



EXTENDED PHASE 1 ECOLOGICAL ASSESSMENT

LAND ADJACENT EAST HORTON GOLF CLUB, MORTIMERS LANE, FAIR
OAK, EASTLEIGH, SO50 7EA

DRAFT REPORT

January 2024

Report conditions

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<i>Written by</i>	Connor Hill	<i>Date</i>	29/01/2024
<i>Reviewed by</i>	Izabel Phillips	<i>Date</i>	29/01/2024

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Executive Summary

- This extended phase 1 ecological assessment report has been prepared in order to support a planning application for the construction of a workshop and covered aggregate bays on the land adjacent to East Horton Golf Club, Fair Oak.
- An extended phase 1 ecological assessment of the application site was undertaken on the 16th January 2024 by Connor Hill of Phillips Ecology.
- The survey area comprised entirety of the site within the red line boundary which primarily consisted of a large area of hardstanding. A data search extended to a 2km radius for statutory designated sites and 1km radius for protected species and priority habitats.
- The site is considered to support opportunities for protected and priority species including foraging/commuting bats, hedgehogs, badgers, reptiles, great crested newts and breeding birds.
- No further survey work is considered necessary.
- With the implementation of precautionary construction avoidance measures, impacts on protected and priority species will be avoided.
- Information regarding the length of time the findings from this report are valid for can be found in section 13.

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1. Introduction

1.1 Report purpose

This report has been prepared in order to present the extended phase 1 ecological assessment undertaken for the proposed construction works on the land adjacent to East Horton Golf Club (Central grid reference: SU 50691 18376).

1.2 Description of proposal

The current proposals are for the construction of a new workshop and covered aggregate bays on the land.

1.3 Report context

Exdell Ltd have prepared a planning application on behalf of their client (the applicant) for the proposed works on the land adjacent to East Horton Golf Club. Phillips Ecology have been instructed by the applicant to undertake this assessment which has been submitted to Eastleigh Borough Council.

1.4 Scope of assessment

An extended phase 1 ecological assessment was carried out on the 16th January 2024. The survey comprised a field survey and desktop study in order to identify notable or protected sites, habitats or species potentially affected by the proposal under consideration.

1.5 Survey area

The survey area comprised the entire site within the red line boundary, the habitats present included ephemeral grassland, bare ground and hardstanding. A data search extended to a 2km radius for statutory designated sites and a 1km radius for protected species, priority species and priority habitats.

1.6 Limitations

Limitations which are specific to each phase of the assessment are given in the relevant sections, below.

2. Data search

2.1 Methodology

A desk-based assessment was undertaken by Phillips Ecology on the 18th January 2024 with Multi-Agency Geographic Information for the Countryside (MAGIC). The MAGIC database was consulted for records of statutory designated sites within a 2km radius and priority habitats and protected species within a 1km radius of the application site.

2.2 Limitations

The data search results are bound by the following statement contained within MAGICs general disclaimer: “The materials contained on this website are of a general, informational, nature. We have used reasonable endeavours to ensure the accuracy and completeness of the contents of the pages on this site but the information does not constitute advice and must not be relied on as such”.

2.3 Results

2.3.1 Statutory designated sites

A single statutory designated site is located within a 2km radius of the application site being the South Downs National Park, England’s newest national park comprising 1627sq km of chalk downland. The site is located just within the south-eastern perimeter of the site.

2.3.2 Ancient woodlands

Five compartments of non-statutory ancient woodland are located within a 1km radius of the application site. The compartments are detailed in table 1, below.

Table 1 Ancient woodlands within 1km of the application site

Woodland Name	Approx. distance and direction from the site	Reason for designation
<i>Durley Copse</i>	0.30km S	This 8.7ha site is designated for its ancient-replanted woodland.
<i>Knowle Hill</i>	0.39km W	This 2.3ha site is designated for its ancient and semi-natural woodland.
<i>Greenwood</i>	0.92km SE	This 26.1ha site is designated for its ancient-replanted woodland.
<i>Tippers Copse</i>	0.98km N	This 1.5ha site is designated for its ancient and semi-natural woodland.
<i>Hall Lands Copse</i>	1km NW	This 6.4ha site is designated for its ancient and semi-natural woodland.

2.3.3 *Priority habitats*

The data search revealed the following priority habitat within 1km of the application site:

- Good quality semi-improved grassland (non priority)
- Broadleaved deciduous woodland
- Traditional orchards

2.3.4 *Protected species*

The data search revealed records of the following protected species with a 1km radius of the site. These records relate to EPSM licences that have been issued by Natural England, the dates between which the licences are active are included in brackets.

- Bats - Common pipistrelle *Pipistrellus pipistrellus* and Soprano pipistrelle *Pipistrellus pygmaeus* – 802m SE (2015 - 2020).

3. Habitats

3.1 Methodology

A field survey was carried out on the 16th January 2024 by Connor Hill of Phillips Ecology. During the survey, all broad habitat types were identified, and a list was compiled of characteristic plant species within each habitat type. These habitats are described below in accordance with Phase 1 habitat terminology.

3.2 Limitations

The cold weather conditions meant that the ground was frozen over with a layer of frost which may have obscured some of the plant species present on site. No other limitations were encountered during the survey. Despite this limitation it is still believed that a robust assessment of the site was completed during the survey.

3.3 Existing records

The data search revealed that three priority habitats were associated with the local landscape within 1km of the site comprising good quality semi-improved grassland, traditional orchards and broadleaved deciduous woodland.

3.4 Results

The site consists of a track extending along the northern boundary and into a large area of concrete hardstanding where various vehicles and machinery are stored. An earth bank consisting of bare ground where vegetation has been recently cleared is situated along the eastern and northern boundaries of the main site (south of access track) and partly extends into the north-eastern corner of the redline boundary. Two shipping containers are located in the north-eastern corner of the site on the concrete hardstanding. Small patches of short perennial are colonising the hardstanding in the cracks between the concrete slabs.

The boundary of the site consists of a fence to the north with hedgerow beyond it, scrub and short perennial grassland to the west and south and a recently cleared earth bank to the east where trees and scrub have been removed.

Further afield, the landscape is characterised by a mosaic of habitats including a meadow to the southwest, a small lake surrounded by woodland and scrub to the north and a line of trees, car park and golf course to the east.

The following Phase 1 habitat types were recorded within the survey site. A phase 1 habitat map is available in appendix 2.

3.4.1 *Ephemeral/short perennial (J1.3)*

Small patches of ephemeral vegetation have encroached onto the site where cracks and gaps between the concrete slabs have formed, exposing the low-quality rocky soil beneath (Figure 1). These patches are scattered all over the hardstanding however the largest areas occur around the north and east of the shipping containers and along the western site boundary where the scrub (outside of the site) subsides. The species

recorded include perennial rye-grass *Lolium perenne*, thistle sp. *Cirsium sp.*, greater plantain *Plantago major*, common ivy *hedera helix*, dandelion sp. *Taraxacum sp.*, meadow buttercup *Ranunculus acris*, ribwort plantain *Plantago lanceolata*, pendulous sedge *Carex pendula*, mouse-ear-hawkweed *Pilosella*, violet sp. *Viola sp.*, common figwort *Scrophularia nodosa*, common nettle *Urtica dioica*, broad-leaved dock *Rumex obtusifolius* and hairy bitter-cress *Cardamine hirsuta*.



Figure 1 – short perennial encroaching from under the scrub onto site

3.4.2 Fence boundary (J2.4)

A metal fence extends along the northern boundary of the site (Figure 2). The remaining site does not have any other linear boundary features and is defined by the edges of the open hardstanding area.



Figure 2 – northern fence line along pathway

3.4.3 Buildings (J3.6)

No permanent buildings are present onsite. The only temporary structures present consist of two shipping containers located in the north-eastern corner of the large area of concrete (Figure 3).



Figure 3 – shipping containers in the north-eastern corner of the hardstanding

3.4.4 *Bare ground (J4)*

The earth banks to the north and east of the hardstanding have been recently cleared of vegetation and predominantly reside outside the sites redline boundary. However, a small section of bare ground bank does extend into the north-eastern corner of the site.



Figure 4 – bare ground earth bank to the north-east of the hardstanding on site

3.4.5 *Other - Hardstanding (J5)*

The majority of the site comprises hardstanding formed by large concrete slabs. The area is used to store vehicles and machinery on and is devoid of vegetation except for small patches of encroaching perennial herbs.



Figure 5 – Open area of hardstanding forming the majority of the site.

3.5 **Assessment**

The only vegetation present on site consists short perennial which contains no assemblage of species that are considered to be of ecological value. The remaining habitats onsite are hardstanding and bare ground neither of which support any vegetation and therefore are of no botanical value.

The surrounding habitats that lie adjacent to the sites redline boundary including the scattered trees and scrub are considered to be of high ecological value.

4. Protected and notable species assessment

The scope of works, data search and habitat assessment have informed the scope of the protected and notable species assessment. On this basis, the following protected and priority species have been considered further within this report:

- Bats (foraging and commuting)
- Badgers
- Hazel dormice
- Hedgehogs
- Reptiles
- Great crested newts
- Breeding birds

The surveyed site has been assessed for its potential to support the above-named protected species based upon the criteria in Table 2.

Table 2 Protected species grading criteria

<i>Grading criteria</i>	<i>Justification</i>
<i>Negligible</i>	Site is entirely unsuitable for species. Presence of species highly unlikely.
<i>Low</i>	Minimal suitable habitat present or, if present, highly degraded/fragmented. Minimal linkage to suitable habitat beyond site. Presence of species unlikely.
<i>Moderate</i>	Presence of some suitable habitat features for species. Surveyed site within/close to known range or known occurrence but factors such as isolation/fragmentation may reduce potential. Presence of species is more likely than not.
<i>High</i>	Presence of optimal habitat features for species. Surveyed site within known range/close to known occurrence. Excellent connectivity to optimal habitat. No justification for discounting presence of species.
<i>Confirmed presence</i>	Species confirmed on site through direct sighting, presence of field signs (e.g. scat, hair, prints, nest, eggs, habitation etc.) or through desk-based assessment.

5. Bats

5.1 Methodology

An assessment was made of the site's suitability to support foraging and commuting bats in accordance with the Bat Conservation Trust (BCT) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition).

No permanent structures are present within the site's redline boundary. The two shipping containers on site offer negligible suitability for roosting bats.

5.2 Limitations

Limitations were not encountered during the course of the survey.

5.3 Assessment methodology

The site's suitability for supporting commuting and foraging bats will be assessed against the guidelines within Table 3 which have been adapted from the BCT Good Practice Guidelines.

Table 3 Suitability assessment guidelines

<i>Suitability</i>	<i>Description of Foraging/Commuting Habitats</i>
<i>Negligible</i>	Negligible habitat features on site likely to be used by commuting or foraging bats.
<i>Low</i>	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or un-vegetated stream, but isolated i.e. not very well connected to the surrounding landscape by other habitats. Suitable but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not parkland situation) or a patch of scrub.
<i>Moderate</i>	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines 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.
<i>High</i>	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 tree 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.

5.4 Results

The site primarily consists of a large area of hardstanding with small patches of short perennial encroaching towards the centre. These habitats offer little in the way of foraging resource for bats, however, the surrounding landscape including the nearby compartments of woodland, ponds, line of trees, scrub and meadows are considered to be suitable for foraging and commuting bats. Therefore, it is likely that bats will commute through and forage near to the site.

5.5 Assessment

When considered in view of the criteria set out in Table 3, the site is considered to support low suitability for foraging and commuting bats.

In the context of the wider landscape, the habitats within the application site are considered unexceptional for foraging and commuting bats. They are, nevertheless, located immediately adjacent to habitat suitable for commuting and foraging bats and it is highly likely that bats will commute through the site as a component of their wider foraging range.

6. Badgers

6.1 Methodology

The survey involved a detailed investigation of the site to identify evidence of badger residence, foraging or territorial activity. This includes badger setts, latrine sites, dung piles, well-used trails, prints and hairs. Particular emphasis was placed on locating badger setts, paths and signs of territorial activity such as dung piles and latrines.

6.2 Limitations

Limitations were not encountered during the course of the survey.

6.3 Results

The concrete onsite lacks suitable foraging resource to be utilised by badgers. No evidence of mammal foraging activity was recorded on site. Furthermore, no evidence of a badger sett was recorded both on site or in the surrounding earth banks. However, the nearby mature hedgerows, meadows and bare ground would provide suitable habitat for the formation of a sett within the local area.

6.4 Assessment

Badger setts are considered to be absent from the application site, however, there is still considered to be moderate potential for badgers to commute through the site to access the surrounding suitable habitat.

7. Dormice

7.1 Methodology

An assessment was made of the suitability of habitat on site to support hazel dormice. Key habitats are woodland, scrub and hedgerows, particularly where these offer dense vegetation within which to nest/hibernate and key resources such as hazel nuts, fruiting/nectar-rich plants (e.g. hawthorn, bramble) to provide a continuum of food resources throughout the active season and honeysuckle *Lonicera periclymenum* (for nesting material). Landscape-scale habitat linkages such as hedgerows are fundamental for dormouse presence where small scale or sub-optimal habitats are recorded within a site.

7.2 Limitations

Limitations were not encountered during the course of the survey.

7.3 Results

The site is devoid of any functional habitat that could be utilised by dormouse populations. There are no trees, scrub or other vegetation that can be used as either nesting or foraging resources and as such it is extremely unlikely that dormice will use the site.

7.4 Assessment

As the only vegetation onsite is short perennial, the site is considered wholly unsuitable for supporting populations of dormice. Additionally, the open nature of hardstanding in combination with the lack of surrounding trees makes it unlikely that dormice will commute through the site. The surrounding habitats outside of the site are suitable for hazel dormice but will not be impacted by the works.

8. Hedgehogs

8.1 Methodology

The site was assessed for its suitability to support hedgehogs based on the presence of favoured habitats such as woodland edges, hedgerows, grassland and suburban habitats.

Hedgehogs are most abundant within gardens, parks and amenity land close to or within human settlements. They are generally scarce in areas of coniferous woodland, marshes and moorland, probably because of a lack of suitable sites and materials for the construction of winter nests (Morris, 2006). Any evidence of hedgehog activity such as prints or droppings would be recorded.

8.2 Limitations

Low detections rates are associated with evidence of hedgehog activity; therefore, absence of evidence does not confirm the absence of hedgehogs. For this reason, the assessment of the likely presence/absence of hedgehogs has largely been informed by the species' local distribution and the habitats within the site and local area.

8.3 Results

Although the site itself lacks suitable foraging habitat for hedgehogs the surrounding bare ground, scrub, meadow and woodland habitats provide ample opportunities for foraging

hedgehog and as such there is a reasonable likelihood that hedgehogs will utilise the site as a commuting passage between these local habitats.

8.4 **Assessment**

There is considered to be moderate potential for hedgehog to occur on site.

9. Reptiles

9.1 **Methodology**

An assessment was made of the site's suitability to support reptile populations. Key habitat features include tussocky/patchy grassland, scrub edge, linear watercourses, ponds, compost heaps, brash piles and rubble/soil heaps. Linkage to suitable habitat within the surrounding landscape will increase the potential for reptiles to occur, although populations can occur within isolated/fragmented habitats even within urban areas.

9.2 **Limitations**

Limitations were not encountered during the course of the survey.

9.3 **Results**

The lack of tall vegetation onsite greatly reduces the chances of reptiles being present on site due to the lack of cover. However, the surrounding hedgerow, scrub, meadow, earth banks and grassland support high potential for reptiles and as such it is possible that reptiles might utilise the open peripherals of the hardstanding where vegetation cover is close by to bask. Furthermore, the small dirt, metal and tire piles on site could entice more widespread transient reptiles to disperse through the site or use the site opportunistically given the sites connectivity to suitable habitat within the wider area.

9.4 **Assessment**

There is considered to be low potential for widespread reptiles to occur on site.

10. Great Crested Newts

10.1 **Methodology**

Great crested newts are only present in their breeding ponds during the spring and early summer – for the rest of the year, they will be dispersed across the surrounding area, generally in grassland, scrub, woodland and hedgerows, although they may be found in gardens and brownfield sites. They can travel some distance from their breeding ponds, and as a general rule, developments within 500m of such a pond may have the potential to have an impact on GCN, although to a certain extent, this does depend on any intervening habitat or barriers to dispersal.

An assessment was made of any waterbodies and terrestrial habitat within the site for their suitability to support populations of amphibians. Suitable waterbodies will generally be characterised by the presence of good quality water, diverse macrophyte cover and an absence of fish. For the protected great crested newt, each waterbody is normally

assessed using the Habitat Suitability Index (HSI) system (Oldham et al., 2000) and assigned a grading score between zero (poor suitability) and 1 (excellent suitability).

10.2 Limitations

The HSI for great crested newts is a measure of habitat suitability. In general, ponds with high HSI scores are more likely to support great crested newts than those with low scores. However, in isolation, the system is not sufficiently precise to allow the conclusion that any particular pond with a high score will support newts, or that any pond with a low score will not do so (Oldham et al., 2000).

10.3 Results

The site is located within a red impact zone for GCN with a total of seven waterbodies located within a 500m radius of the site. The closest is located within Land at Knowle Lane, Fair Oak SINC located 20m to the north of the site. Some physical barriers reduce the connectivity of the local ponds, including roads surrounding one of the waterbodies and three others being separated by a stream that could block GCN dispersal depending on its flow rate. Nevertheless, these ponds offer a suitable network for GCN and so it is possible there are populations in the vicinity of the site.

Although there is potential for GCN to be residing near to the site the habitats present within the redline boundary (hardstanding, bare ground, short perennial) do not provide enough shelter for the species and so are considered unsuitable. Additionally, the nearest pond (20m north) is surrounded by ideal habitat for GCN and so it is unlikely the species would cross through this to utilise the sub-optimal habitat on site.

10.4 Assessment

Given the lack of a suitable habitat on site, the site is considered to support low potential for great crested newts. However, it is possible that some transient individuals may commute across the site.

11. Breeding birds

11.1 Methodology

An assessment was made of the site's suitability to support breeding bird species. Nesting birds will utilise a broad range of habitats, including built structures, trees, scrub, isolated shrubs, dense herbaceous vegetation (terrestrial and aquatic) and open grassland. All bird species and evidence of breeding activity (active or inactive) observed on site were recorded.

11.2 Limitations

No limitations were encountered during the survey.

11.3 Results

No bird nests were recorded during the survey. Furthermore, the site is unlikely to support nesting birds due to a lack suitable habitat to create nests on.

11.4 **Assessment**

Habitats within the site are unlikely to support nesting opportunities for bird species.

Overall, the site is considered to support low potential for breeding birds.

12. Discussion and Assessment of Impacts

12.1 Relevant legislation and policy

Circular 06/2005 identifies that applicants should not be required to provide information on protected species unless there is a reasonable likelihood that they will be present and affected by the proposed development. The site is considered to support habitats with suitability and potential for protected species and these may be affected by the proposed development. Therefore, the proposal triggers 'reasonable likelihood' under the Circular.

The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (commonly referred to as the Habitats Regulations) may apply should protected species be confirmed on site.

In the case that a European protected species is found to be present and impacted by the proposal, the local planning authority will be required to engage with the Habitat Regulations. Permission will be granted unless:

- a) the development is likely to result in a breach of the Habitats Regulations, and
- b) is unlikely to be granted an EPS licence from Natural England to allow the development to proceed under a derogation from the law (under licence).

When considering whether Natural England would not be unlikely to grant a licence for the identified impact, the local planning authority must consider the three tests which are set out in the Habitat Regulations:

1. the consented operation must be for 'preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment' (Regulation 53(2)(e));
2. there must be 'no satisfactory alternative' (Regulation 53(9)(a)); and
3. the action authorised 'will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range' (Regulation 53(9)(b)).

Natural England will grant a licence if the development proposal is able to meet the three tests.

12.2 Designated sites

The proposal will not result in the direct loss of any designated sites. Nor will it result in the direct loss of any habitat that could be considered functionally linked supporting habitat for any of the identified designated sites.

12.3 Habitats

The main habitats which will be directly impacted by the proposed development are hardstanding, bare ground and short perennial. As such, very little vegetation will be

impacted by the works and any that is to be removed is easily replicable and of little botanical value. It is considered that there will be no impact to habitats of ecological importance such as priority habitats as a result of its loss. However, the uncompensated removal of any of the surrounding scrub or trees would result in a net loss of biodiversity at the site which would be contrary to NPPF.

12.4 **Bats**

The application site is considered to support low suitability for foraging and commuting bats. This suitability is primarily associated with the sites proximity to nearby hedgerows, tree lines, meadow and ponds which are to be retained. However, illumination of the habitats would render them unsuitable for foraging and commuting bats despite their retention, resulting in an overall loss of foraging/commuting habitat on site.

12.5 **Badgers**

The site supports moderate suitability for commuting badger. Therefore, impacts to badgers could occur during construction phase if trenches are left open. Impacts on badgers associated with loss or damage of setts or loss of foraging habitat are not anticipated.

12.6 **Hazel dormouse**

The proposal will not result in the loss of habitat which is considered to support potential for dormice. Therefore, no impacts on the species are anticipated.

12.7 **Hedgehog**

Impacts on hedgehogs are likely to be associated with the construction phase of the development if dug trenches are left open.

12.8 **Reptiles**

The proposal will result in the disturbance of small areas of habitat which are considered to support low suitability for common species of reptile. Therefore, there is considered to be potential for impacts upon these species associated with the construction phase of the development.

12.9 **Great crested newts**

The proposal is very unlikely to impact GCN due to the lack of suitable habitat on site. However, as there is a suitable network of waterbodies within the surrounding landscape and the site is located inside a red impact risk zone for GCN, construction works without precautionary measures could result in the accidental killing of any present GCN.

12.10 **Breeding birds**

The development is unlikely to result in the loss of any breeding bird habitat. However, some bird species could nest inside some the piles of machinery if they have been left undisturbed for prolonged periods of time. The breeding bird season is generally seen as extending from March to the end of August, (although may extend longer depending on

local condition) there is a higher potential for birds to be impacted by the works during this period.

13. Requirement for further surveys

Further surveys are required where there is a reasonable likelihood that a protected species will be present and impacted by the proposed development. An assessment into the requirement for further surveys is presented below, however in summary, no further surveys are considered necessary.

It is important that planning decisions are informed by current ecological survey data. Due to this, there is a limited time frame that phase 1 and phase 2 surveys are valid before becoming outdated. This time frame can vary depending on any changes in project circumstances or plans but it is generally considered that phase 1 ecological surveys are valid for a period of 18 months (CIEEM, 2019). Projects that take place over periods longer than 18 months might be required to carry out further ecological surveys to ensure planning authorities have the necessary up-to-date information to make well informed, evidence-based decisions.

13.1 Designations

No further surveys are considered necessary.

13.2 Habitats

No further surveys are considered necessary.

13.3 Bats

The affected areas of habitat within the site are considered to be unexceptional in the context of the local area as a foraging or commuting resource. Therefore, further surveys are considered unnecessary for understanding impacts on foraging and commuting bats, subject to the precautionary mitigation measures set out in Section 14.

13.4 Badgers

Subject to the precautionary mitigation measures set out in Section 14, no further surveys are considered necessary.

13.5 Hazel dormice

As no impact to hazel dormice are anticipated, no further recommendations in relation to the species are considered necessary.

13.6 Hedgehog

Subject to the precautionary mitigation measures set out in Section 14, no further surveys are considered necessary.

13.7 Reptiles

Given the small scale of suitable habitat within the application site, there is not considered to be a high enough risk to reptiles for it to be reasonable to require that specific surveys are carried out. Precautionary measures have been specified in Section 14 to ensure that any potential impacts are avoided.

13.8 Great Crested Newts

Subject to the precautionary mitigation measures set out in Section 14, no further surveys are considered necessary in respect of GCN.

13.9 Breeding birds

Subject to the precautionary mitigation measures set out in Section 14, no further surveys are considered necessary in respect of breeding birds.

14. Mitigation recommendations

14.1 Bats

In order to limit any effects on foraging and commuting bats, external lighting should be limited to only that which is absolutely necessary for safety purposes, both during the construction phase and once the proposals are complete. The following lighting measures are required:

- Lighting to the completed development should be as low brightness as possible, kept at a low level and directed away from all boundaries. Lighting on sensors should not be so sensitive that foraging bats trigger them.
- All lighting must follow the Bat Conservation Trusts and Institute of Lighting Professionals guidance on bats and artificial lighting (BCT, 2018).

14.2 Badgers

In order to avoid harm to badgers during the construction works, any trenches will either be covered at night or fitted with a soil or plank ramp to enable any badgers which fall in to leave on their own accord.

14.3 Hedgehogs

In order to avoid harm to hedgehogs during the land alteration works the following precautionary measures will be employed:

- Any trenches will either be covered at night or fitted with a soil or plank ramp to enable any hedgehogs which fall in to leave on their own accord.
- Any accumulations of brash will be dismantled by hand in a sensitive and careful manner.
- The bonfire on site must be checked for hedgehogs prior to lighting.

14.4 Reptiles

Care should be taken that the development does not kill/injure reptiles. Key habitat features for reptiles include brash piles and rubble/soil heaps. Linkage to suitable habitat within the surrounding landscape will increase the potential for reptiles to occur, although populations can occur within isolated/fragmented habitats even within urban areas. Should any reptiles be encountered, they should be allowed to move away of their own accord. All waste shall be placed directly into a skip so that rubble piles and therefore potential hibernation areas are not created in areas which will subsequently be disturbed by site works.

14.5 Great crested newt

Given the limited potential for GCN to be present and the absence of suitable terrestrial habitat it is not considered necessary to carry out further detailed surveys. However, it is recommended that a precautionary approach to the construction phase is adopted.

- All waste shall be placed directly into a skip so that rubble piles and therefore potential hibernation or terrestrial resting areas are not created in areas which will subsequently be disturbed by site works.
- Piles of loose sand or other granular materials into which GCN could bury are not to be left around the site. All such materials will ideally be delivered in bags and kept in such bags until required for use. Bags should be stored on pallets. If it is essential that they are delivered loose, they should only be dug into by hand.
- Any accumulations of brash will be removed by hand in a sensitive and careful manner.
- All trenches will be left covered at night. They must be checked in the morning before they are filled in.
- No bonfires will be made or lit on site.
- If during the clearance works a GCN is found all works must stop and the supervising ecologist contacted, who will contact the Natural England licensing team.

14.6 **Breeding birds**

Care should be taken that the development does not disturb breeding birds. The bird nesting season is taken to be March to August, inclusive. If occupied nests are present then the nest must not be removed, and clearance can only recommence once the nest becomes unoccupied of its own accord.

15. Enhancements

The delivery of biodiversity enhancement on development sites is promoted by the National Planning Policy Framework (NPPF) and Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006.

Where opportunities exist it is best practice to provide enhancement features which encourage greater biodiversity within development sites in accordance with the NPPF and Local Planning Authority's responsibilities under the NERC Act.

Opportunities for enhancement which are proportionate to the scale of the development include:

- The provision of new bird nesting opportunities in the form of an open fronted nest box. This will be installed on either the nearby trees or newly constructed building on site.
- The provision of a bat box. The box should be installed as high as possible, at least 3m above ground, in sheltered position on either on the nearby trees or on either south-eastern or south-western faces of the newly constructed building.

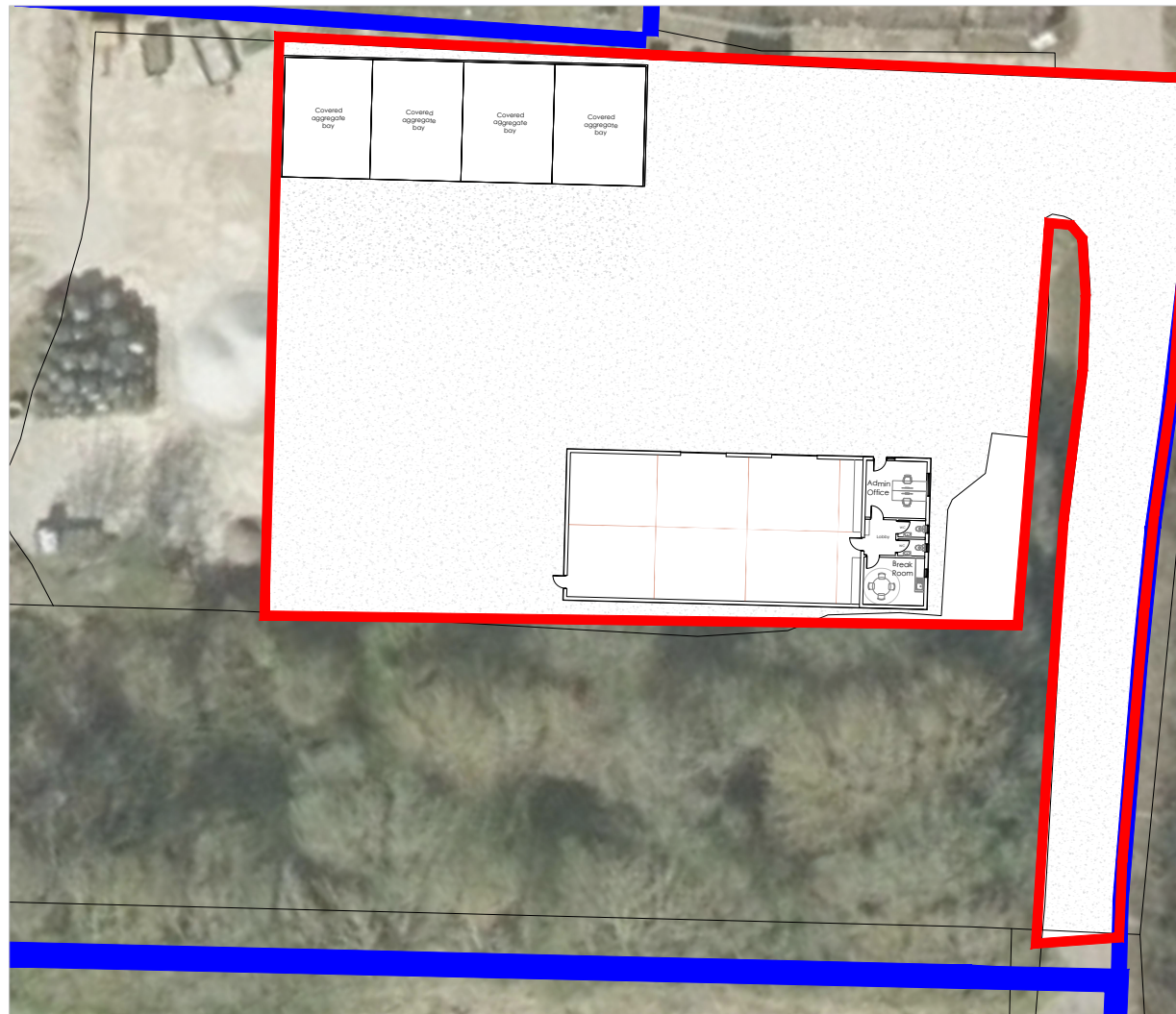
16. Conclusion

The extended phase 1 ecological assessment has confirmed that the site supports opportunities for a range of protected species including foraging and commuting bats, hedgehogs, badgers, reptiles, great crested newts and breeding birds. Given the scale of the proposal, it is possible to deliver the scheme with a range of measures which avoid impacts on the identified ecological receptors. These include sensitive lighting and timing of the works. Opportunities for ecological enhancement have been suggested for the site.

17. References

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Appendix 1 – Proposed Site Location Plan



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This plan is illustrative for planning purposes only.

0m 5m 10m 15m 20m

NORTH

Scale 1:250 @ A3



ADDRESS: Land at East Horton Golf Course
Mortimers Lane
Fair Oak
Eastleigh

TITLE: Proposed Site Plan Inset

Ref. 027-04 004

Date: 20th of December 2023

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Appendix 2 – Phase 1 habitat map





07760 208562

info@phillipsecology.co.uk

www.phillipsecology.co.uk

Hampshire office:
Clifton Cottage
Bucks Head Hill
Meonstoke
Hampshire
SO323NA