

BIODIVERSITY ASSESSMENT REPORT

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1. Executive Summary

Site address: 32 Allbrook Hill. Allbrook, Eastleigh, SO50 4LY. Planning reference F/26/101366 Date of survey: 12 June 2026 Assessor: Richard John Bassil

Summary of findings:

- The site comprises:
2 story residential property consisting of two 2 bed flats with parking at the front of the property and double garage at the rear.
- Key habitats present:
Two Sycamore at the rear and one Sycamore tree at the front overhanging from neighbouring property.
- Protected species triggers identified: No
- Further ecological surveys required: No
- Biodiversity Net Gain (BNG) implications: Biodiversity Net Gain does not apply as it is householder application.

2. Introduction

This Biodiversity Assessment has been prepared to support a planning application for the proposed development at 32 Allbrook Hill, Allbrook Eastleigh SO50 4LY. The purpose of the assessment is to:

- Identify habitats and ecological features on site
- Assess the potential for protected species
- Determine whether further ecological surveys are required
- Provide recommendations for mitigation and enhancement

This assessment follows standard UK guidance for Preliminary Ecological Appraisal (PEA) and protected species survey triggers.

3. Site Description

3.1 Location & Context

- Grid reference:
SU4521SE
- Site area:
470 square metres
- Current land use:
Two story residential building with parking at front and rear double garage.
- Surrounding land uses:
The site is bordered by residential properties and gardens, with patches of amenity grassland and scattered trees in the wider area. These features offer some limited connectivity for common urban wildlife.

3.2 Site Photographs – Appendix B

Photo 1: Site Entrance

Photo 2: Front habitat and parking

Photo 3: Building Frontage

Photo 4: Rear Habitat showing garage

4. Methodology

4.1 Desk Study

Sources consulted:

- Aerial imagery Google
- MAGIC Map (designations, priority habitats)
- Local Wildlife Sites within 1 km
- Nearby waterbodies
- Eastleigh Local Planning policy

4.2 Walkover Survey

A site walkover survey was conducted on 23/06/26 to:

- Identify habitat types
- Assess condition
- Look for signs of protected species
- Identify invasive species
- Photograph key features

Survey conditions:

- Weather: sunny
- Temperature: 30C
- Limitations: none

5. Results

5.1 Habitat Types Present

Mark all that apply and describe condition:

- Improved grassland
- Semi-improved grassland
- Scrub
- Hedgerows
- X Trees / woodland **Habitat A**
- X Buildings / structures **Habitat B**
- X Hardstanding **Habitat B**
- Brownfield habitat

- Watercourse / pond

Habitat descriptions:

- **Habitat A:**

The mature trees are in good condition, with full crowns and no significant defects, roosting potential is low, as the trees have an open structure with limited shelter.

- **Habitat B:**

The area comprises sealed hardstanding with no vegetation. Habitat condition is negligible, offering no ecological value

5.2 Protected Species Triggers

Species Group	Present?	Evidence / Notes
Bats	No	No suitable roosting features identified, Roosting potential assessed as negligible
Nesting birds	No	No direct evidence of nesting birds recorded.
Badgers	No	No setts, latrines, or foraging signs recorded. Habitat offers limited suitability for badger activity.
Reptiles	No	Site consists of hardstanding, and artificial turf, offering negligible suitability for reptiles.
Great crested newts	No	No ponds on site. Nearest pond more than 250 metres away
Dormice	No	Dormouse presence is highly unlikely
Water vole / otter	No	No suitable water sources are present on or adjacent to the site, and therefore the habitat offers negligible suitability for water voles
Invertebrates	No	The site offers negligible suitability for invertebrates, comprising of hardstanding and artificial grass
Invasive species	No	No Invasive species present.

5.3 Designated Sites Within 1 km

- **SSSI:**

The River Itchen SSSI lies within 1 km of the site. This designation forms part of a nationally important chalk river system supporting high-quality aquatic and riparian habitats. Due to the small scale and nature of the proposed development, and the absence of any hydrological or functional connectivity, no adverse impacts on the SSSI are anticipated.

- **Local Wildlife Site:**

Upper Flexford Nature Reserve; Flexford Reserve — *not affected*.

- **Priority habitats:**

None.

6. Impact Assessment

6.1 Overview of Potential Impacts of development

The proposed development is small-scale and located within an existing residential plot. As such, the potential for significant ecological impacts is **low**. The assessment below considers likely effects on habitats, protected species, and designated sites.

6.2 Impacts on Habitats

The site comprises residential garden, hardstanding, and ornamental planting. These habitats are of **low ecological value**, and their loss or alteration is not considered significant at a local or wider scale.

No Priority Habitats occur within the site, and no impacts on Priority Habitats in the wider area are anticipated.

6.3 Construction Phase Impacts

- **Noise and disturbance**
- **Dust generation**
- **Temporary storage of materials**

These can be effectively managed through **standard construction good practice**, including:

- Avoiding clearance during bird nesting season
- Protecting retained vegetation
- Sensible storage of materials
- Avoiding pollution and runoff

6.4 Operational Phase Impacts

- Increased human presence

7. Recommendations

7.1 Further Surveys Required?

- None required

7.2 Mitigation Measures

- Sensitive lighting design (bat-friendly)
- Protection of root zones of trees
- Avoidance of pollution during construction

7.3 Biodiversity Enhancements

To support BNG and NPPF requirements:

- Sustainable drainage features (SuDS)

8. Biodiversity Net Gain (BNG) Screening

8.1 Does BNG Apply?

- Minor development: No
- Exemptions:

The proposed development comprises a double garage extension within the existing residential curtilage. This type of householder development is exempt from the Biodiversity Net Gain (BNG) requirement under Schedule 14 of the Environment Act 2021 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

9. Conclusion

The biodiversity assessment undertaken for **32 Allbrook Hill, Allbrook, Eastleigh (SO50 4LY)** confirms that the site comprises a small residential plot containing a two-storey building, hardstanding, a double garage, and a limited number of mature sycamore trees. The habitats present are of **low ecological value**, and no Priority Habitats occur within the site boundary.

The walkover survey found **no evidence of protected species**, and all species groups assessed were determined to have **negligible to low suitability**. As a result, **no further ecological surveys are required** to support the proposed development.

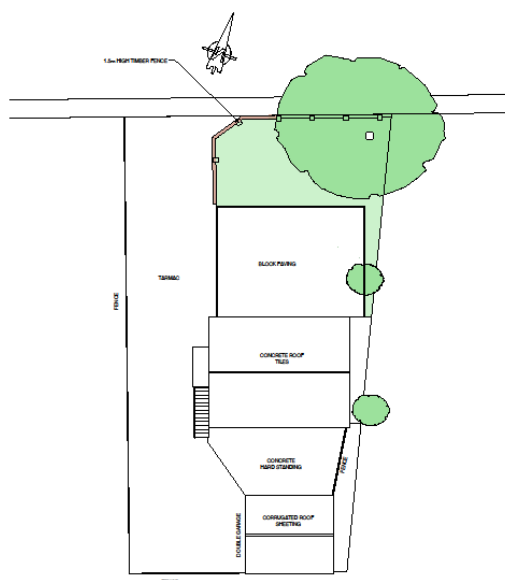
Although the **River Itchen SSSI/SAC** and two Local Wildlife Sites (Upper Flexford and Flexford Reserve) lie within 1 km of the site, the development area is fully separated from these designations by existing residential properties and road infrastructure. There are **no hydrological, ecological, or functional pathways** linking the site to any designated features, and therefore **no adverse impacts are anticipated**.

The proposed double-garage extension constitutes a **householder application** and is therefore **exempt from Biodiversity Net Gain (BNG)** requirements under the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

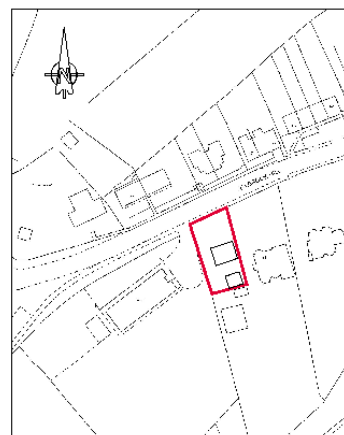
With standard construction good practice in place—such as avoiding vegetation clearance during the bird nesting season, protecting retained trees, and preventing pollution—the development poses **no ecological constraints**.

Overall, the proposed development can proceed without ecological risk, and no further action is required beyond the recommended good-practice measures.

Appendix A – Site Plan



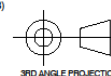
EXISTING SITE PLAN



LOCATION PLAN
1:1250 @ A3

PRELIMINARY

0 5m
Scale (1:200 @ A3)



Project: PRELIMINARY ISSUE		17-06-2018		Rev:	01
Client: C&D LTD		Date:		Drawn:	
30 Pleasant Field Croydon Surrey CR0 6LN Tel: 020 45 661030 Fax: 020 45 661001 Company No.: 6307515					
Project: 12 ALLSPOCK HILL EASTLEIGH		Day: Thu EXISTING SITE PLAN			
Client: C&D LTD		Scale: 1:500000		Date: 17-06-2018	
Drawn: 01/06/2018 09:03		Rev: 0.01		Drawn: GJR	
17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100		1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100			

Appendix B – Photographs



Arial View of site including surrounding properties



Site Entrance



Front habitat and parking



Building Frontage



Rear Habitat showing garage

Appendix C – Completed Protected Species Checklist

Birds

- **Suitability:** Low
- **Evidence:** No nests observed
- **Impact:** Avoid clearance March–August or undertake pre-works check

Bats (Roosting)

- **Suitability:** Negligible
- **Evidence:** No roost features on buildings
- **Impact:** None anticipated

Bats (Foraging/Commuting)

- **Suitability:** Low
- **Evidence:** No hedgerows or dark corridors
- **Impact:** None

Badger

- **Suitability:** Negligible
- **Evidence:** No setts or signs
- **Impact:** None

Hedgehog

- **Suitability:** Low
- **Evidence:** No signs; garden habitat suitable
- **Impact:** Low risk — maintain small fence gaps

Reptiles

- **Suitability:** Negligible
- **Evidence:** No rough grassland or refugia
- **Impact:** None

Amphibians (incl. GCN)

- **Suitability:** Negligible
- **Evidence:** No ponds within 250 m
- **Impact:** None

Water Vole

- **Suitability:** Negligible
- **Evidence:** No watercourses or ditches
- **Impact:** None

Otter

- **Suitability:** Negligible
- **Evidence:** No riparian habitat
- **Impact:** None

Dormouse

- **Suitability:** Negligible
- **Evidence:** No suitable woodland/scrub
- **Impact:** None

Invertebrates

- **Suitability:** Low
- **Evidence:** Managed garden, limited flowers, no deadwood

- **Impact:** None

Appendix D – MAGIC Map Extracts

MAGIC Map confirms that the site at 32 Allbrook Hill contains **no statutory or non-statutory designated habitats** and **no Priority Habitats**.

The **River Itchen SSSI/SAC** lies within 1 km, but the site is fully separated by residential development and road infrastructure, with **no hydrological or functional connectivity**.

Two Local Wildlife Sites (Upper Flexford and Flexford Reserve) occur within 1 km but are **not connected** to the site.

No impacts on designated sites are anticipated.