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Gianluca Bellucci
145 Park Road,
Chandler's Ford
SO53 1HT

By email

12 May 2026

Dear Mr Bellucci

Re: 145 Park Road – Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA)

Thank you for commissioning CC Ecology to undertake an ecological survey of your house, garage, and your gardens. I understand you propose to extend the house on the north and south elevations, carry out repairs to the balcony, demolish the garage building and carry out landscaping and tree works. We have completed a Preliminary Ecological Appraisal (PEA) including a Preliminary Roost Assessment (PRA) of the house and gardens; we have also undertaken a Phase 2 bat survey and have carried out an assessment of the likely impacts of the proposals. I am now writing to you to inform you of the results of the surveys, any ecological constraints to the proposals for the site and any recommendations for further ecological work and enhancements for biodiversity.

The approach taken within the ecological surveys are in line with guidance in The Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for the Ecological Impact Assessment in the United Kingdom (2018). All of the bat surveys have been carried out in line with the Bat Surveys: Good Practice Guidelines (BCT, 2024). In undertaking these surveys due regard has been paid to relevant Government Planning Policy (in particular the National Planning Policy Framework), conservation policy under the local planning system, legislation providing protection for sites and species of nature conservation priorities under UK and Hampshire Biodiversity Action Plans. Details of relevant legislation and policy are included within the attached **Annex 1**.

Outline of the Scheme

The proposals include the construction of a two-storey extension on the south side of the house, and to construct a second storey over the single storey section on the north side of the building. I also

understand you propose to demolish the freestanding garage and carry out some landscaping works in the garden. A new driveway will be created in the front garden.

Refer to **Annex 2** for the proposed plans.

Site Background, Context and Zone of Influence

The Site, known as 145 Park Road is located on the northern side of Chandlers Ford, in the Hiltlingbury area. The nearest statutory designated wildlife site is the Hocombe Mead Local Nature Reserve (LNR) situated approximately 670m northwest of the site. Other nearby designated sites include Trodds Copse Site of Special Scientific Interest (SSSI) found 1.3km northwest of the site, Valley Park Woodlands LNR situated 1.4km southwest of the site, The River Itchen SSSI and Special Area of Conservation (SAC) located 2.5km southeast of the site, Ratlake Meadows SSSI positioned 2.5km northwest of the site, and Emer Bog SAC/ Baddesley Common and Emer Bog SSSI found 3.2km west of the site.

The Site is located within the Impact Risk Zone (IRZ) for the above SSSIs and SACs, however the restrictions don't apply to applications for home improvements.

The closest area of priority habitat is a parcel of 'Deciduous Woodland', 120m east of the site.

In order to highlight the potential ecological effects of the proposed development, it is necessary to identify the area, known as the "Zone of Influence" (ZOI), within which activities associated with the sites proposals are likely to affect valued ecological features. The development of the Site will require modifications to the existing house. Vegetation clearance will be required to facilitate landscape works and the construction of the new driveway. During the construction phase there is likely to be additional noise and dust. Given the small scale of the development the ZOI is only likely to extend to the site boundary. Habitats on site that will be impacted upon may support protected species whose home ranges could extend further than the site boundary. However, it is considered unlikely that the proposals will have a negative impact on nearby statutory nature conservation sites.

Habitats and Features

I visited 145 Park Road on 23rd April 2026 in order to carry out a walkover survey of the site, including a Preliminary Roost Assessment (PRA) of the house and garage. This survey involves the mapping of habitats within the site boundary and assessing habitats within the zone of influence of the development for their potential to support protected species. A description of the methodology involved is included in **Annex 3**.

Photos of the site and a more detailed description of the habitats are included in **Figure 1**. A more detailed description of the house and garage is included in the bat section below.

145 Park Road is a detached residential dwelling. The front of the property is a garden with trees, shrubs, flowerbeds, paved footpaths and a gravel driveway. The gravel driveway extends along the south side of the building to a garage in the rear garden. The rear garden comprises ornamental flower beds, trees, shrubs and areas of bare ground, intersected with mown paths. There is an acacia tree with a tree preservation order proposed for tree works on the north side of the building. There are no habitats of any conservation value within the footprint of the proposed extensions or landscaping works, apart from their potential to support protected species.

Bats

The house is a brick built detached dwelling. The upper 50% of the building is rendered with pebble dash. The main roof is pitched and gabled, clad in slate tiles with clay ridge tiles and of a 'T'-shape. There are two brick chimneys, one at each end of the north-south ridge. There is a single storey extension in the north angle of the 'T'-shape of the original building. This has a flat felt-covered roof. At the front of the property is a wooden balcony. The soffits are wooden.

The building is in reasonable condition with few gaps and crevices that could provide access for bats to roosting opportunities. The main roof is mostly tight and until recently was lined with spray foam. One gap was noted in the soffit on the south gable end. Two gaps were noted under roof tiles, again on the south side of the building. Degradation of the balcony has resulted in a large hole in the underside at the north end, which could provide access to crevices. This hole was recently formed when the balcony was propped up two months ago, causing a panel to pop out.

A loft space is present in the 'T'-shape of the main roof. This was until recently lined with insulating spray foam. The loft space was lined with black bitumen felt, lightly trussed and insulated a floor level with fibreglass insulation. No light ingress was noted and the loft space felt warm. Signs of the former spray foam were evident. A small number of rodent droppings were present.

The house was assessed as having low potential to support roosting bats. The loft space would until recently have been very tightly sealed by the spray foam, and as a result bats will have had limited time to begin to use it. Additionally, the roof is well sealed and offers few potential access points to the loft or crevices. The flat design of the tiles, without overlap, again reduces the number of crevices present in the roof. One emergence survey was recommended to assess the presence or likely absence of bat roosts in the house.

The garage building is a single-skin prefabricated building. It has a shallow, pitched, corrugated asbestos roof. It is somewhat dilapidated with large gaps between the asbestos roof and the garage walls in places. There are no suitable crevices for bats and the interior would be subject to extremes of temperature and draughts, making it unsuitable for void-dwelling species. It was assessed as having negligible potential and no further surveys with respect to bats are needed prior to demolition.

The acacia tree proposed for pruning was inspected and no potential roost features were observed in the areas to be impacted on, or in the rest of the tree.

One bat emergence survey was carried out on 10th May 2026. No bats were observed emerging from the building. please refer to tables 1 and 2.

Table 1 Timings and weather conditions of the bat survey undertaken at 145 Park Road

Date	Type	Personnel	Start	End	Sunset/ Sunrise	Weather
10/05/2026	Dusk Emergence	Matthew Clarke Sarah Facey	20:26	22:11	20:41	13.9-9.2°C, Dry, Wind BF0-2, Cloud 30%

Table 2: Summarised results of the bat activity surveys

Survey Date	Bat Emergences/re-entries	General Activity
10 th May 2026	No emergences/re-entries	Species Recorded: None
DUSK		No bat activity was recorded.

The results of the survey confirm the likely absence of a roost within the property and works can proceed without restrictions in respect of bats.

Amphibians

There are habitats within the area to be impacted upon, or immediately adjacent to the construction zone that are considered suitable, although suboptimal for the terrestrial phase of great crested newts *Triturus cristatus*. There are no ponds within the site boundary.

The government's interactive mapping service was searched for ponds and records of great crested newt licences within 500m radius of the site. No ponds or licensing records were found. As a result it is considered unlikely that great crested newts are present in the vicinity of the site and no further consideration is needed for this species in respect of these proposals.

The vegetation in the garden has some potential to support small numbers of common amphibian species such as Common Toad *Bufo bufo*, on an occasional basis. Most of this will be retained, however some areas in the footprint of the extension and zone of influence of the garage will be lost. The area of suitable habitat to be impacted is small, however Common Toad is a priority species and therefore it is recommended that works are carried out in a precautionary way (as detailed below for reptiles). Enhancements for biodiversity should be included within retained areas of the garden to meet local and national biodiversity objectives.

Reptiles

Some of the rougher grassland areas and scrub in the garden have some potential to support common reptiles such as Slow Worm *Anguis fragilis*. This includes ornamental vegetation in the footprint of the proposed extension. Given the small size of the area to be impacted upon and the retention of the majority of suitable habitats, as well as the small carrying capacity of the garden for reptiles, further surveys for this taxa would be disproportionate. However, vegetation clearance to facilitate construction has potential to harm or kill reptiles if present at the time of the clearance. All reptiles are protected from injury and killing by the Wildlife and Countryside Act 1981 (as amended), so I recommend that this clearance is done following a method statement with ecologist supervision. This would include reducing the height of the vegetation to encourage any reptiles to leave, allowing time for this to occur and then following this with a destructive search under ecologist supervision. A precautionary working method statement is included in **Annex 4**.

In order to meet local and national planning policy as well as local and national biodiversity objectives I recommend the enhancement of retained habitats within the garden. Some areas of rough grassland and scrub should be retained. A garden compost heap would be beneficial for reptile species that are present in addition to a log pile.

Nesting Birds

No evidence of nesting birds was found during the survey. However the house, garden and garage have features suitable for nesting birds. All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended) and as a result I would recommend that demolition works, repair works to the balcony, vegetation clearance and tree works take place outside of the nesting bird season (March/April to September inclusive). If this is not possible works must be preceded by an early morning bird survey by an ecologist on the mornings that these works will be carried out. Vegetation clearance during this season must also be undertaken only on small areas that are not too dense, easily inspected and using hand tools under the supervision of an ecologist. In the event that any active bird nests are found during the construction phase the consulting ecologist should be contacted for advice.

Other Protected Species

The area to be impacted upon is small and the habitats do not have the potential to support any other protected or notable species.

Summary and Recommendations

Having completed a PEA and PRA of 145 Park Road none of the habitats within the Site boundary were considered to have any intrinsic nature conservation value.

No bat roosts have been found in the property and therefore the works can proceed without further consideration of this species.

I would recommend that vegetation clearance is undertaken following a method statement as a precautionary measure to prevent injury or killing of common and widespread species of reptile and amphibian, if present.

The buildings and vegetation have potential to support nesting birds. I would recommend that demolition of the garage, works to repair the balcony and vegetation clearance are carried out outside of the nesting bird season, or following an early morning bird survey by an ecologist.

The *National Planning Policy Framework (NPPF)* states that Plan policies and planning decisions should aim to maintain, and enhance, restore or add to biodiversity and geological conservation interests'. It is likely that some basic mitigation/compensation and enhancement measures could be provided within the Site boundary. I understand that you are keen to include some enhancements for biodiversity in the proposals. To enhance the Site more for biodiversity I recommend the following:

- Enhancements to the garden such as leaving unmown borders, installation of a compost heap and log pile;
- Installation of bird and bat boxes on buildings and trees; and
- Planting of native fruiting shrubs.

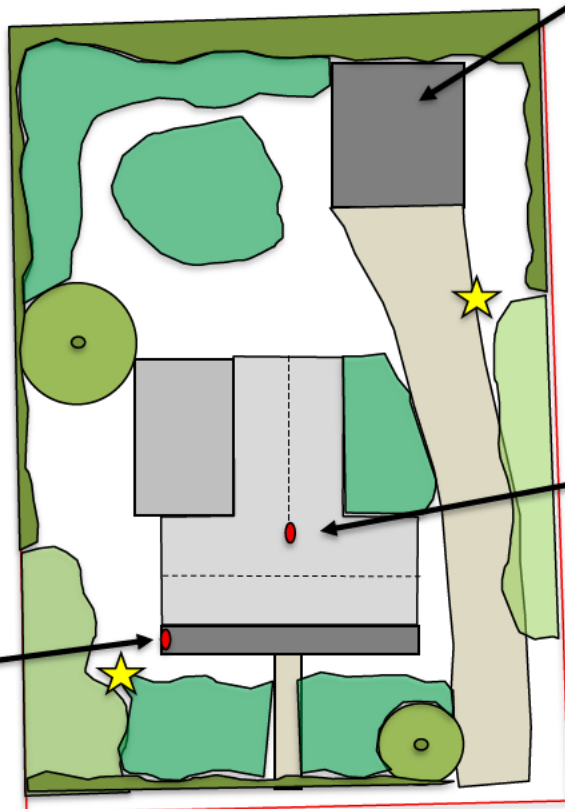
I trust the advice within this letter is clear and helpful, but should you wish to discuss any of the issues raised in this letter further please do not hesitate to contact me.

Yours sincerely



Claire Clarke BSc (Hons) ACIEEM
Director and Principal Ecologist

Figure 1: Habitats and Features



Key

2 storey, pitched roof section of house

Flat roof section of house

Balcony section of house

Garage

Boundary mixed hedge

Mixed scrub

Trees

Mown grassland

Drive/paths

Rougher grassland/ornamental scrub/flower border

Potential bat roost features

Location of surveyors for Phase 2 Bat survey

LEGISLATION**THE ENVIRONMENT ACT 2021**

The Environment Act 2021 provides the primary framework for environmental governance in England following the UK's exit from the European Union. The Act introduces long-term statutory targets, creates new environmental oversight mechanisms, and sets legal requirements intended to protect, enhance, and restore the natural environment. Several provisions have direct implications for land development and ecological assessment.

Key provisions in the Act that are of relevance to biodiversity in planning include:

Biodiversity Net Gain (BNG) is now a statutory requirement for all new developments (with exceptions, including home improvements etc). The Act made provision for 10% biodiversity gain to become a condition of planning permission in England, through amendments to the Town and Country Planning Act 1990. The 10% biodiversity gain is measured through a biodiversity metric published by the Department of Environment and Rural Affairs (DEFRA) on behalf of the Secretary of State. BNG for development sites needs to be secured for a minimum of 30 years. Key requirements include the preparation of Biodiversity Gain Plan and often biodiversity enhancements are secured through a Habitat Management and Monitoring Plan (HMMP).

The Act also strengthens the biodiversity duty placed on public authorities through amendments to the Natural Environment and Rural Communities Act 2006 Section 40, requiring such authorities to not only conserve but also enhance biodiversity when exercising their functions. Public authorities will also be required to publish summary reports of actions taken under Section 40 at least every five years.

The Act provides the legal basis for the creation of Local Nature Recovery Strategies (LNRSs) for England (including specifying their content), and the preparation and publication of species conservation strategies and protected sites strategies.

The Act also created a new legal vehicle known as a 'Conservation Covenant' which is a voluntary, legally binding private agreement between landowners and responsible bodies (the latter designated by the Secretary of State) which conserve the natural or heritage features of the land, enabling long-term conservation. Conservation Covenants are designed to 'run with the land' when it is sold or passed on and are intended to become a primary mechanism for the delivery of Biodiversity Net Gain (BNG).

CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2017

The Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations) transpose Habitats Directive into UK legislation. The Habitats Regulations provide for the designation and protection of European Sites and European Protected Species. European Sites include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), which form part of the Natura 2000 network of protected areas across Europe.

European Protected Species (EPS) are those listed under Schedule 2 of the Habitats Regulations and include dormouse, great crested newt, otter and all species of bat. The regulations prohibit the deliberate capture, killing or disturbance of any EPS; it is also an offence to damage or destroy a breeding site or resting place of any of these species. In order to carry out a lawful operation (e.g. development work which has full planning permission) that may result in an offence under the Habitats Regulations, it is necessary to obtain a licence from Natural England. EPS Licences will only be granted

after Natural England has been satisfied that there are no satisfactory alternative and that there will not be any adverse impacts on the favourable conservation status of the species.

WILDLIFE AND COUNTRYSIDE ACT 1981 (as amended)

The Wildlife and Countryside Act 1981 is the principle piece of legislative protection of wildlife in Great Britain. Various amendments have occurred since the original enactment. The Wildlife and Countryside Act contains both habitat and species protection. Certain bird, animal and plant species are afforded protection under Schedules 1, 5 and 8 of the Act. Measures for the protection of the countryside, National Parks, Sites of Special Scientific Interest (SSSIs) are also included within the Act.

COUNTRYSIDE AND RIGHTS OF WAY ACT 2000

The Countryside and Rights of Way (CROW) Act 2000 adds to the protection afforded in the WCA to SSSI's and other important sites for nature conservation. In addition, under the Act it became a criminal offence to "recklessly disturb" Schedule 1 nesting birds and species protected under Schedule 5 of the Wildlife and Countryside Act. It also enabled heavier penalties on the conviction of wildlife offences.

THE NATURAL ENVIRONMENT AND RURAL COMMUNITIES ACT 2006

The Natural Environment and Rural Communities (NERC) Act 2006 improved wildlife protection by amending the WCA. The main function of the NERC Act was to raise the profile of biodiversity amongst public authorities. Section 40 (S40) of the Act places a 'Biodiversity Duty' on all public bodies to have regard to the conservation of biodiversity when carrying out their normal functions.

Section 41 (S41) of the Act requires the Secretary of State to publish a list of all habitats and species that are of Principal Importance for the conservation of biodiversity in England. This was published in 2007. Public authorities have a duty to give specific consideration to the S41 List when exercising their functions and therefore consideration of species and habitats of principal importance will be exercised through the planning process.

PLANNING POLICY

NATIONAL LEVEL - THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. Section 11 of the NPPF provides guidance on conserving and enhancing the natural environment through the planning system. This guidance replaces *Planning Policy Statement 9 (PPS9) Biodiversity and Geological Conservation*. Section 11 of the NPPF specifies that the planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

To minimize impacts on biodiversity, planning policies should:

- plan for biodiversity at a landscape-scale across local authority boundaries;
- identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife

corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation;

- promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan; and
- where Nature Improvement Areas are identified in Local Plans, consider specifying the types of development that may be appropriate in these Areas.

When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest;
- development proposals where the primary objective is to conserve and enhance biodiversity should be permitted
- opportunities to incorporate biodiversity in and around developments should be encouraged
- planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss; and
- the following wildlife sites should be given the same protection as European sites:
 - potential Special Protection Areas and possible Special Areas of Conservation;
 - Listed or proposed Ramsar sites; and
 - Sites identified, or required, as compensatory measures for adverse effects on European sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

GOVERNMENT CIRCULAR 06/05: BIODIVERSITY AND GEOLOGICAL CONSERVATION

The Government Circular 06/05 provide guidance on the application of the law relating to planning and nature conservation. It was originally produced to accompany PPS9, and although some of the information contained within it is now out of date, paragraphs 98 and 99 of the document remain relevant.

Paragraph 98 states that *“the presence of 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 habitats”*

Paragraph 99 states that *“it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted”*

REGIONAL PLANNING POLICY

The Regional Spatial Strategy (RSS) for the south east (known as the South East Plan) sets out the long term spatial planning strategy for the region. The South East Plan was however revoked in March 2013 and as such guidance in the NPPF provides the strategic framework for land use planning in Surrey, together with local plans.

LOCAL PLANNING POLICY

The Eastleigh Borough Local Plan 2016-2036 was adopted on 25 April 2022. This contains policies of relevance to biodiversity within the borough that are of relevance to the proposed extension works at 113 Brownhill Road.

Policy DM11, Nature Conservation is the main policy of relevance:

General Approach

1. The Council will work with statutory and voluntary agencies and developers, and will determine planning applications, to:

a. protect, conserve and enhance all:

i. international, national and local nature conservation designations; and

ii. networks of natural habitats and features, including the Local Ecological Network, Priority Biodiversity Areas and Priority Biodiversity Links, watercourses, wetland complexes, woodland trees, and trees and hedgerows important to biodiversity and local character; and facilitate their adaptation to climate change wherever possible;

b. assist in achieving national, county and local biodiversity targets as set out in Biodiversity Action Plans (BAPs);

c. seek a net gain of biodiversity on all development sites (including sites for redevelopment) through the protection, enhancement and connection of existing and provision of new habitats and features of nature conservation interest compatible with the native biodiversity characteristics of the Borough, having regard to local geodiversity and soils; and

d. contribute to major elements of the PfSH Green Infrastructure Strategy and other strategies for the provision and enhancement of multifunctional green infrastructure including green routes, ecological networks and biodiversity enhancements (see strategic policy S9).

International Designations

2. Development which is likely (either individually or in combination with other developments) to adversely affect the integrity of an international or European nature conservation site will not be permitted subject only to imperative reasons of overriding public interest and securing any necessary compensatory measures in the absence of alternative solutions. A 'project level' Habitat Regulations Assessment will be required where there are likely significant effects or uncertainty. Any mitigation measures required to ensure no adverse impact must be implemented at the appropriate time.

3. The Council will work with PfSH, Natural England, the Environment Agency and other wildlife organisations to develop and implement with developers a strategic approach to the protection and enhancement of international and European sites from the direct and indirect effects of development. Within Eastleigh Borough this will include:

a. implementing:

i. the Solent Recreation Mitigation Strategy (requiring contributions from residential developments within 5.6 kilometres of the Solent Special Protection Area to the Strategy); and

ii. the interim and any future New Forest Recreation Mitigation Strategy if required; or alternative agreed site specific measures to address recreational disturbance;

b. preserving the water quality and flows within the Itchen and Hamble, Southampton Water and Solent;

c. protecting the River Itchen SAC, in particular the maintenance and where appropriate restoration of habitats and qualifying species to favourable conservation status (as defined by article 1 of the Habitats Directive); and

d. seek contributions towards measures set out in the Southern Damselfly Conservation Strategy (or other strategy) specifically to deliver biodiversity net gain.

National and Local Designations

4. Development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on a Site of Special Scientific Interest (SSSI), Site of Importance for Nature Conservation (SINC) or Local Nature Reserve (LNR) as shown on the policies map (or on a more recent plan provided by the Hampshire Biodiversity Information Centre) unless it can be demonstrated that:

a. there are no alternative solutions;

b. the adverse effects are unavoidable;

c. measures are taken to mitigate or, as a last resort, compensate for the adverse effects;

d. there is an overall biodiversity net gain; and

e. if there are any residual adverse effects which cannot be avoided, mitigated or compensated, the benefits of the development must clearly outweigh the adverse effects on the nature conservation value of the site and any broader impacts on national and local designations.

Priority habitats, protected and priority species and the local ecological network

5. Development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on priority habitats, protected or priority species, or on the local ecological network unless it can be demonstrated that:

a. there are no alternative solutions;

b. the adverse effects are unavoidable;

c. measures are taken to mitigate or, as a last resort, compensate for the adverse effects;

d. there is an overall biodiversity net gain; and

e. if there are any residual adverse effects, the benefits of the development clearly outweigh the adverse effects on priority habitats, priority and protected species, and the local ecological network.

Irreplaceable habitats

Development will not be permitted if it results in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees), unless there are wholly exceptional reasons and a suitable compensation strategy exists.

Buffers

7. Buffers free from development will be provided to designated sites to avoid/mitigate impacts, including recreational impact and impacts on edge habitats, and to maintain dark skies.

Surveys

8. Development will not be permitted unless it can be demonstrated that:

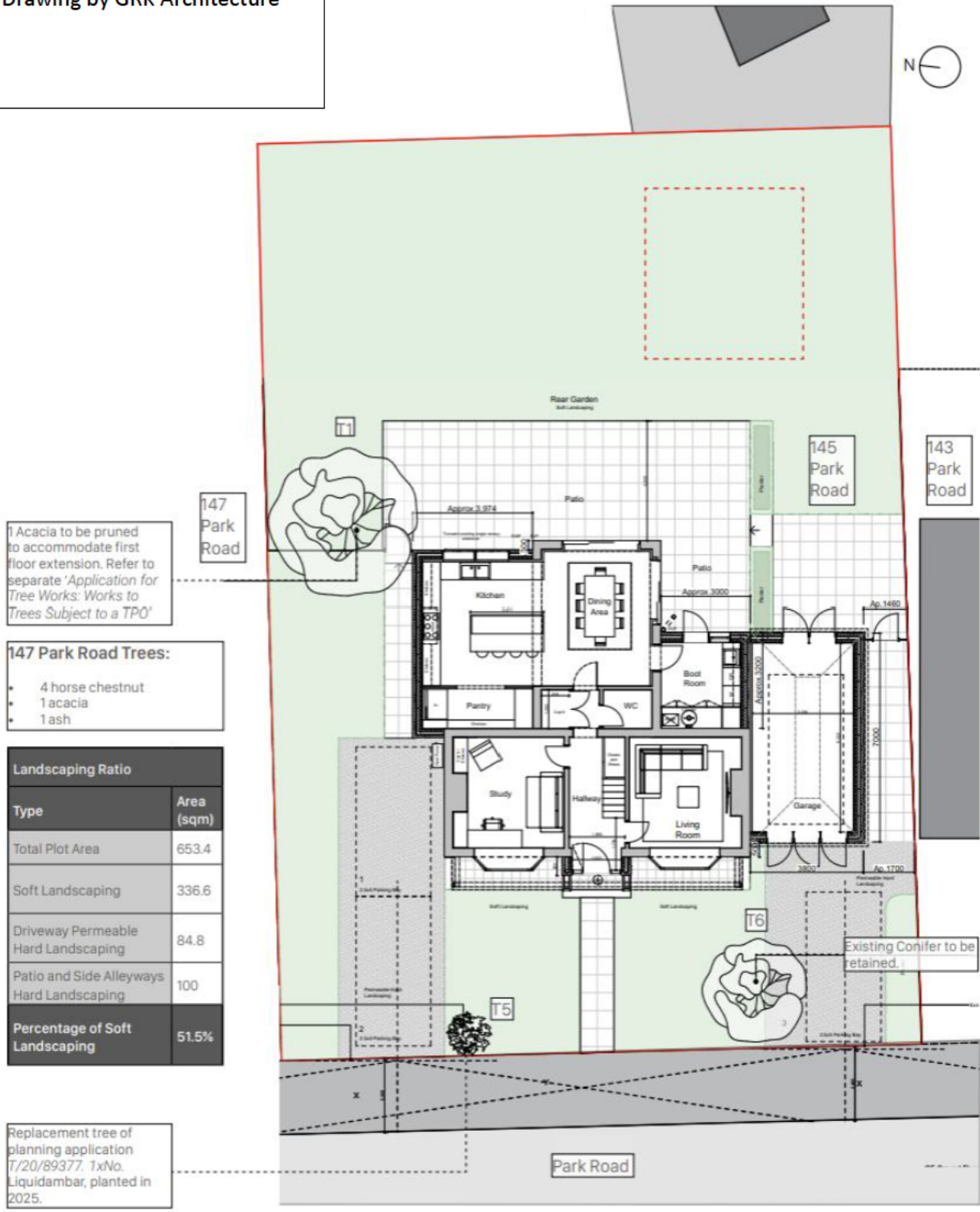
- a. there have been thorough habitat and species surveys;*
- b. the great crested newt strategic survey and strategy have been considered in all developments within 500m of a great crested newt pond; and*
- c. the strategic bat trapping survey has been considered in all developments within the locality of a woodland or connected habitat networks*

Other key policies in the Eastleigh Local Plan include those in respect of green infrastructure. Strategic Policy S9 states that:

1. Through new development and other initiatives the Borough Council will seek to achieve the provision, retention and/or enhancement of the following forms of multi-functional green infrastructure, including provision of:

- a. landscape scale strategic links across the Borough boundary, to and between the Borough's settlements, the countryside, the coast, and the major areas of open space including the country parks (see strategic policy S12);*
- b. interlinked publicly accessible open space through new and existing development including for example formal sports facilities and informal amenity spaces and cemeteries (see policies DM32-DM34, Chapter 5 and detailed proposals in Chapter 6);*
- c. green infrastructure incorporated into all new development with multifunctional spaces connected by primary, secondary and tertiary green links;*
- d. interconnected urban green infrastructure within the fine grain of existing and new development including green, cycle ways, paths and linkages between community facilities and open spaces to link community facilities;*
- e. green stepping stones such as street trees, green roofs and walls, pocket parks and urban copses (see policy DM1, Chapter 5);*
- f. connected habitats linking the network of designated sites and existing priority habitats, taking account of the Hampshire ecological network map (see policy DM11, Chapter 5);*
- g. incorporation of historic buildings and landscapes, including historic parks and gardens within the wider Green Infrastructure to protect their setting (see policy DM12, Chapter 5); and*
- h. opportunities for local food growing including allotments, community orchards and farms (see policies DM32 to DM34, Chapter 5 and detailed proposals in Chapter 6).*

Drawing by GRK Architecture



PRELIMINARY ECOLOGICAL APPRAISAL METHODOLOGY

Introduction

A Preliminary Ecological Appraisal aims to:

- Highlight any features of particular ecological value;
- Identify potential impacts to ecology as a result of the proposals;
- Identify any issues that may have legal or planning policy implications, such as the presence of protected or notable species;
- Identify any features that have the potential to significantly constrain future development proposals;
- Make recommendations for any further ecological work (such as targeted protected species surveys) that might be required to fully assess the value of the site and the likely impacts; and
- To recommend measures that could be undertaken to enhance biodiversity or to mitigate adverse impacts.

Desk Study

Prior to undertaking the walk over survey a desk study was carried out in order to gather information on the existing biodiversity of the site and the surrounding area. Internet sources such as the Multi-agency Geographic Information for the Countryside (MAGIC) and the National Biodiversity Network (NBN) were consulted for contextual information on wildlife sites and records of protected species within vicinity to the site.

Fieldwork Methodology

Within the site boundary the main land use, habitat types and specific features were mapped and described. Vegetation communities and plant species were recorded. Consideration was given for the presence of protected species through a combination of searching for evidence and noting the potential for protected species to be using various habitats within the site boundary and the zone of influence.

Badgers

The habitat within and immediately adjacent to the site boundary was considered for its potential to support badgers both for foraging and the presence of setts. The site was also searched for evidence of badgers such as holes, dung piles, snuffle holes, mammal tracks and hairs.

Bats

During the survey features such as buildings and trees were assessed for their potential to support roosting bats. Where possible an inspection of potential roost features was undertaken. The garage was inspected both internally and externally for evidence that bats may be using or have previously used the building for roosting. Such evidence may include:

- The presence of bats;
- Bat droppings on surfaces inside and on the external fabric of the building; or
- Staining or scratch marks.

Potential roosting opportunities were also noted and an assessment made on the building potential to support bats. A ladder was used to inspect the tiles on the roof to search for any evidence of bats or access/egress points and roosting opportunities.

A survey of the trees noted any potential roost opportunities such as woodpecker holes, peeling bark, splits and cracks.

Inspection of potential roosting opportunities on both the building and trees was undertaken using close focusing binoculars and a bright torch to search cavities.

An assessment of the surrounding habitats was made of potential bat foraging habitat.

Reptiles

The habitats were assessed for their suitability to support species of reptile. Habitats with the potential to support reptiles such as rough grassland, log piles, compost heaps, scrub, banks, burrows, water bodies etc were noted and mapped.

During the survey the weather was warm and sunny. A visual search for reptiles was undertaken by walking over the site and watching potential reptile basking spots, natural refugia such as logs and any garden refuge were also turned over.

Amphibians

Consideration was given to the presence of habitats with the potential to support species of amphibians. Habitats with the potential to support amphibians include ponds, ditches, woodland, scrub etc.

Birds

The suitability of the habitats was assessed for their potential to support nesting birds. Any birds seen whilst carrying out the survey were recorded.

Dormouse

The suitability of habitats within the site boundary and the zone of influence for supporting dormice was recorded during the survey. Woodland and hedgerows were assessed, in particular the presence of hazel, oak and fruit bearing species was noted. In addition aerial maps were consulted to assess the connectivity of the habitats present.

Invertebrates

Habitats and features likely to support notable species of invertebrate were recorded for example woodland, dead wood, herb rich grasslands etc.

Phase 2 Bat Survey – Dusk Emergence Surveys

The house was classed as having low suitability for bat roosts. Therefore, a single dusk emergence survey was carried out during the peak active bat season 2026.

Two surveyors in total were required to survey the house. They were positioned at locations identified as allowing good sight lines of the building and ensuring that all potential bat access/egress points were visible between the surveyors. Each surveyor was equipped with either Petterson D240x, EM Touch and Iphone/android device, or batlogger. At each surveyor location IR camera equipment was also used to augment the survey. Two Canon AX40 cameras were positioned adjacent to surveyors with associated IR lights and large screen for real time review.

Each surveyor was also equipped with an infrared (IR) camera with suitable IR lighting to capture video of the building. Unidentified calls were recorded for subsequent computer analysis.

Each surveyor was supplied with a plan of the site on which to mark bat activity. The following information was recorded for any bats seen or heard:

- Species;
- Time;

- Behaviour (whether it was feeding, commuting, social calling or swarming);
- If seen, direction of flight; and
- If it emerged from the building.

Behaviour was identified by flight patterns and bat morphology, and by call characteristics as heard on the bat detector. Weather conditions (temperature, wind speed, cloud cover, rainfall in the last hour) were recorded at the start and end of each survey.

Bat call recordings were subsequently analysed and processed following the surveys where necessary, as well as any footage taken with IR camera.

Assessment

Habitats within the Site boundary have been assessed as having potential to support the more common and widespread species of reptile (and amphibian), although the most optimal habitat is very small and unlikely to support a population alone. Any reptiles that do utilise the site are likely to be part of a larger population that is present within adjacent gardens and other suitable habitats.

Method Statement

Areas of the Site that are considered sub-optimal or of negligible potential to support reptiles should be maintained in their current state until they are cleared. Areas of lawn and some of the shrub borders have no or little suitability for these species.

The small areas of rough grassland, shrubs and ornamental flower borders located within the footprint of the development should be managed by phased cutting in order to gradually reduce the suitability of the habitat and ensure that if animals are present they are not harmed and are persuaded to move off the Site into adjacent habitats.

Habitats should be maintained as they are until planning is granted and works are about to commence on Site. Vegetation clearance should, however, be undertaken during the active reptile season (April-September/October).

- Prior to the first cut the vegetation should be searched by a suitably qualified ecologist, any natural or artificial refugia should be lifted and any animals should be caught and moved out of harm's way.
- The first cut should be undertaken with a strimmer reducing the vegetation to 10cm. All potential refugia should also be removed from the area as well as the arisings.
- The second cut should be undertaken a few days later and the sward should be reduced to 5cm.
- A destructive search with either hand tools or a small 360° digger with a toothed bucket should then be undertaken with an ecologist supervising.
- Any animals found should be caught by the supervising ecologist and moved out of harms' way to the boundaries of the Site where they can disperse to adjacent habitats.

Recommendations for enhancements

The boundary vegetation should be retained and enhanced with the planting of native and fruiting shrub species as well as the seeding of native wildflowers (shade tolerant). A log pile can be provided in this area to compensate for any loss of log piles or natural refugia elsewhere on the Site.