

Cherry Court, Salterns Lane, Bursledon: Preliminary Ecological Appraisal



For Mr Reilly

September 2026 | Rev
A | Job no. LKA0162

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BACKGROUND / INTRODUCTION

PURPOSE AND SCOPE

A Preliminary Ecological Appraisal (PEA) was commissioned by Mr Reily to support a householder planning application for the construction of a first-floor extension over the existing garage at Cherry Court, Salterns Lane, Bursledon, Southampton, SO31 8DH. The application is registered with Eastleigh Borough Council under reference H/26/101181.

The application site comprises an existing detached residential dwelling and its curtilage. At the time of survey, the property was undergoing substantial renovation and reconstruction (approved as part of a previous application) and the garage / first floor which is the subject of this application had been undergoing construction. The remainder of the curtilage comprised hardstanding, compacted bare ground and stockpiled construction materials, bounded by mature evergreen and mixed boundary vegetation.

This report presents the results of a desk study and a UK Habitat Classification (UKHab) survey of the application site, assesses the buildings and habitats present for their potential to support protected and notable species, considers the potential for effects upon the internationally designated sites of the Solent, and sets out recommendations for compliance, precautionary working and biodiversity enhancement.

AIMS AND OBJECTIVES

This report aims to:

- Undertake a desk-based review of statutory and internationally designated sites within an appropriate zone of influence of the application site;
- Map and assess the habitats present within the application boundary in accordance with the UK Habitat Classification;
- Assess the buildings, trees and habitats present for their suitability to support protected species or other species that could present a constraint to development, and make appropriate recommendations for further survey work where required;
- Consider the potential for likely significant effects upon European designated sites, having regard to the site's location within the Solent catchment;
- Provide outline options for mitigation and precautionary working measures as appropriate; and
- Make recommendations for appropriate biodiversity enhancements in line with national and local planning policy.

This report pertains to these results only; recommendations included within this report are the professional opinion of an experienced ecologist. The surveys and desk-based assessments undertaken as part of this review and subsequent report are prepared in accordance with the CIEEM Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017) and the British Standard for Biodiversity Code of Practice for Planning and Development (BS 42020:2013).

SITE DESCRIPTION

Cherry Court and its associated application boundary are centred on approximate national grid reference SU 4832 0902. The site is located on the western side of the River Hamble valley, within the established residential settlement of Bursledon, where the immediate context comprises detached residential properties set within generous, well-vegetated garden plots, private accesses and mature boundary vegetation. Land falls away to the east and south-east towards the River Hamble, and the estuary, its moorings and associated marina infrastructure are visible from the site.

Notwithstanding its residential setting, the site lies in close proximity to the River Hamble, which is subject to a suite of international, national and local nature conservation designations. The site's relationship with that designated resource, and the potential for indirect effects arising during the construction phase, have therefore been given consideration within this appraisal.

At the time of survey, the property was undergoing substantial reconstruction and refurbishment. The main dwelling had been comprehensively re-roofed, with new slate interlocking tiles, new fascias, boxed soffits and elevations had been variously re-pointed, newly rendered or stripped back to the stone substrate pending finishing. The garage, which is the subject of the current application, was under construction as an open, unroofed blockwork shell on a block-paved slab. The grounds comprised compacted bare earth, hardcore, block paving and stockpiled sand and building materials, with plant and machinery present on site.

Relevant legislation, policy guidance and Priority Habitats, as per S.41 of the NERC Act, are referred to throughout this report where appropriate. Their context and application are explained in the relevant sections of this report.

The relevant articles of legislation are:

- Environment Act 2021;
- Levelling up and Regeneration Act 2023;
- The National Planning Policy Framework (NPPF, 2026);
- ODPM Circular 06/2005 (retained as Technical Guidance on NPPF 2026);
- The Conservation of Habitats and Species Regulations 2017 (as amended);
- The Wildlife and Countryside Act 1981 (as amended);
- The Protection of Badgers Act 1992;
- The Countryside and Rights of Way Act 2000;
- The Hedgerow Regulations 1997;
- The Natural Environment and Rural Communities Act 2006; and
- Eastleigh Borough Local Plan 2016–2036.

RELEVANT LOCAL POLICY

The Eastleigh Borough Local Plan 2016–2036 was adopted in April 2022. The Plan sets out the core policies and vision for biodiversity and nature conservation within the Eastleigh Borough Planning Authority area. The policies of principal relevance to this appraisal are summarised below.

- Strategic Policy S1: Delivering sustainable development;
- Strategic Policy S9: Green infrastructure;
- Policy DM1: General criteria for new development (including landscape, trees and boundary features); and
- Policy DM11: Nature conservation.

Eastleigh Borough Council holds a district level licence (DLL) with respect to great crested newts (GCN), administered through the NatureSpace Partnership. Applicants within the red and amber impact risk zones are required to address GCN risk at the application stage. This site falls outside of these areas.

METHODOLOGY

DESK STUDY

A desk study was undertaken using the MAGIC database (Defra) to identify statutory designated sites within 2 km of the application boundary, and internationally designated sites (Special Areas of Conservation, Special Protection Areas and Ramsar sites) within a wider search area of 10 km. Aerial photography and Ordnance Survey mapping were reviewed to identify waterbodies within 500 m of the site, and to characterise habitat connectivity within the surrounding landscape.

UKHAB SURVEY

The UKHab survey was undertaken by an experienced ecologist, Hannah Knight MSc MCIEEM, with over 14 years' experience, holding a master's degree in Conservation and Full membership of the Chartered Institute of Ecology and Environmental Management (MCIEEM).

The survey was undertaken on the 9th of September 2026, which comprised the ecologist walking the site and mapping the habitats present, to classify them as per the UKHab Classification methodology (UKHab, 2023). During the survey, the site (including the buildings, trees and boundary features) was also assessed for its suitability to support protected and notable species, and for the presence of invasive non-native species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended).

PRELIMINARY BAT ROOST ASSESSMENT

The buildings within the application boundary were subject to a ground-level external inspection and internal inspection for potential roost features (PRFs), undertaken in accordance with Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2023). The inspection considered the roof covering, ridge, hip and verge lines, soffit and fascia boards, barge boards, flashing and lead work, weatherboarding and cladding, window and door frames and lintels, and any gaps at wall or roof junctions. Binoculars and a high-powered torch were used to aid the inspection where required.

Buildings are categorised in accordance with Table 4.1 of Collins (2023) as being of negligible, low, moderate or high suitability to support roosting bats, with the level of subsequent survey effort determined by that categorisation. The categories are reproduced at Appendix B.

CONSTRAINTS

Most ecological data remain valid for only short periods due to the inherently transient nature of the subject. The survey results contained in this report are considered accurate for 18 months to two years, assuming no significant considerable changes to the site conditions.

Two constraints are disclosed here. First, the site was an active construction site at the time of survey, with the main dwelling stripped, re-roofed and part-rendered, and the garage part-constructed. The baseline reported here is the baseline against which the current application falls to be assessed, but it is not a record of the pre-renovation condition of the property.

Secondly, a biological records search was not commissioned from the local environmental records centre. Given the very limited scale of the proposals, the negligible ecological value of the receiving habitats and the absence of suitable habitat on site for the species groups most likely to be returned by such a search, this is not considered to undermine the conclusions of this report.

Neither constraint is considered to affect the robustness of the assessment or the recommendations made below.

RESULTS

DESK STUDY

STATUTORY AND EUROPEAN DESIGNATED SITES

The application site lies near the River Hamble, which forms part of a suite of international and national nature conservation designations. A summary of the designated sites identified is provided in Table 1 below and illustrated in Figure 1.

Table 1 – Designated sites within the study area

Site name	Type	Approximate distance and direction from site
Solent Maritime	SAC	c. 0.4 km east
Solent and Southampton Water	SPA, Ramsar	c. 0.4 km east
Upper Hamble Estuary and Woods	SSSI	c. 0.9 km north-east
Lincegrove and Hackett’s Marshes	SSSI	c. 1.2 km north
Hamble Estuary	LNR	c. 2.5 km south
Hamble Common	SSSI	c. 3.6 km south
Solent and Dorset Coast	SPA	c. 7.5 km south

Abbreviations used in Table 1: SAC – Special Area of Conservation; SPA – Special Protection Area; SSSI – Site of Special Scientific Interest; LNR – Local Nature Reserve.

UKHAB SURVEY RESULTS

The survey results are described below, and photographs are provided in Appendix A. Habitat types were identified in accordance with UK Habitat Classification v2.0 (UKHab, 2023). No habitat plan has been prepared; given the very limited extent of the application site and the negligible ecological value of the habitats present, the written description below is considered proportionate.

U1B5: BUILDINGS

The main dwelling is a two-storey detached property of stone construction, with sections of the upper elevations finished in white render. At the time of survey, the building had been comprehensively re-roofed with new slate interlocking tiles laid over a newly installed roofing felt, with newly installed timber fascias, boxed soffits and chimney. The roof covering was tight and evenly bedded throughout, with no lifted, slipped, displaced or missing tiles, and no gaps at the ridge, hip or verge lines. Newly installed rooflights were fully sealed within the roof plane. A single brick chimney stack was present to the western end of the roof, capped and in sound condition.

Elevations were a mixture of newly rendered, newly re-pointed stone, or stripped back to bare masonry pending finishing. Window and door openings had been newly formed and were either fitted with new units or temporarily boarded with plywood. Temporary sheeting was present at the eastern gable pending completion of the roof and gable finishes. No lifted flashing, gaps behind barge boards, open soffit voids or crevice features were identified on any elevation.

The garage comprised an unroofed shell of dense concrete blockwork constructed to approximately 1.5–2 m in height on a block-paved slab, with reconstituted stone piers to the front and side returns. The structure was fully open to the elements, with no roof covering, no ceiling or roof void, no cladding, no soffit or fascia detail and no accessible cavity.

U1B: DEVELOPED LAND, SEALED SURFACE

Areas of block paving, concrete and compacted hardcore were present across most of the curtilage,

associated with the driveway, the garage slab, the construction working area and material storage. These surfaces were of no botanical interest.

U1: BUILT UP AREAS AND GARDENS

The remainder of the curtilage comprised compacted bare earth, exposed subsoil, spoil and stockpiled sand and aggregates. Vegetation cover across these areas was minimal, discontinuous and limited to sparse ruderal colonisation of the margins. Overall, this element was highly disturbed and of negligible botanical interest.

BOUNDARY FEATURES: HEDGES, SCRUB AND INDIVIDUAL SCATTERED TREES

The northern, eastern and western boundaries supported dense evergreen and mixed ornamental shrub cover, including cherry laurel *Prunus laurocerasus* and other garden shrub species. Several semi-mature to mature broadleaved trees were present on, or immediately adjacent to, the northern and western boundaries.

These boundary features lie outside the footprint of the proposed works and would be retained in their entirety. No trees or hedgerows are proposed for removal as part of this application.

PROTECTED SPECIES SCOPING / ASSESSMENT

ROOSTING BATS

Both structures within the application boundary were assessed against Table 4.1 of Collins (2023). The results are summarised in Table 2.

Table 2 – Assessment of buildings for their suitability to support roosting bats

Structure	Features identified	Suitability (Collins, 2023)
B1 – Main dwelling	Newly re-roofed throughout with tightly bedded slate interlocking tiles over a modern membrane; sealed ridge, hip and verge lines; newly installed fascias and boxed soffits with no gaps; sealed rooflights; capped chimney; newly rendered, re-pointed or bare stone elevations. No potential roost features identified.	Negligible
B2 – Garage (application structure)	Unroofed blockwork shell open to the elements; no roof covering, roof void, ceiling void, cladding, soffit detail or accessible cavity. No potential roost features identified.	Negligible

No droppings, staining, feeding remains or other field signs indicative of bat use were recorded at either structure.

NESTING BIRDS

No active nests were recorded during the survey. The boundary shrubs and trees offer suitable nesting opportunity for common garden and scrub-nesting bird species. The part-built garage structure, together with any scaffolding, sheeting and stacked materials present during the construction period, offers opportunity for opportunistic nesting.

REPTILES

Habitats within the application boundary comprised compacted bare ground, hardstanding and block paving, with no tussocky or rank grassland, no basking features and no refugia. These habitats are of negligible suitability for reptiles. The boundary vegetation offers marginal opportunity but lies outside the working area.

AMPHIBIANS

No aquatic habitat is present within the application boundary, and no ponds were identified within 250 m of the site from aerial photography and Ordnance Survey mapping. Terrestrial habitat within the site, compacted bare ground and sealed surfaces within an active construction area, is of negligible suitability for amphibians.

BADGER AND OTHER MAMMALS

No setts, latrines, pathways, hairs or other field signs indicative of badger *Meles meles* activity were recorded within the application boundary. No suitable habitat for hazel dormouse *Muscardinus avellanarius* (connected woodland, scrub or species-rich hedgerow) is present within, or connected to, the site. The boundary vegetation may be used by foraging hedgehog *Erinaceus europaeus*, a species of principal importance listed under Section 41 of the NERC Act 2006.

INVASIVE NON-NATIVE SPECIES

No plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were recorded within the application boundary during the survey.

EVALUATION AND RECOMMENDATIONS

INTERNATIONALLY DESIGNATED SITES

The application site lies near the River Hamble, which forms part of the Solent Maritime SAC and the Solent and Southampton Water SPA and Ramsar site. These intertidal and coastal designations are sensitive to recreational disturbance, to changes in water quality, and to construction-phase pollution where a pathway exists. Each is considered in turn below.

RECREATIONAL DISTURBANCE

Recreational disturbance to the designated bird interest of the Solent is managed through the Solent Recreation Mitigation Partnership (SRMP / Bird Aware Solent). Local planning authorities apply the SRMP approach, including developer contributions, to residential schemes which result in a net increase in dwellings within the defined 5.6 km zone of influence, to fund visitor management, monitoring and access measures.

The application site falls within the 5.6 km zone of influence. However, the proposals comprise a first-floor extension over an existing garage, within the curtilage of an existing single dwelling. The development would not create a new dwelling, would not create any separate unit of accommodation, and would not result in any net increase in the number of residential units on the site. There is accordingly no net increase in the resident population capable of giving rise to additional recreational pressure upon the designated sites.

No likely significant effect in respect of recreational disturbance therefore arises, and no financial contribution towards the Bird Aware Solent strategy is required in respect of this application.

NUTRIENT NEUTRALITY

The Solent estuaries and the river catchments feeding them, including the River Hamble, are subject to nutrient pressures (nitrogen and phosphorus). Local planning authorities within the Solent area, including Eastleigh Borough Council, require new development which increases overnight accommodation within the affected catchments to demonstrate nutrient neutrality, or to secure sufficient mitigation, before planning permission is granted.

Eastleigh Borough Council's Local Validation List requires a nutrient budget calculation in respect of new residential development and accommodation uses. The proposals do not create a new dwelling, do not create any separate unit of overnight accommodation capable of independent occupation, and do not involve any change of use. The property would continue to be served by the existing foul drainage arrangements for a single dwelling, and the extension would not give rise to any net increase in overnight occupancy capable of increasing nutrient loading to the catchment.

On that basis, the proposals are not considered to require a nutrient budget calculation or nutrient mitigation, and no likely significant effect upon the designated sites of the Solent arises in respect of water quality. It is nonetheless recommended that this position is confirmed with Eastleigh Borough Council at the validation stage.

CONSTRUCTION-PHASE EFFECTS

The application site lies on land which falls towards the River Hamble, near the designated intertidal habitat. A theoretical pathway therefore exists for construction-phase pollution, silt-laden surface water runoff, wet trades washings, cement and concrete slurry, fuel and oil spillage, and windblown dust to reach the designated site via surface water drainage or overland flow.

The scale of the proposed works is very small, and the works would be undertaken principally at first floor level within an existing built footprint, on a site which is already an established construction compound. Notwithstanding this, and given the sensitivity of the receiving environment, it is recommended that the following standard pollution prevention measures are adopted for the duration of the works:

- All fuels, oils, paints, solvents and chemicals to be stored within bunded containers on impermeable hardstanding, at least 10 m from any drain or watercourse;
- No washing out of concrete or plaster mixers, or disposal of wash water, other than within a designated, contained washout area;
- Stockpiled soils and aggregates to be sheeted, or otherwise stabilised, during periods of heavy rainfall or high wind;
- Surface water drains within the site to be protected from silt ingress by appropriate covers or silt traps for the duration of the works; and
- A spill kit to be held on site and site operatives briefed on its use.

Subject to these measures, no likely significant effect upon the Solent Maritime SAC or the Solent and Southampton Water SPA and Ramsar site is anticipated, either alone or in combination with other plans and projects.

NATIONALLY AND LOCALLY DESIGNATED SITES

The Upper Hamble Estuary and Woods SSSI and Lincegrove and Hackett's Marshes SSSI lie to the north and north-east of the application site, associated with the upper reaches of the River Hamble. The proposals involve no land take from, and no direct physical connection to, either designation. The only credible pathway is that considered under construction-phase effects above, which is addressed by the pollution prevention measures recommended.

No adverse effects upon any nationally or locally designated site are anticipated.

HABITATS AND BIODIVERSITY NET GAIN

All the habitats recorded within the application boundary are common and widespread, and of negligible ecological value. They comprise buildings, sealed and unsealed developed land and disturbed bare ground within an active construction area, together with retained ornamental boundary vegetation which lies outside the working area. None is a habitat of principal importance listed under Section 41 of the Natural Environment and Rural Communities Act 2006.

The Environment Act 2021 establishes a mandatory requirement for new development to achieve at least a 10% Biodiversity Net Gain (BNG), ensuring that post-development biodiversity value exceeds pre-development levels. Certain categories of development are, however, exempt from that requirement.

The proposed development is exempt from the mandatory biodiversity gain condition by virtue of Regulation 5 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024, which exempts householder applications.

ROOSTING BATS

All species of bat and their roosts are afforded full protection under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). It is an offence to deliberately capture, injure or kill a bat, to deliberately disturb a bat, or to damage or destroy a bat roost, whether or not bats are present at the time.

No potential roost features were identified within either the main dwelling or the part-built garage. The garage is an unroofed blockwork shell, open to the elements, with no roof covering, no void, no cavity access and no crevice features. The main dwelling has been comprehensively re-roofed and re-fitted, with tightly bedded coverings, sealed ridge, hip and verge lines, and newly installed fascias and boxed soffits offering no gaps or access points. In accordance with Table 4.1 of Collins (2023), both structures are assessed as being of negligible suitability to support roosting bats.

No further bat survey work is required, no European Protected Species Licence is required, and roosting

bats do not represent a constraint upon the development of the site.

Notwithstanding the above, bats are highly mobile and may occupy new features opportunistically, particularly where a building remains under construction for an extended period. Should a bat, or evidence of bats, be encountered at any point during the works, works must cease immediately and a suitably qualified ecologist contacted before they resume.

The results of this assessment are considered valid for a period of 18 months to two years, assuming no significant change to the site conditions. Should works not commence by March 2028, the building assessment should be updated.

NESTING BIRDS

All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended). It is illegal to damage, take, or destroy a wild bird's nest whilst it is being built or is in use, or to take or destroy its eggs.

No vegetation removal is proposed as part of this application. Should any clearance of boundary vegetation above 50 cm in height nonetheless prove necessary, it should be undertaken between September and February inclusive, outside the nesting season. If this is not possible, works should be preceded by a check for nests by a suitably qualified ecologist not longer than 48 hours before commencement of works. If nesting birds are discovered during this check, a suitable buffer area must be retained around the nest to ensure its protection until any young have fledged.

Given that the garage structure will remain open and part-built for a period, it is further recommended that the structure, together with any scaffolding, sheeting and stacked materials, is visually checked for active nests before works resume during the bird nesting season.

REPTILES

Reptiles are protected from killing and injury by sub-section 9(1) of the Wildlife and Countryside Act 1981 (as amended).

The habitats within the working area, compacted bare ground, hardcore and block paving are of negligible suitability for reptiles, and no reptile survey work is required. Should stockpiled soils or materials remain in situ long enough to become vegetated prior to their removal, a precautionary visual check should be undertaken by the site team, with material moved by hand or in shallow lifts to allow any animals present to disperse.

AMPHIBIANS

Great crested newts (GCN) are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981, as updated by the Countryside and Rights of Way Act 2000, and are included on Schedule 2 of the Conservation of Habitats and Species Regulations 2017 as European protected species.

No aquatic habitat is present within the application boundary, and the terrestrial habitat present is sub-optimal for amphibians, comprising compacted bare ground and sealed surfaces within an active construction area. The works are confined to an existing built footprint within a residential curtilage. Furthermore, the site sits within the white zone on the Eastleigh district level licence risk zone map (NatureSpace, 2026).

Therefore, GCN are not considered to be a constraint upon the development of the site, and no licence is required.

OTHER SPECIES

No evidence of badger was present on site, and badgers are not considered to be a constraint to the development of the site. No suitable dormouse habitat is present on site, and dormice are not considered to be a constraint to the development of the site. The site was not considered suitable to support any other

protected species and so they are not discussed any further.

INVASIVE NON-NATIVE SPECIES

No species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were recorded during the survey.

BIODIVERSITY ENHANCEMENT

The NPPF (2026) and Policy DM11 of the Eastleigh Borough Local Plan require development to deliver biodiversity enhancement. Notwithstanding that the scheme is exempt from the mandatory biodiversity gain condition; the following proportionate enhancements are recommended and could be secured by condition:

- One bat box attached to a retained mature tree. This should be installed at least 4 m above ground level, on the southern or south-western aspect, and away from external lighting;
- One integrated bird brick (swift or house sparrow terrace) incorporated within the fabric of the extension, or attached to an existing, retained, mature tree. It should be installed at least 5 m above ground level on a northern or eastern aspect, avoiding positions above windows and doors;
- Retention of all existing boundary trees and shrubs, with protective fencing erected in accordance with BS 5837:2012 for the duration of the works where these lie within the working area;
- Use of native or wildlife-value species within any soft landscaping scheme, prioritising nectar-rich and berry-bearing species.

Any external lighting scheme should be designed in accordance with Guidance Note 08/23: Bats and artificial lighting at night (Bat Conservation Trust and Institution of Lighting Professionals, 2023), maintaining dark corridors along the site boundaries, directing light downward and away from boundary vegetation, and avoiding direct illumination of the integrated bat and bird features.

SUMMARY OF RECOMMENDATIONS

Table 3 – Summary of recommendations

Item	Recommendation	Timing / securing mechanism
Roosting bats	No further survey required. Precautionary approach: cease works and contact an ecologist if a bat is encountered.	Construction phase; informative
Nesting birds	No vegetation removal proposed. If required, clear outside March–August or check within 48 hours. Check part-built structure and scaffolding before works resume if in the nesting season.	Construction phase; informative.
Reptiles	No survey required. Precautionary handling of any vegetated stockpiles.	Construction phase; informative
Designated sites	Standard pollution prevention measures for the duration of the works.	Construction phase; condition
Recreational disturbance	No Bird Aware Solent contribution required (no net increase in dwellings).	Determination
Nutrient neutrality	No nutrient budget required (no new overnight accommodation).	Validation
Biodiversity Net Gain	Exempt. Regulation 5, Biodiversity Gain Requirements (Exemptions) Regulations 2024 (householder applications).	Validation

Enhancement	One bat box and one bird box; native planting; sensitive lighting per GN 08/23.	Condition
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CONCLUSION

The proposals comprise a first-floor extension over an existing garage, within the curtilage of an existing single residential dwelling. The application site supports habitats which are common, widespread and of negligible ecological value, and no potential roost features for bats were identified within either the main dwelling or the part-built garage. No further ecological survey work is required.

The proposals do not trigger the mandatory biodiversity gain condition, do not give rise to a requirement for a contribution towards the Bird Aware Solent strategy, and do not require nutrient mitigation. Subject to the precautionary measures, pollution prevention measures and biodiversity enhancements set out above, there is no ecological impediment to the grant of planning permission.

REFERENCES

Bat Conservation Trust and Institution of Lighting Professionals (2023). Guidance Note 08/23: Bats and artificial lighting at night. Institution of Lighting Professionals, Rugby.

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Naturespace (2026). District Level Licensing Impact Risk Zone Map for Eastleigh.

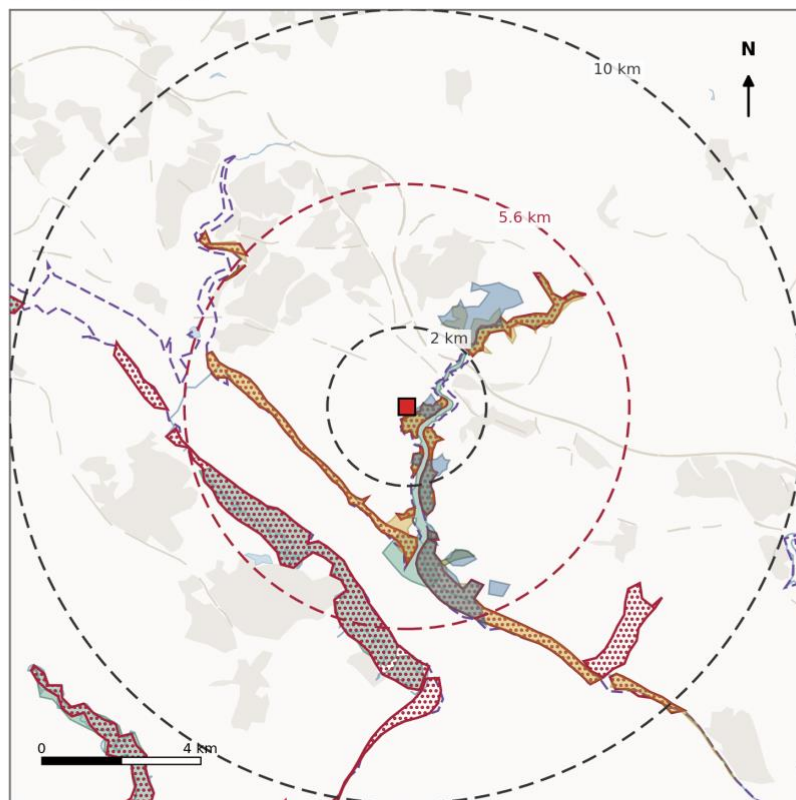
UKHab (2023). UK Habitat Classification Version 2.0.

FIGURE 1 – DESIGNATED SITES LOCATION PLAN

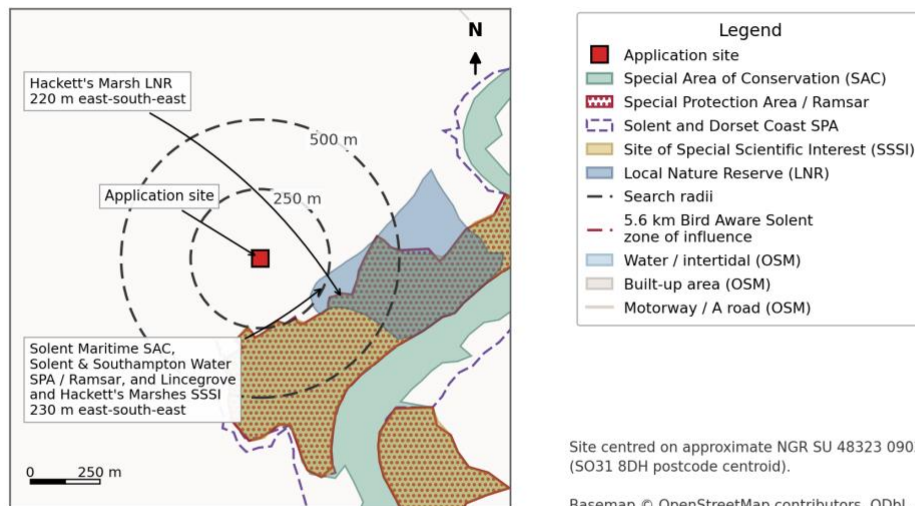
Figure 1 – Designated sites location plan

Cherry Court, Salterns Lane, Bursledon, Southampton SO31 8DH · Eastleigh Borough Council ref. H/26/101181

A — 10 km context



B — 900 m detail



Site centred on approximate NGR SU 48323 09021 (SO31 8DH postcode centroid).

Basemap © OpenStreetMap contributors, ODbL.

Designated site boundaries from planning.data.gov.uk (Natural England data, Open Government Licence), retrieved 9 September 2026. Distances measured to the nearest boundary of each designation.

Designated site boundaries generalised for reproduction at this scale — not for measurement off the page.

APPENDIX A – SITE SURVEY PHOTOGRAPHS

Photograph 1 – Main dwelling (B1), principal southern elevation, showing the newly installed roof covering, fascias, soffits.



Photograph 2 – Main dwelling (B1), south-western aspect, showing the tightly bedded roof covering, sealed ridge and verge lines, and the eastern gable under construction with temporary sheeting.



Photograph 3 – Main dwelling (B1) with western boundary trees and shrub cover.



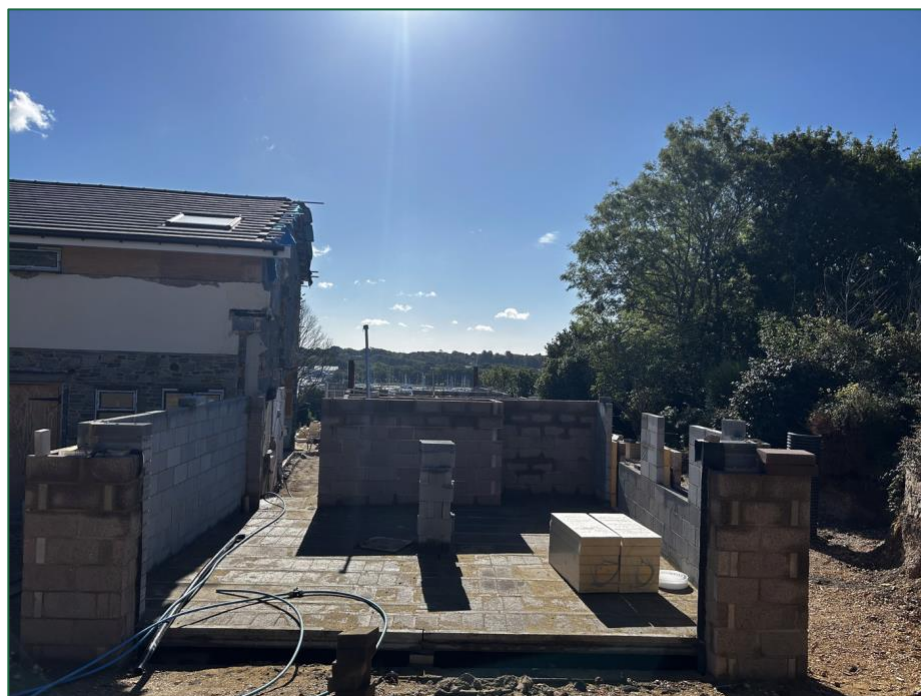
Photograph 4 – Garage (B2) under construction, viewed from the south, with the main dwelling beyond.



Photograph 5 – Garage (B2), unroofed blockwork shell and junction with the main dwelling, showing the absence of any roof covering or void.



Photograph 6 – Garage (B2) viewed from south, showing the open structure and the River Hamble and its moorings beyond.



Photograph 7 – Wider site view showing compacted bare ground, stockpiled sand and aggregates, and plant on site.



APPENDIX B – BAT ROOST SUITABILITY CATEGORIES

The following categories are reproduced from Table 4.1 of Collins (2023), Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition), and were used to assess the structures within the application boundary.

Table B1 – Guidelines for assessing the potential suitability of proposed development sites for bats

Suitability	Description of roosting habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status.
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.