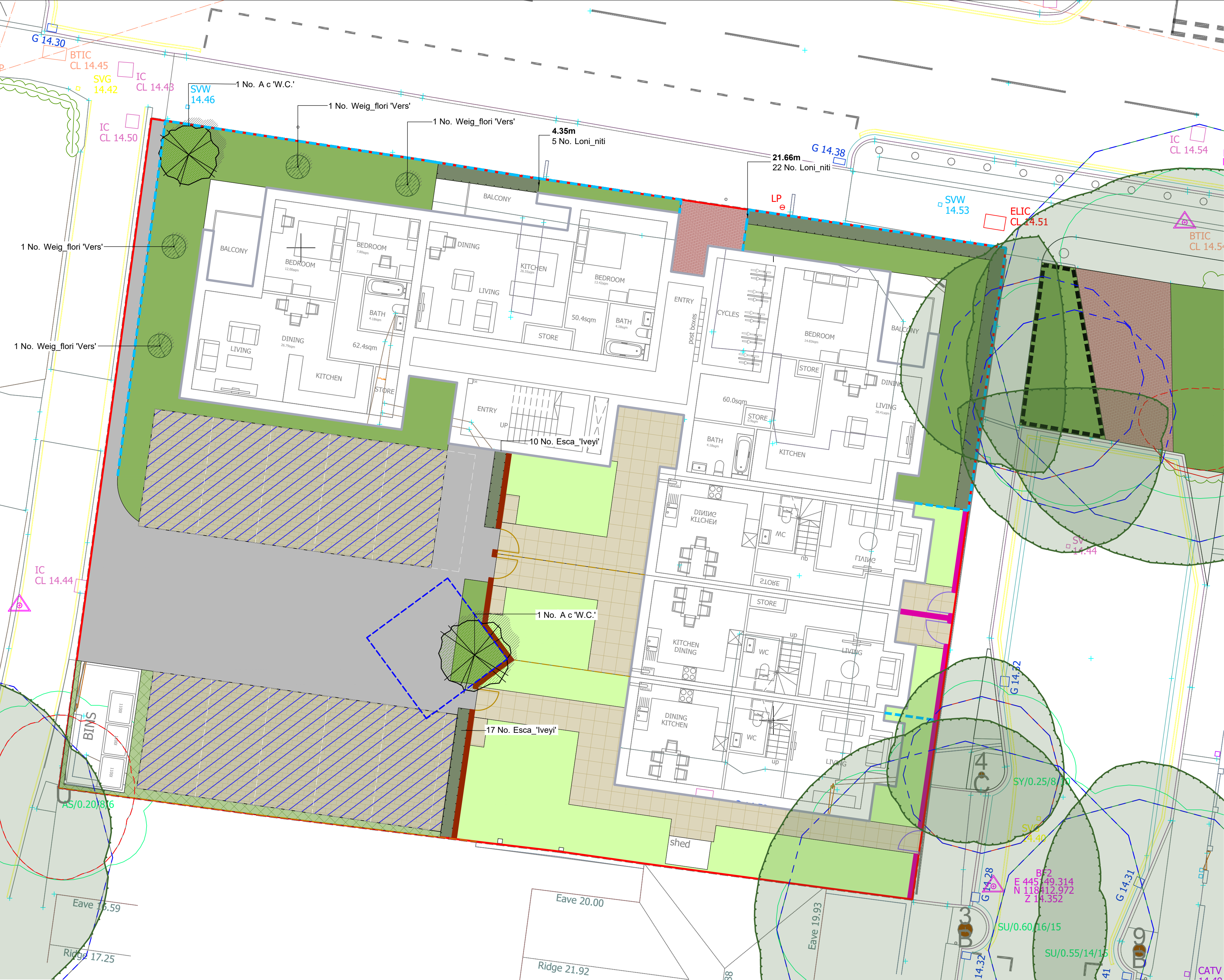
External refuse
Internal cycle store

Eastleigh Borough Council
Chamberlayne Road
Eastleigh
Residential proposals

Drawing title									
SITE PLAN									
Drawn	Date	Checked	Date	Scale at A3					
JDM	13.10.25	HJG	13.10.25	1:200					
Job No.	Pro.	Org.	Zone	Level	Type	Role	No.	Rev.	
25-073	CRE	MHA	XX	XX	DR	AR	004	C02	
Purpose of Issue									
Planning									

Ground Floor Bicentennial
Building 1
Southern Gate Chichester
West Sussex PO19 8EZ
t. 01243 774748
e. admin@mharchitects.co.uk
www.mharchitects.co.uk
Limited Company
Registered in England No.1994233





Structural plant schedule

Trees					
Abbreviation	Species	Girth	Specification	Density	Qty.
A c 'W.C.'	Acer campestre 'William Caldwell'	20-25cm	RB; Pit planted staked and tied	2 No.	
Hedges					
Abbreviation	Species	Height	Specification	Density	Qty.
Esca 'Iveyi'	Escallonia 'Iveyi'	60-80cm	10L; CG 3/m	3/m	27 No.
Loni_niti	Lonicera nitida	60-80cm	Instant hedge (mature) supplied in 1m length troughs	1/m	27 No.
Specimen shrubs					
Abbreviation	Species	Specification	Density	Qty.	
Weig. flori 'Vers'	Weigela florida 'Versicolor'	20L; CG	Counted	4 No.	

Indicative plant palette (ornamental borders)

Planting on site should be selected from the below unquantified schedule or similar approved. Please note this list is inclusive but not exhaustive.

Shrubs			
Species	Specification	Density	
Euonymus fortunei	40-60cm; 3L; CG	4/m²	
Hebe albicans	2L; CG	4/m²	
Hebe hulkeana 'Lilac hint'	2L; CG	4/m²	
Perovskia 'Blue Spire'	2L; CG	4/m²	
Sarcococca confusa	40-60cm ht; 2L; CG	4/m²	
Viburnum davidii	60-80cm ht; 3L; CG	3/m²	
Vinca major	2L; CG	4/m²	

Herbaceous			
Species	Specification	Density	
Agave reptans	2L; CG	5/m²	
Digitalis purpurea 'Alba'	2L; CG	5/m²	
Heuchera 'Palace Purple'	2L; CG	5/m²	
Hosta 'Tall Boy'	2L; CG	5/m²	
Iris foetidissima	2L; CG	5/m²	
Lamium maculatum 'Beacon Silver'	2L; CG	5/m²	
Trillium chloropetalum	2L; CG	5/m²	

Ferns			
Species	Specification	Density	
Asplenium scolopendrium	2L; CG	5/m²	
Dryopteris erythrosora	2L; CG	5/m²	
Matteuccia struthiopteris	2L; CG	5/m²	
Polystichum munitum	2L; CG	5/m²	

Grasses			
Species	Specification	Density	
Deschampsia cespitosa	2L; CG	5/m²	
Holcus lanatus	2L; CG	5/m²	
Molinia caerulea arundinacea 'Transparent'	2L; CG	5/m²	

Climbers			
Species	Specification	Density	
Jasminum nudiflorum	60-80cm; 2L; CG	5/m²	
Rosa 'Starlight Symphony'	40-60cm; 2L; CG	5/m²	

SPECIFICATION NOTES

- General.**
This plan to be read in conjunction with the following documents:
 - Landscape works specification and other drawings by terra firma
- General landscaping.**
 - Existing levels to be preserved around retained existing trees and vegetation. Existing trees and vegetation to be retained are to be protected in accordance with BS5837:2012 during construction.
 - All landscape works to be undertaken by competent persons, with appropriate training and equipment.
 - All arisings to be removed from site at contractor's expense unless noted otherwise (e.g. woodchip, gravel, topsoil, timber sleepers).
- Services.**
The contractor must ascertain for himself/herself the exact location of underground services before commencing work.
- Soil Materials Generally.**
 - Purity: Soils shall be free from roots, stolons, rhizomes, propagules of perennial or invasive weeds couch grass, bindweeds, docks, Japanese knotweed, giant hogweed and horsetail/marestail (Equisetum arvense).
 - Foreign matter: On visual inspection, free from non-soil material, brick and other building materials and wastes, sharp, and any other foreign matter or material or substance that would render the soil or soil amendment unsuitable for use.
 - Contamination: Do not use topsoil, subsoil, sand or compost contaminated with rubbish or other materials that are:
 - Corrosive, explosive or flammable;
 - Hazardous to human or animal life;
 - Detrimental to healthy plant growth.
 - Give notice: If any evidence or symptoms of soil contamination are discovered on the site or in topsoil, subsoil, sand or compost or other planting media to be used.
- Soil testing**
Each soil source (imported and site-won subsoil and topsoil - see items 8-8 and 10 below) shall be analysed by Tim O'Hare Associates, Howbery Park, Wallingford, Oxon OX10 8BA, Tel: 01491 822653. Email: info@toha.co.uk, www.toha.co.uk (or equivalent approved).
- Subsoil for general planting areas (sample of site-won and/or imported subsoil to be sent for testing to check compliance with parameters below)**
Provide subsoil as necessary to make up deficiency on site. Natural or manufactured subsoil (from approved source) will be acceptable (within parameters given below). Subsoil to be tested to determine suitability for proposed use; test report to be submitted for approval and to enable amelioration recommendations. Subsoil should be free from commonly tested contaminants, including asbestos. Subsoil parameters to be within the following:

Parameter	Unit	Lower Limit	Upper Limit
Clay (<0.002mm)	%	5	35
Silt (0.002-0.05mm)	%	0	35
Sand (0.05-2.0mm) of which at least 40% shall fall into fine to medium sand range	%	50	90
Stones (2-50mm)	% dry wt.	--	50
Stones (>50mm)	% dry wt.	--	0
pH Value	Unit	5.5	8.5
Electrical Conductivity (1:2.5 water extract)	µS/cm	--	1500
Electrical Conductivity (CaSO4 extract)	µS/cm	--	2800
Exchangeable Sodium Percentage	%	--	15
Organic Matter	%	--	1.5
- Subsoil for tree pits (sample of site-won and/or imported subsoil to be sent for testing to check compliance with parameters below)**
Provide subsoil as necessary to make up deficiency on site. Natural or manufactured subsoil (from approved source) will be acceptable (within parameters given below). Subsoil to be tested to determine suitability for proposed use; test report to be submitted for approval and to enable amelioration recommendations. Subsoil should be free from commonly tested contaminants, including asbestos. Subsoil parameters to be within the following:

Parameter	Unit	Lower Limit	Upper Limit
Clay (<0.002mm)	%	5	18
Silt (0.002-0.05mm)	%	0	25
Sand (0.05-2.0mm) of which at least 40% shall fall into fine to medium sand range	%	50	85
Stones (2-20mm)	% dry wt.	0	20
Stones (20-50mm)	% dry wt.	--	15
Stones (>50mm)	% dry wt.	--	0
pH Value	Unit	5.5	8.5
Electrical Conductivity (1:2.5 water extract)	µS/cm	--	1500
Electrical Conductivity (CaSO4 extract)	µS/cm	--	2800
Exchangeable Sodium Percentage	%	--	15
Organic Matter	%	--	8.0
Total Nitrogen	%	0.15	--
Carbon: Nitrogen Ratio		20:1	
Extractable Phosphorus	mg/l	26	100
Extractable Potassium	mg/l	240	1200
Extractable Magnesium	mg/l	50	600
- Topsoil for general landscapes (sample of site-won and/or imported topsoil to be sent for testing to check compliance with parameters below and to inform any necessary amelioration - see 10. below)**
Existing topsoil to be stripped and re-used, provided soil is within parameters given below when analysed. Imported topsoil to be good quality sandy loam or manufactured topsoil (from approved source, meeting parameters given below). Topsoil (site-won or imported) is to be tested to determine suitability for proposed use and should be free from commonly tested contaminants, including asbestos; test report to be submitted to Landscape Architect for approval and to enable amelioration recommendations to be made:

Parameter	Unit	Lower Limit	Upper Limit
Clay (<0.002mm)	%	5	18
Silt (0.002-0.05mm)	%	0	35
Sand (0.05-2.0mm) of which at least 40% shall fall into fine to medium sand range	%	50	85
Stones (2-20mm)	% dry wt.	0	20
Stones (20-50mm)	% dry wt.	--	15
Stones (>50mm)	% dry wt.	--	0
pH Value	Unit	5.5	8.5
Electrical Conductivity (1:2.5 water extract)	µS/cm	--	1500
Electrical Conductivity (CaSO4 extract)	µS/cm	--	2800
Exchangeable Sodium Percentage	%	--	15
Organic Matter	%	4.0	8.0
Total Nitrogen	%	0.15	--
Carbon: Nitrogen Ratio		20:1	
Extractable Phosphorus	mg/l	26	100
Extractable Potassium	mg/l	240	1200
Extractable Magnesium	mg/l	50	600
- Load-bearing system for trees in hard landscape (vehicular areas)**
Suitable load-bearing system beneath paving depending on LPA requirements and anticipated loads (to be established during detailed design stage) and in line with BS8545 and 'Trees in Hard Landscapes' (Trees and Design Action Group). Chosen species are small sized and will require a minimum of 9m³ of uncompacted rooting volume per tree. Extents indicated on plan indicative only, to be confirmed at detailed design stage. Vehicular loading: 'Silva Cell' crate system as supplied by DeepRoot Urban Solutions, Ltd, 0207 969 2739.
- Ameliorant: fertilizer and compost (contractor is responsible for submitting a sample of imported or site-won topsoil to inform requirements).**
Topsoil amelioration to be determined by analysis. Once amelioration requirements ascertained as required, approved (peat free) composts to PAS100 and/or fertilizers to be incorporated during cultivation at required rate to full depth of growing medium.
- Soil handling and depths.**
Management of soils to be in accordance with the Construction Code of Practice for the Sustainable Use of Soils on Construction Sites.
 - Topsoil and subsoil to be handled (i.e. excavated and/or imported, stored, spread, cultivated) in accordance with method agreed in writing by Landscape Architect prior to work commencing. All topsoil and subsoil areas shall be thoroughly cultivated by hand or suitable machinery to the full depth of the topsoil layer, incorporating ameliorants as required. If compaction is suspected in sub-grade, subsoil or topsoil surfaces, these should be ripped as necessary to decompact and ensure adequate drainage.
 - Hand cultivations shall be carried out to achieve the required finish on areas where machine cultivation is impossible (e.g. adjacent to kerbs, manholes and footpath junctions, around retained trees etc). Surplus plant matter, rubbish and surface stones having any dimension greater than 25 mm shall be collected and removed from the site. Topsoil and subsoil to be stored in heaps, maximum of 2m in height, providing soil is reasonably dry and friable during stripping and handling - using a tracked excavator. To protect from wet weather once final height is achieved, an excavator should regrade the sides and top of stockpile to firm surface by tracking across it to form a smooth gradient.
 - Final topsoil depth (allowing for settlement) to be 300mm for tree pits and general planting areas and 150mm for grass. Finished soil levels to be 20mm above/below adjoining paving or kerbs; not less than 150mm below depth of adjoining buildings; shrub areas to be higher than adjoining grass areas by 25 mm. Topsoil to be spread in lightly compacted layers, max. 150mm depth, gently firm each layer before spreading the next.
 - Where laying topsoil around manhole access covers in lawn and planting areas contractor to pay careful attention to laying topsoil in layers and gently compacting each layer (as item ii. above), leaving finished soil levels 25mm above access cover level. This is to avoid subsequent settling of soils leaving the cover proud of the adjacent planting bed or lawn. Contractor to allow for topping up and remediation during the defects period if settlement does occur.
- Plant handling and establishment.**
Plant handling shall be in accordance with 'Handling and establishing landscape plants', published by the CPSE through the JCLI. (https://www.cashub.com/wp-content/uploads/2014/12/The-National-Plant-Specification-Handling-and-Establishment.pdf). The contractor shall comply with Part 3: Recommendations for plant handling from delivery to site to ensure successful establishment.

13. General planting notes.

- Details for tree, hedge and general planting to be finalised once final site conditions are known (i.e. compaction and permeability of ground). General plant stock to conform to BS 3936, advanced nursery stock to BS 8545, and planting to BS 4428. Plants shall be first class examples of their species or variety, free from all pests and diseases, with good fibrous root systems and materially undamaged. All planting operations to be in general compliance with BS4428: 'Code of Practice for general landscape operations'. Only carry out all planting while soil and weather conditions are suitable:
 - «Do not plant during periods of frost or strong winds. Plant only during the following periods
 - «Deciduous and conifer trees: Late October to late March (rootball and bare root)
 - «Container grown plants: At any time if ground and weather conditions are favourable. Ensure that adequate watering is providedSetting out of planting beds to be approved by Landscape Architect before work commences. Ensure that plant beds are neatly defined, and rise from adjacent paved areas as specified above. All tree pits, tree circles in lawn and planting beds are to be mulched with approved bark mulch to 75mm depth after planting.

14. Plant biosecurity

- Plant procurement should follow the latest recommendations from DEFRA and landscape contractors should verify the status of all specified species prior to procuring. Plant material should be sourced from UK growers with a sound Biosecurity Policy and management systems that can demonstrate the traceability of their stock with plant health certificates / plant passports or other documentation (commensurate with the HTA Plant Health Assurance Scheme (still in development phase)). Selected plants, including trees should be propagated and grown on a UK nursery, or containerised and grown-on in the UK for a minimum of 5 years (trees) or 2 years (shrubs). Any Xylella host plants specified must come from a UK nursery and must not be imported from Europe or anywhere else in the world, directly to site. There must be full traceability on the Xylella host plants (ideally back to its origin). The contractor is responsible for checking compliance of growers and to submit their own Biosecurity Plan with their tender

15. Tree planting

- Any proposed substitutions of species shown on plan to be approved by landscape architect prior to planting. Details for tree planting to comply with BS8545. As a guide all trees to be planted in square pits with base undisturbed unless drainage / compaction problems known. Plant at a depth where the root flare is clearly visible at the soil surface. Where trees have been supplied with the root flare too deep access soil or fibrous root growth should be removed before planting. All trees to have 'Piddler' tree irrigation/eration system installed as supplied by Platipus 01737 762300 www.platipus-anchors.com or approved equivalent. Watering heavily after planting. Watering mulch is not in contact with trunk of tree. Tree support to comply with BS 8545: RB or CG trees to have double stake and bridge with adjustable tie. Any necessary remedial tree works are to be carried out by an approved tree surgeon to BS 3936. Trees - 20cm girth and above. Depth of tree pits to be 200mm deeper than rootball and with overall width to be 150mm wider than the diameter of the rootball (75mm min. from rootball edge to tree pit side). Pits to be backfilled with 400mm depth of specified topsoil over washed medium coarse grade sand to a depth of 200mm below rootball.

15. Hedges.

- For instant hedging:
 - Take advice from supplier.For Escallonia hedge (container grown plants):-
 - Depth of planting trench to be same as rootball, overall width 150mm wider than rootball (75mm min. from rootball edge to sides of trench). Trench to be backfilled with 300mm depth of specified topsoil over subsoil as per spec. Fertiliser to be incorporated as required to ensure establishment and continued thriving of plants - type and application rate to be determined by analysis.
 - Central post and wire supporting to be provided with two line wires and plants to be tied in using horticultural plastic ties.For all hedges:
 - On planting, hedges to be trimmed to 800mm ht. and sides trimmed to neat shape where necessary.

16. Specimen Shrubs.

- Depth of planting pit to be same as rootball, overall width space 100mm wider than rootball (50mm min. from rootball edge to sides of pit). Pit to be backfilled with 300mm depth of specified topsoil over subsoil as per spec. Fertiliser to be incorporated as required to ensure establishment and continued thriving of plants - type and application rate to be determined by analysis.

17. Shrub and Ground Cover Planting.

- All plants to be planted into cultivated planting beds (with 300mm depth specified topsoil) at densities shown in plant schedule, backfilled with same topsoil. Fertiliser to be incorporated as required to ensure establishment and continued thriving of plants - type and application rate to be determined by analysis.

18. Climbers.

- All climbers to be planted as 19. above and provided with steel wire lines attached to the wall/fence (min 3 no.) at 300mm vertical spacing with climbers spread out and tied to wires using appropriate horticultural ties. Fertiliser to be incorporated as required to ensure establishment and continued thriving of plants - type and application rate to be determined by analysis.

19. Grass.

- Turfing and seeding shall be carried out only during appropriate seasons and while soil and weather conditions are suitable for the relevant operations. Only machinery and tools suitable for the site conditions and the work to be carried out shall be used. Hand tools shall be used around trees, plants and in confined spaces where it is impractical to use machinery. The soil shall be weed free prior to turfing and seeding. Contact herbicide as specified should be applied to all areas of weed growth 4-6 weeks before grassing and repeated if necessary to maintain a weed free bed. Where deep rooted weeds are present (docks, thistles etc.) approved Glyphosate-based herbicide should be applied as a spot treatment. Turf or seed shall be laid on prepared, levelled soil (minimum 150mm depth) in the areas indicated on the drawings in accordance with BS 4428:1989 'Code of practice for general landscape operations'. All grass areas to be approved landscape quality turf for general amenity areas or lawn turf for garden areas, or equivalent seed.

20. Maintenance.

- Establishment maintenance for all planting for 5 years from Practical Completion to include weed control, watering and replacement of failures to original specification in the planting season following failure.
 - All plant material to receive annual pruning and hedges and groundcover to be trained and edged with minimum 2 trims per year
 - Check tree stakes and ties annually and after strong winds.
 - Check shrub shelters at least twice annually to remove weeds and any soil build up inside tubes. Shelters to be removed in year 3 and recycled.

0m5m

north

- All dimensions in millimetres unless otherwise indicated. All levels in metres relative to Ordnance Datum and are positive (AOD) unless otherwise indicated.
- Figure dimensions only to be taken from this drawing. Dimensions and levels to be checked on site.
- Scaling suitable for planning purposes only, when drawing is reproduced at indicated size.
- All civil/structural matters including existing and proposed services, sub-base construction, site structures and retaining walls are subject to design/confirmation by an appropriately qualified Engineer. Refer to information by others.
- The original version of this drawing was produced in colour - monochrome copies should not be relied upon to accurately reflect all drawing elements.
- This drawing has been prepared for planning purposes only and should not be used for quantification, tender or construction

Notes:

- All materials to be as detailed or accepted equivalent.
- Refer to accompanying NBS specification.
- Refer also to architectural and engineering drawings as applicable.

Site boundary

Existing tree to be retained and protected in accordance with BS 5837:2012

Existing tree to be removed

Private garden spaces - laid to lawn

Ornamental planting

Climbing plants trained to wires

Low-clipped hedge

Specimen tree

Specimen shrub

Load-bearing system

P01 | 17.03.20 | AR | MH | First issue.

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project

Maple Place, Eastleigh

dwg no

2629-TFC- XX-XX-DR-L-3001

title

Structural planting plan

suitability

Planning

stage

Stage 3

scale @ A1

1:100

terrafirma

LANDSCAPE ARCHITECTS

South H. House, Bedford Road, Tel: +44 (0)1753 262 500

Peterfield, Hampshire GU24 2BA. Web: www.terrafirmacashub.com

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Appendix 2 Sites Designated for Nature Conservation

Statutory Sites

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

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

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

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

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

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

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

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

Locally Designated Sites – Local Nature Reserves

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

Non-Statutory Sites

Locally Designated Sites

In addition to statutory designations, local authorities often designate sites of nature conservation importance at the local level. Such designations are named differently by each local authority and may be referred to as Local Wildlife Sites (LWS), Sites of Importance for Nature Conservation (SINC) or Sites of Nature Conservation Importance (SNCI), amongst others. The exact level of protection afforded to these sites varies and is normally defined through local planning policy.

Appendix 3 Relevant Legislation

Bats

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

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

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

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

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

Breeding Birds

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

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

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

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

Appendix 4 Appraisal Criteria for Bats

The criteria used to assess the suitability of foraging/commuting habitat for bats is based on industry guidelines and outlined in **Table 1**¹⁰.

Table 1: Criteria used to Assess Suitability of Foraging/Commuting Habitat for Bats

Suitability	Commuting and foraging habitats
High	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
Low	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerows or un-vegetated stream, but isolated (i.e. not very well connected to the surrounding landscape by other habitat). Suitable, but isolated, habitat that could be used by small numbers of foraging bats such as a lone tree or a patch or scrub.
Negligible	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
None	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats)

¹⁰ Table adapted from (Collins, 2023)

Appendix 5 Statutory Designated Sites within the Desktop Study Area

Details of statutory designated sites within the desktop study area, as listed in Paragraph 0, are provided in **Table 2**.

Table 2: Statutory Designated Sites Located Within the Desktop Study Area

Site Name	Solent and Southampton Water
Site Designation	Ramsar
Approximate Relative Location	5.3 kilometres south
Reasons for Designation:	
The site is one of the few major sheltered channels between a substantial island and mainland in European waters. It includes many wetland habitats characteristic of the biogeographic region: saline lagoons, saltmarshes, estuaries, intertidal flats, shallow coastal waters, grazing marshes, reedbeds, coastal woodland and rocky boulder reefs. The diversity of habitats supports internationally important numbers of wintering waterfowl and important breeding gull and tern populations. The site also supports an important assemblage of rare plants and invertebrates. At least 33 invertebrates and at least eight plants listed in the British Red Data Book are represented on site.	

Site Name	Solent and Southampton Water
Site Designation	SPA
Approximate Relative Location	5.3 kilometres south
Reasons for Designation:	
The area comprises habitats consisting of tidal rivers, estuaries, mud flats, sand flats and lagoons (including saltwork basins), salt marshes, shingle and mixed grassland. During the breeding season, the area regularly supports important numbers of breeding Mediterranean gull <i>Larus melanocephalus</i>, little tern <i>Sterna albifrons</i>, roseate tern <i>Sterna dougallii</i>, common tern <i>Sterna Hirundo</i> and Sandwich tern <i>Sterna sandvicensis</i>. Over winter the area regularly supports important numbers of teal <i>Anas crecca</i>, dark-bellied brent goose <i>Branta bernicla bernicla</i>, ringed plover <i>Charadrius hiaticula</i> and black-tailed godwit <i>Limosa limosa islandica</i>.	

Site Name	Solent Maritime
Site Designation	SAC
Approximate Relative Location	5.3 kilometres south
Reasons for Designation:	
The area comprises habitats consisting of marine areas, sea inlets, tidal rivers, estuaries, mud flats, sand flats, lagoons (including saltwork basins), salt marshes, salt pastures, salt steppes, coastal sand dunes, sand beaches, machair, shingle, sea cliffs, islets and broadleaved deciduous woodland. The site was designated for its presence of four coastal plain estuaries, the second-largest aggregation of Atlantic salt meadows in south and south west England and <i>Spartina</i> swards. Solent Maritime is the only site for smooth cord-grass <i>Spartina alterniflora</i> in the UK and is one of only two sites where significant amounts of small cord-grass <i>Spartina maritima</i> are found.	

Site Name	River Itchen
Site Designation	SAC
Approximate Relative Location	1.5 kilometres east
Reasons for Designation:	
The area comprises habitats consisting of inland water bodies, bogs, marshes, water fringed vegetation, fens, humid grassland, mesophile grassland, improved grassland, broad-leaved deciduous woodland, mixed woodland and non-forest areas cultivated with woody plants. The site was designated for supporting areas of water courses of plain to montane levels with the <i>Ranunculus fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation. The site also supports strong populations of southern damselfly <i>Coenagrion mercurial</i>, and high densities of bullhead <i>Cottus gobio</i>.	

Site Name	The New Forest
Site Designation	Ramsar
Approximate Relative Location	12.1 kilometres south
Reasons for Designation:	
The New Forest is an area of semi-natural vegetation including valley mires, fens and wet heath. The habitats present are of high ecological quality and diversity with undisturbed transition zones. This is the largest concentration of intact valley mires of their type in Britain. The site also supports a diverse assemblage of wetland plants and animals including several nationally rare species. Seven species of nationally rare plant are found on the site, as are at least 65 British Red Data Book species of invertebrate.	

Site Name	The New Forest
Site Designation	SPA
Approximate Relative Location	12.1 kilometres south
Reasons for Designation:	
The area comprises habitats consisting of dry grassland, steppes, broad-leaved deciduous woodland, coniferous woodland, inland water bodies, bogs, marshes, water fringed vegetation, fens humid grassland, mesophile grassland, heath and scrub. During the breeding season, the area regularly supports important numbers of breeding nightjar <i>Caprimulgus europaeus</i>, hobby <i>Falco subbuteo</i>, woodlark <i>Lullula arborea</i>, honey buzzard <i>Pernis apivorus</i>, wood warbler <i>Phylloscopus sibilatrix</i>, and Dartford warbler <i>Sylvia undata</i>. Over winter the area also supports hen harrier <i>Circus cyaneus</i>.	

Site Name	The New Forest
Site Designation	SAC
Approximate Relative Location	12.1 kilometres south
Reasons for Designation:	
The area contains oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) for which this is one of only four known outstanding localities in the United Kingdom. The site	

also contains oligotrophic to mesotrophic standing waters, Northern Atlantic wet heaths with *Erica tetralix*, European dry heaths, Molinia meadows, transition mires and quaking bogs, Atlantic acidophilous beech forests, old acidophilous oak woods, bog woodland and alluvial forests.

The site also supports assemblages of barbastelle *Barbastella barbastellus*, Bechstein's bat *Myotis bechsteinii*, Southern damselfly *Coenagrion mercuriale*, brook lamprey *Lampetra planeri*, stag beetle *Lucanus cervus*, otter and great crested newt.

Appendix 6 Baseline Habitats

Table 3: Summary of Baseline Habitats

Habitat Ref.	1
Level 1	Terrestrial
Level 2	Urban (u)
Level 3	Built-up areas and gardens (u1)
Level 4	Developed land; sealed surface (u1b)
Level 5	Other developed land
Secondary Codes	N/A
BNG Habitat Type	Developed land; sealed surface
Species List	
Buddleia.	