



Preliminary Ecological Appraisal
98 Chalvington Road, Changers
Ford

For
Mr & Mrs Jagpal

Report Ref.: NC024/031

December 2024

Date of Issue	Author	Report No.
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1. Summary

- 1.1.1** Mr & Mrs Jagpal are submitting a planning proposal to demolish their existing property and construct two new ones at 98 Chalvington Road, Chandlers Ford, Hampshire, SO53 3EH. The proposals include the construction of two new properties, two separate gardens and driveway parking and access. The proposed development is set on a 0.06 hectare site. The site location is shown on Figure 1. The site comprised one large residential property, hardstanding driveway, rear lawned garden and two sheds.
- 1.1.2** Nature's Cousins were commissioned to undertake a Preliminary Ecological Appraisal (PEA) of the site, including an ecological desk study, habitat survey and assessment of the site's baseline biodiversity value. This appraisal informs the assessment of potential effects of the project on biodiversity and ecological features including protected species, species of conservation concern, designated sites and priority habitats for nature conservation.
- 1.1.3** Records for statutory designated sites and priority habitats were collated for a 1km study area from online data sets, and desk study records for non-statutory designated sites, protected species and species of conservation concern were requested from the local environmental records centre.
- 1.1.4** The desk study found were that the site is within 2km of one statutory designated sites; Valley Park Woodlands Local Nature Reserve (LNR); 1.3km North. The designated site will not be impacted by the proposals.
- 1.1.5** The desk study found records of priority habitats for nature conservation within the 1km study area. These included coastal floodplain grazing marsh, lowland meadows, deciduous woodland and purple moor grass and rush pasture. The closest parcel of priority habitat to the site was deciduous woodland 400m north from site. A total of 18 parcels of ancient woodland were recorded within the study area.
- 1.1.6** Records of protected and notable species were found within the 1km study area. These included multiple records for birds, six records for bats, common reptiles, stag beetle and hedgehog.
- 1.1.7** A habitat survey using the UK Habitat Classification (UKHab) methodology was undertaken during a site visit carried out by Grace Cousins, MSc, BSc Hons, MCIEEM, on 20th November 2024. Habitats on site were described, mapped and assessed for their conservation importance and potential to support protected species or species of conservation concern. Habitat conditions were also recorded.
- 1.1.8** During the habitat survey the main habitats found were modified grassland (g4), developed land (hardstanding; (u1b) and buildings (u1b5). The habitat survey results are shown in Figure 3.
- 1.1.9** A baseline biodiversity unit value for habitats was 0.03. A total of 0.033 habitat units will be required to purchase offsite in order to achieve the required 10% net gain.

2. Introduction

2.1.1 During the ecological desk study, designated sites and priority habitats¹ for nature conservation are identified within a defined study area of the proposed works and the potential of the project to affect those sites and habitats is discussed. Records for protected species and species of conservation concern² are collated to identify potential effects of the project and inform requirements for further surveys if necessary. During the habitat survey undertaken by a suitably qualified ecologist, the habitats present on the site are identified and mapped to determine the baseline biodiversity metric value for the site, and the suitability of the site to support protected species and species of conservation concern is assessed.

2.2 Project Description

2.2.1 The existing property at 98 Chalvington Road, Chandlers Ford, SO53 3EH is due to be demolished and replaced with two new residential dwellings (see proposed drawing Appendix 4).

2.2.2 The proposals are hereafter referred to collectively as “the proposed works”.

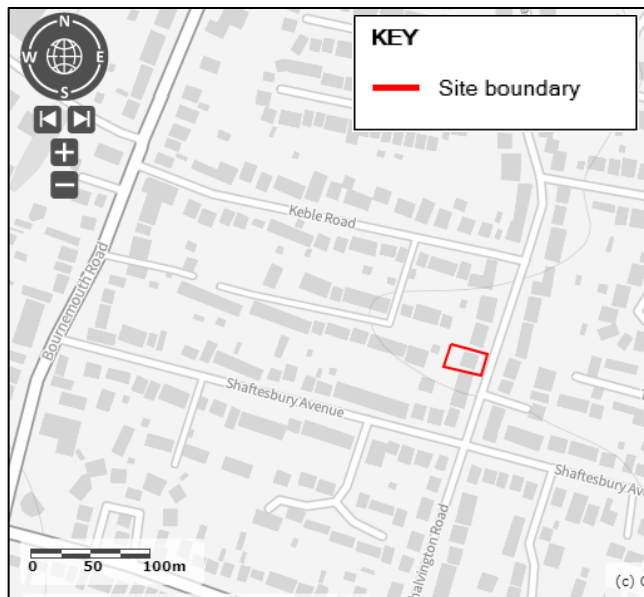
2.3 Site Description

2.3.1 The site comprises a large hardstanding driveway at the front of the property with hardstanding driveway (u1b) leading up the eastern side of the house leading to a plastic shed. The rear of the property is small parcel of modified grassland (g4) with another dilapidated wooden shed. There were no trees, hedgerows or waterbodies on site. The site location is shown on Figure 1 below.

Figure 1: Site Location

¹ Priority habitats are habitats listed on the Section 41 list of the Natural Environment and Rural Communities Act 2006 (the NERC Act) as Habitats of Principal Importance in England or listed in local Biodiversity Action Plans.

² Species of conservation concern are species identified on published lists as being rare, vulnerable or declining, This includes priority species which are species which are listed on the Section 41 list of the NERC Act as Species of Principal Importance in England or species which are listed in local biodiversity action plans. Protected species are species protected under legislation.



2.4 The Brief and Objectives

2.4.1 Nature's Cousins was commissioned on 19th November 2024 to undertake a PEA for the project, including:

- An ecological desk study;
- A habitat survey;
- Condition assessments to inform baseline biodiversity metric calculation; and
- A report detailing results.

2.4.2 The objective of the appraisal was to identify constraints and opportunities related to ecology and biodiversity with respect to possible development of the site.

2.5 Limitations

2.5.1 The species data collated during the desk study is mainly derived from records submitted by members of the public and *ad hoc* surveys undertaken by volunteers. Therefore, it should not be taken as a definitive list of the protected species and other species of conservation concern that occur in the local area.

2.5.2 This report is based on the development boundary and layout provided by the architect on the 19th November 2024. Subsequent changes may result in a requirement to reassess the potential impacts of the development and the requirements for avoidance, mitigation and enhancement.

3. Planning Policy and Legislation

3.1.1 National legislation and planning policy relating to ecology and biodiversity, relevant to the proposed works, is summarised below. Local policies relevant to the project are also described below.

3.1.2 This report refers to “ecological features” which include:

- Statutory designated sites for nature conservation;
- Non-statutory designated sites for nature conservation;
- Priority habitats for nature conservation, including ancient woodland;
- Protected species;
- Species of conservation concern; and
- Invasive non-native species.

Designated Sites

3.1.3 Designated sites for nature conservation are protected under UK legislation. Sites can be classified according to their levels of conservation importance. Sites may be considered of international, national or local conservation importance. Internationally important sites receive the highest level of protection.

3.1.4 Paragraph 180 of the National Planning Policy Framework, 2023 (NPPF) states that: “Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)”. In this guidance, which sets out the government’s planning policies for England and how they should be applied, “sites of biodiversity” are taken to include designated sites for conservation.

3.1.5 Paragraph 187 of the NPPF states that “The following should be given the same protection as habitats sites³:

- a) potential Special Protection Areas and possible Special Areas of Conservation;
- b) listed or proposed Ramsar sites; and
- c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.”

3.1.6 Statutory designated sites of national importance include Sites of Special Scientific Interest (SSSIs) which are protected under the Wildlife and Countryside Act 1984 (WCA), Countryside and Rights of Way Act 2000 (CRoW Act) and Natural Environment and Rural Communities Act 2006 (NERC Act). National Nature Reserves (NNRs) are a selection of the very best parts of England’s SSSIs, protected under the WCA and CRoW Act.

3.1.7 Natural England’s Impact Risk Zones (IRZ) for SSSIs (Natural England, 2021) is a GIS tool developed by Natural England to make a rapid initial assessment of the potential risks to SSSIs

³ Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.

posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts. The IRZs also cover the interest features and sensitivities of European sites, which are underpinned by the SSSI designation and "Compensation Sites", which have been secured as compensation for impacts on European and Ramsar sites.

- 3.1.8** Development proposals situated within IRZs may require consultation between the Local Planning Authority and Natural England to discuss the potential impacts of a proposal upon the designated site.
- 3.1.9** Local Nature Reserves (LNRs) are statutory designated sites of local importance that receive protection under the National Parks and Access to the Countryside Act 1949. Local Planning Authorities are required to consult Natural England about all new proposals. An LNR can be given protection against damaging operations. It also has protection against development on and around it. This protection is usually given via the Local Plan⁴ (produced by the planning authority), and often supplemented by local bylaws. Unlike national designations, the level and type of protection afforded an LNR is decided locally and varies from site to site.
- 3.1.10** Non-statutory designated sites, such as Sites of Nature Conservation Interest (SNCI), Sites of Interest to Nature Conservation (SINC) and Local Wildlife Sites (LWSs) are of local importance. These sites are not protected under legislation. However, local authorities take account of local sites when formulating local plans and when considering planning applications.

Priority Habitats

- 3.1.11** In this report priority habitats for nature conservation include:
- Habitats of Principal Importance listed under Section 41 of the NERC Act;
 - Habitats listed under Local Biodiversity Action Plans (LBAPs); and
 - Ancient woodland.
- 3.1.12** Habitats of Principal Importance are listed under the NERC Act. Under Section 41 of the NERC Act, the Secretary of State must, as respects England, publish a list of the types of habitat which in the Secretary of State's opinion are of principal importance for the purpose of conserving biodiversity.
- 3.1.13** Section 40 of the Act places a duty on all public bodies, including planning authorities, to have regard for biodiversity in exercising their functions. Planning authorities should have particular regard to the Habitats of Principal Importance (priority habitats) listed under Section 41 of the Act which should be treated as a material consideration in the planning process.

⁴ A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

- 3.1.14** Paragraph 185 of the NPPF states that to protect and enhance biodiversity and geodiversity, plans should “promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.” The NPPF defines “priority habitats and species” as “Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006”.
- 3.1.15** Some habitats are described as ‘irreplaceable habitat’. The NPPF describes these as habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.
- 3.1.16** Ancient woodland is any area that’s been wooded continuously since at least 1600AD⁵. Ancient woodland, as well as ancient and veteran trees, are regarded as an irreplaceable habitat⁶. Paragraph 186(c) of the NPPF states that “When determining planning applications, local planning authorities should apply the following principles: c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists ...”

Protected Species

- 3.1.17** Rare and declining plant and animal species in the UK are generally protected under national legislation. Such protection and species can be found in Appendix 2.
- 3.1.18** Species protected under the Habitat Regulations⁷ receive the highest level of protection in the UK. These species are considered to be of international importance because they are rare or declining in Europe as well as in the UK. These species are not only protected from killing and injury, but their breeding sites and resting places are also protected. These species include:
- Great-crested newt (*Triturus cristatus*), natterjack toad (*Epidalea calamita*) and pool frog (*Pelophylax lessonae*);
 - All bat species;
 - Hazel dormouse (*Muscardinus avellanarius*) and otter (*Lutra lutra*);
- 3.1.19** For the species listed above, the Habitats Regulations makes it an offence to:
- Deliberately kill, injure, disturb or capture them;
 - Deliberately take or destroy their eggs;
 - Damage or destroy their breeding sites and resting places⁸; and
 - Possess, control or transport them (alive or dead).

⁵ Ancient woodland includes ‘ancient semi-natural woodland’ (ASNW) and plantations on ancient woodland sites (PAWS).

⁶ <https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions>

⁷ These species are often referred to as European Protected Species (EPS) because the requirement to protect them under national legislation originally derives from the fact that these species are listed under the European Habitats Directive

⁸ This applies even if the species is not present at the time when the damage or destruction occurs.

3.1.20 The WCA also offers protections. In addition to the species listed above, which also receive some protection under the WCA (Section 9 (1)), protection under this legislation is given to prevent intentional (or reckless in Scotland) killing and injury⁹ of:

- Common lizard (*Zootoca vivipara*), slow worm (*Anguis fragilis*), adder (*Vipera berus*) and grass snake (*Natrix helvetica*);
- All wild birds; and
- Water vole (*Arvicola amphibius*).

3.1.21 The WCA also provides additional protection for some species also protected under the Habitats Regulations. These species include great-crested newt, sand lizard, smooth snake, bats, dormouse, otter, large blue butterfly, Fisher's estuarine moths, and little ramshorn whirlpool snails, whereby it is also an offence under the WCA to intentionally or recklessly:

- Disturb while they occupy a structure or place used for shelter or protection; and
- Obstruct access to a place of shelter or protection.

Species of Conservation Concern

3.1.22 Other rare or declining species may not receive strict legal protection but may be recognised on published lists as species of conservation concern that should be protected as a matter of best practice.

3.1.23 Under Section 41 of the NERC Act, the Secretary of State must, publish a list of the living organisms which in the Secretary of State's opinion are species of principal importance for the purpose of conserving biodiversity. Planning authorities are required to have particular regard to these species and treat them as a material consideration in the planning process. Consideration of species of conservation concern during development projects is a requirement of the NERC Act which states that any "public authority must, in exercising its functions, have regard ... to the purpose of conserving biodiversity" and "conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat."

3.1.24 Further information can be found in Appendix 2.

Invasive Non-Native Plant Species

3.1.25 Invasive non-native plants are those listed as species of special concern because they cause severe problems for native UK plants and the environment.

3.1.26 The relevant legislation on invasive plant species is:

- Schedule 9 of the WCA; and

⁹ The WCA also protects many species from activities related to their sale, including: Selling, offering for sale, possessing or transporting for the purpose of the sale or publishing advertisements to buy or sell a protected species (WCA Section 9 (5)).

- Schedule 2 of the Invasive Alien Species (Enforcement and Permitting) Order 2019, which gives effect to EU regulations on the prevention and management of the spread of invasive alien species.

3.1.27 Both make it an offence to “plant or otherwise cause to grow in the wild” any plant species listed.

Local Planning Policy

3.1.28 The NPPF is enacted locally through local borough plans, In Eastleigh Borough a new Local Plan for Biodiversity is currently being drafted. In the meantime, the previously adopted **Biodiversity Action Plan (2012- 2022)** still remains relevant, and the BAP includes eight species of bats which are national priority species in Eastleigh borough.

3.1.29 **Eastleigh Biodiversity Supplementary Planning Document** states: “ **Planning Policy Statement 1: ‘Delivering Sustainable Development’** requires development plan policies to take account of environmental issues including the conservation and enhancement of wildlife species and habitats and the promotion of biodiversity (para. 20). The PPS1 supplement on climate change identifies the conservation and enhancement of biodiversity as a key objective (para. 9), indicating that in selecting sites for development, account should be taken of effects on biodiversity, and opportunities for biodiversity enhancement through the provision of open space and other green infrastructure (para. 24).

3.1.30 **Eastleigh Biodiversity Supplementary Planning Document:**

Priority Habitats and Species

“Where there is potential for a development to cause harm to priority habitats or species the applicant must submit adequate biodiversity surveys, impact assessment and mitigation proposals to enable the Council to determine a planning application. Further guidance on this is provided in Chapter 4.

Where development is proposed, the Council will consider applying planning conditions or legal obligations to secure the protection, conservation and enhancement of priority habitats or species to minimise any harmful impacts arising from the development.

Where damage cannot be avoided the Council will require compensatory measures to be provided as part of the development.

The Council will welcome proposals which will help conserve habitats and species of principal biodiversity importance listed under Section 41 of the Natural Environment and Rural Communities Act 2006 and the UK and Eastleigh Biodiversity Action Plans”.

4. Desk Study

4.1 Methods

- 4.1.1** A study area was defined to cover the site and all land within a 2km buffer area. Records for designated sites, ancient woodland and priority habitats were sought for the full 2km study area. Records for protected species, species of conservation concern and invasive non-native species were sought for a 1km study area. The site location and study areas are shown on Figure 2.
- 4.1.2** The search areas for biological records were deemed to be suitable based on the zone of influence for the works. The zone of influence for a project is defined as the area over which ecological features may be subject to significant effects as a result of the proposed project and associated activities (CIEEM, 2017). The development is small scale and the works will be short-term, furthermore, there will be no change in land use following the development.
- 4.1.3** Publicly available data sets were referenced to identify the location of statutory designated sites and priority habitats, including ancient woodland. Biological records were requested from the Local Environmental Records Centre (LERC) for records relating to species and non-statutory designated sites. The Natural England MAGIC website (<https://magic.defra.gov.uk>) was also consulted for biological records.
- 4.1.4** In addition to the records request, OS mapping was used to identify the presence of running (rivers and streams) and standing (lakes, ponds and ditches) water bodies within the 500m study area.
- 4.1.5** Sources of information were as follows:

Table 4.1: Sources of desk study data

Source	Summary of information provided
Hampshire Biodiversity Information Centre	Desk study data of species and designated sites.
MAGIC	Priority habitats and waterbodies.

- 4.1.6** Results were filtered to include only those relevant to the study area within 1km, and only those recorded in the last ten years. Results are presented in the following section.
- 4.1.7** Potential ecological constraints identified as a result of the desk study are presented in Section 7.

5. Habitat Survey

5.1 Methods

- 5.1.1** A survey area was defined as an area that encompassed the site. The survey area is shown on Figure 2.
- 5.1.2** A survey using the UK Habitat Classification system (UKHab) (Butcher *et al.*, 2023) was conducted throughout the survey area. This is a nationally recognised habitat classification system that is compatible with the DEFRA Biodiversity Metric for calculating biodiversity net gain values (DEFRA, 2023).
- 5.1.3** The UKHab has five hierarchical levels and includes the identification of priority habitats (Habitats of Principal Importance listed under the Natural Environment and Rural Communities Act 2006) and Annex I habitats as listed under the European Habitats Directive. The five levels are:
- Level 1 – Biomes/major ecosystems (terrestrial, freshwater and coastal);
 - Level 2 – Ecosystem types (i.e. woodland, grassland, heathland and scrub);
 - Level 3 – Broad Habitats, based on those of the UK Biodiversity Action Plan (UKBAP);
 - Level 4 – Habitats, including priority habitats; and
 - Level 5 – Habitats, including Annex I habitats.
- 5.1.4** During the field survey, the habitats in the survey area were mapped to the highest level possible.
- 5.1.5** Table 5.1 below shows the meta-data used for this survey.

Table 5.1: Habitat survey meta-data

Scope and purpose of the survey	Preliminary Ecological Appraisal (PEA)
Area surveyed	Site boundary
Edition of UKHab used	UKHab-Professional (V2)
Minimum Mapping Unit (MMU)	25m ² for areas, 5m for linear features
Level of UKHab Primary Hierarchy used	Level 5, where possible
List of Secondary Code groups recorded	All secondary codes
Additional attributes recorded	Habitat condition assessment
Map projection and units	Figure 3
Date of survey	20 th November 2024
Organisation and individual undertaking the survey	Nature's Cousins Grace Cousins, MCIEEM, MSc, BSc Hons
References for any existing datasets that have been used	HBIC MAGIC Maps

5.1.6 The dominant and readily identified species of higher plant species from each habitat type within the survey area were recorded and their abundance was assessed on the DAFOR scale:

- D Dominant;
- A Abundant;
- F Frequent;
- O Occasional; and
- R Rare.

5.1.7 These scores represent the abundance within the defined area only and do not reflect national or regional abundances. Plant species nomenclature follows Stace (2019).

5.1.8 Incidental records of fauna were also made during the survey and the habitats identified were evaluated for their potential to support protected species and other species of conservation concern, including priority species. However, no specific faunal surveys were undertaken.

Desk Study Results

5.1.9 The results of the desk study are summarised below and shown on Figure 2.

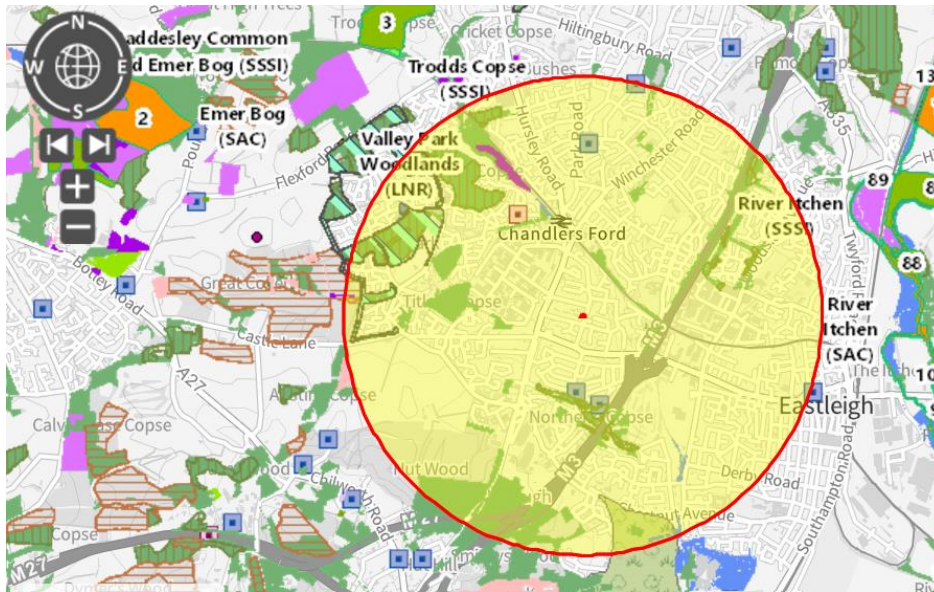
Designated Sites

5.1.10 There was one statutory designated site within the study area; Valley Park Woodland (Local Nature Reserve (LNR), located 1.3km north of the Site.

Table 5.2: Designated sites within the study area

Statutory Site	Central Grid Reference	Distance from Site	Description
Valley Park Woodlands LNR (Zionhill copse & Little Covert)	SU424210	1.3km North west from site.	These ancient woodlands which cover approximately 40 hectares feature a mix of restored coppice, woodland rides, open glades, ponds and rough grassland. The woods are a valuable resource of flora and fauna. Ancient Semi-Natural Woodland (ASNW) is locally and nationally important."

Figure 2: Designated sites within a 2km radius of the site



Ancient Woodland Outside Designated Sites

- 5.1.11** There were 18 parcels of ancient woodland were recorded within the study area, the closest of which was 670m south of the site.

Other Priority Habitats Outside Designated Sites

- 5.1.12** There were four types of priority habitat was identified within the study area; this included coastal floodplain grazing marsh, lowland dry acid grassland, purple moorgrass and rush pasture and deciduous woodland, as summarised in Table 5.3. The locations are shown on Figure 2.

Table 5.3: Priority habitats within the study area

Priority Habitat type	Distance to site of nearest parcel (km)	Description
Deciduous woodland	670m South	132 parcels within search area (Figure 2; Green)
Coastal and Floodplain Grazing marsh	850m north	12 parcels within the search area (Figure 2; blue)

purple moorgrass and rush pasture	1160m north	Three parcels within the search area (Figure 2; purple)
Lowland dry acid grassland	2km West	1 parcel (Figure 2; light pink).

Protected Species and Species of Conservation Concern

- 5.1.13** A total of 145 protected species and species of conservation concern records were identified within the study area, the majority of which were bird species records. Details of the most notable species are given in Table 5.4. The records shown are those that have been submitted within the last fifteen years and occur within 1km. Grid references are provided for a maximum 100m resolution or reduced to this resolution when a higher accuracy grid was included.

Table 5.4: Species records derived from the desk study

Common name	Scientific name	CHSR ¹⁰ Schedule 2 or 5	WCA ¹¹ Schedule 1, 5 or 8	National Priority Species ¹²	Red Data Book/ BoCC ¹³	Year of most recent record	Grid Ref.	Distance from Site (km)	Source
Herptiles									
Slow Worm	<i>Anguis fragilis</i>		Schedule 5			2022	SU47111956	300m	HBIC
Grass snake	<i>Natrix helvetica</i>		Schedule 5				SU47591909	725m	HBIC
Common toad	<i>Bufo bufo</i>			✓		2019	SU4671419452	170m	HBIC
Mammals									
European Hedgehog	<i>Erinaceus europaeus</i>			✓	VU	2018	SU47001967	340m	HBIC
European Badger	<i>Meles meles</i>	PoB Act 1992				2020	SU474197	600m	HBIC
Brown long-eared bat	<i>Plecotus auritus</i>	✓	Schedule 5	✓		2016	SU478193	890m	HBIC
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	✓	Schedule 5			2016	SU471189	370m	HBIC

¹⁰ Conservation of Habitats and Species Regulations 2017, as amended

¹¹ Wildlife and Countryside Act 1981, as amended

¹² Species of Principal Importance within the relevant country of the United Kingdom

¹³ Birds of Conservation Concern 5: the status of all regularly occurring birds in the United Kingdom, Channel Islands and the Isle of Man (Stanbury *et al.*, 2021)

Common name	Scientific name	CHSR ¹⁰ Schedule 2 or 5	WCA ¹¹ Schedule 1, 5 or 8	National Priority Species ¹²	Red Data Book/ BoCC ¹³	Year of most recent record	Grid Ref.	Distance from Site (km)	Source
Soprano pipistrelle	<i>Pipistrellus pymaeus</i>	✓	Schedule 5	✓		2016	SU478194	900m	HBIC
Brandt's bat	<i>Myotis brandtii</i>	✓	Schedule 5	✓	DD	2016	SU478193	890m	HBIC
Natterer's bat	<i>Myotis nattereri</i>	✓	Schedule 5	✓		2016	SU478193	890m	HBIC
Noctule bat	<i>Nyctalus noctula</i>	✓	Schedule 5	✓		2016	SU478193	890m	HBIC
Daubenton's bat	<i>Myotis daubentonii</i>	✓	Schedule 5	✓		2015	SU463195	490m	HBIC
Invertebrates									
Alder leaf beetle	<i>Agelastica alni</i>				DD	2017	SU468200	400m	HBIC
Stag Beetle	<i>Lucanus cervus</i>	✓		✓	NS	2016	SU467194	83m	HBIC

Invasive Non-Native Species

5.1.14 There are four notable records for invasive non-native species (INNS) recorded within 1km of the survey area, taken from the HBIC desk study search. Other records were returned which were associated with garden escapes and other ornamental plant records. These records are summarised in Table 5.5 below

Table 5.5: Invasive non-native species

Common name	Scientific name	WCA Schedule 9 or Invasive Alien Species Order 2019	Year recorded	Grid Reference
Japanese knotweed	<i>Fallopia japonica</i>	WCA9_Mod	2016	SU461186
Himalayan balsam	<i>Impatiens glandulifera</i>	WCA9_Mod & INNS	2021	SU47151852
Himalayan Cotoneaster	<i>Cotoneaster simonsii</i>	WCA9_Mod	2016	SU478189
Waterer's Cotoneaster	<i>Cotoneaster frigidus</i> x <i>salicifolius</i>	WCA9_Mod & INNS	2016	SU478189

6. Habitat Survey Results

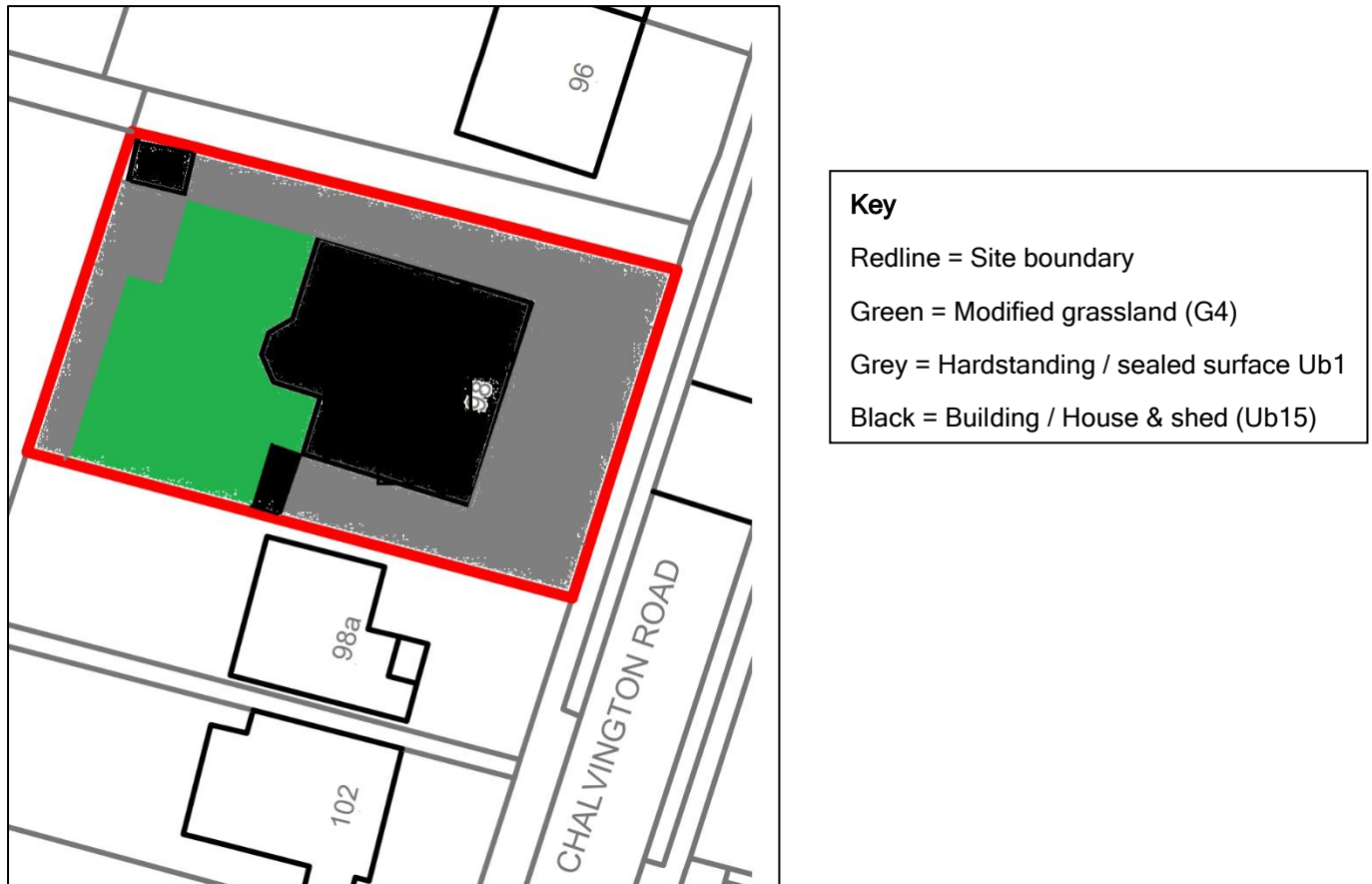
Habitats and Flora

6.1.1 The following UKHab habitat types were identified:

- u1b – Developed land, sealed surface (Appendix 1, Photograph 1);
- u1b5 – Building (Appendix 1, Photograph 2)
- g4 – Modified Grassland (Appendix 1, Photograph 8)

6.1.2 These habitats are described below and their distribution is given on Figure 3.

Figure 3: UK Hab Results



u1b - Developed land, sealed surface

- 6.1.3** There is an area (approximately 290m² of developed land sealed surface (hardstanding) (u1b on Figure 3) in the entrance to the site and across the centre, used as a driveway for car parking. Appendix 1; Photographs 1 and 2). No species were recorded on the hardstanding and it scores 0 Biodiversity credits and cannot be given a condition score.

u1b5 - Buildings

- 6.1.4** There is an area (approximately 50m²) of building (u1b5 on Figure 3) which forms the current property. An additional two sheds (circa 10m² each) are also present. (Appendix 1; Photographs 1-5). The building was assessed for bats, and has low suitability. The sheds have negligible suitability for bats.

g4 – Modified grassland

- 6.1.5** There is a lawned area (approximately 163m²) of modified grassland (g4 on Figure 3) associated with the rear garden. The parcel had white clover (*Trifolium repens*), ribwort plantain

(*Plantago lanceolata*), cock's-foot (*Dactylis glomerata*), meadow grass sp. (*Poa sp.*), daisy (*Bellis perennis*), broadleaf dock (*Rumex obtusifolius*), Yorkshire fog (*Holcus lanatus*) within the parcel. (Appendix 1, Photographs 3, 4 and 5). Condition assessment of this grassland was poor.

Fauna

6.1.6 No fauna was recorded during the survey.

6.2 Potential of the Site to Support any Protected Species

6.2.1 The grass lawn was well maintained and kept short, therefore there is no potential refugia or habitat suitable for any reptile or amphibian species. There was also no cover or hedgerows to support hedgehogs so there is limited suitability for wildlife on site.

6.2.2 At 98 Chalvington Road; the house should be visually inspected for nesting birds prior to its demolition. In the unlikely event that any nests are present on the roof or in the shed, then they should be inspected by a suitably qualified ecologist prior to demolition occurring.

6.2.3 The building has low suitability to support roosting bats in the form of hanging tiles on the five dormer windows (three on the south elevation; front of property and two on the north to the rear of the property). However, if the demolition occurs during the winter months (October to March inclusive) the risk to bats is low or negligible. Should the building be demolished outside of this time period, a single dusk emergence survey should be completed between May and September in order to confirm likely absence of bats.

7. Constraints, Opportunities and Recommendations

7.1 Designated Sites

- 7.1.1 It is very unlikely that the proposed works will have a direct effect on any of the designated sites identified during the desk study. This is because of their distance from the site, small nature of the works and the absence of direct connectivity via habitat corridors or potential pollution pathways.

7.2 Priority Habitats

- 7.2.1 It is unlikely that the proposed works will have an effect on any of the priority habitats identified during the desk study. This is because of their distance from the site and the absence of direct connectivity via habitat corridors or potential pollution pathways.
- 7.2.2 Nonetheless, pollution from the construction phase of the development should be avoided, as dust and potential chemical spill from plant could enter the environment, so precautionary measures such as dampening down and spill kits should be used to minimise risk of environmental pollution.

7.3 Protected Species and Species of Conservation Concern

Great crested newt

- 7.3.1 The desk study returned no records for great crested newt, within 1km of the site, and there were also no presence of suitable waterbodies within the 250m search area that could provide suitable breeding sites for amphibians. As there were no waterbodies present on site, therefore no suitable breeding opportunities for great crested newt, it is therefore unlikely they will be present or site or impacted by the proposed works.

Badger

- 7.3.2 The desk study returned no records for badger within the 1km study area and there is no suitable habitat on site for badger and no badger signs were recorded during the habitat survey. Badger and their setts are protected under legislation as set out in Section 3 and Appendix 1.

Hazel Dormouse

- 7.3.3 The desk study returned no records for hazel dormouse within the 1km study area and there is also no suitable habitat on site for them. The site is isolated from connected suitable habitat (such as woodland or hedgerows) for dormice therefore they have not been considered further.

Reptiles

- 7.3.4** The desk study returned two records of slow worm within the 1km study area, located approximately 0.6km south of the site. There was no suitable vegetated habitat for reptiles on the site, therefore they have not been considered further.

Birds

- 7.3.5** Records of over 100 notable and protected bird species were returned in the desk study, these have not been mapped but current habitat on site is very limited for nesting birds. There is potential for common bird species, such as woodpigeon to nest on the roof of the house or within the wooden shed, therefore a pre-check is recommended prior to demolition. As summarised in Section 3 and Appendix 2 all bird species are protected, including active nests.

Bats

- 7.3.6** Six different bat species records were found within the 1km study area, these included records for common *Pipistrellus pipistrellus* and soprano pipistrelle *Pipistrellus pygmaeus*, the rare barbastelle bat (*Barbastella barbastellus*). The garden itself offered low suitability for foraging bats on the site. The house itself was well sealed, with sealed soffits and well sealed, good condition ridge tiles and interlocking clay tiles with no gaps evident. However, the three dormer windows at the front and two dormer windows at the rear all were clad with hanging clay tiles, which are often favoured by pipistrelle bats. Due to the current timeframes of the project, it is likely the building will be demolished outside of the bat active period, in which case there will be no risk to direct harm or injury of any bats. However, in the event that the proposed timescales for demolition changes, and the building requires demolition between May- August, a further survey has been recommended in order to confirm likely absence of bats within the dormer tiles.
- 7.3.7** Recommendations have been made to include bat boxes on the two new properties in order to compensate for the loss of potential roosting features.
- 7.3.8** Recommendations have also been made in relation to artificial lighting in respect to commuting and foraging bats.
- 7.3.9** The legal protection afforded to bats is summarised in Section 3. Killing or injury of bats would be an offence, as well as damage or destruction of a roosting site.

Hedgehog

- 7.3.10** There were multiple records of hedgehog (*Erinaceus europaeus*) returned within the desk study within a 1km radius. Although hedgehog is not a protected species it is a species of conservation concern, there was not any suitable habitat for hedgehog was recorded on the site, but they may pass through to get to other neighbouring gardens. Within the new property gardens, a small hole (13cm by 13cm) should be installed within the boundary fences to allow free roaming access for hedgehogs.

7.4 Invasive Plant Species

- 7.4.1** The desk study found records for the presence of INNS within 1km of the survey area. These included Japanese Knotweed recorded to 1km resolution, so exact location is unknown. No evidence of Japanese Knotweed was recorded on site at the time of the survey. No invasive species were recorded on site during the habitat survey.

8. Summary of Recommendations & Enhancements

- 8.1.1** The Site may have potential to support bats, as a single roosting feature of the hanging tiles on the dormer windows was identified. However, if timed sensitively to avoid active bat period then no further survey is required. If the building is to be demolished during May to September, then one additional dusk emergence survey is recommended to confirm likely absence of bats in the property, with particular focus on the dormer windows being the main potential roosting feature on the property.
- 8.1.2** The building and outbuilding should be visually inspected prior to demolition for the presence of any nesting birds. Ideally demolition should occur outside of this period (March to August) to avoid risk of disturbance.
- 8.1.3** Minimise future lighting to avoid disturbance to foraging and commuting bats, aim for no additional lighting than already present (e.g. existing streetlights, no additional security lighting).
- 8.1.4** Enhancement measures include the installation of hedgehog access holes, the installation of bird boxes on perimeter fence post development to provide additional nesting opportunities and one bat box on each of the new properties to compensate for loss of potential roosting features.
- 8.1.5** Plant as many local native species as possible within the new property gardens and include these within a detailed landscape plan. Hedgerow species are recommended around the boundary perimeter of the site. A diverse grassland mix could be used for the gardens to further enhance biodiversity and opportunities for wildlife.
- 8.1.6** If the above is not possible within the current plans, then options could be made to provide off-site enhancement elsewhere, in order to meet the 10% net gain requirement, for which a total of 0.033 credits will be required (See Appendix 4 & appended metric).

9. References

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- 9.1.10 Stanbury, A., Eaton, M., Aebischer, N., Balmer, D., Brown, A., Douse, A., Lindley, P., McCulloch, N., Noble, D., and Win I. 2021. The status of our bird populations: the fifth Birds of Conservation Concern in the United Kingdom, Channel Islands and Isle of Man and second IUCN Red List assessment of extinction risk for Great Britain. British Birds 114: 723-747. Available online at <https://britishbirds.co.uk/content/status-our-bird-populations>.
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Appendix 1: Site Photographs



Photograph 1: Front of house and hardstanding



Photograph 2: Hardstanding driveway



Photograph 3: Shed and hardstanding driveway.
Rear lawn.



Photograph 4: Rear of property; shed to be removed, & conservatory & two rear dormer windows with low bat suitability.



Photograph 5: Rear garden, showing G4 modified grassland and a small wooden shed to be removed.



Photograph 6: Tiled edges of dormer windows which could provide roosting potential for crevice dwelling bats such as pipistrelles. Any of these tiles provide suitable roosting space for low numbers of bats that could be used in the summer months.

Appendix 2: Plant Species and Abundance

u1b - Developed land; sealed surface / U1b5 – Buildings

Common Name	Scientific Name	Abundance
N/A	N/A	N/A

g4 – Modified Grassland - (Condition Assessment: Poor)

Common Name	Scientific Name	Abundance
Red clover	<i>Trifolium pratense</i>	O
White clover	<i>Trifolium repens</i>	O
Ribwort plantain	<i>Plantago lanceolata</i>	O
Cock's-foot	<i>Dactylis glomerata</i>	O
Meadow grass sp.	<i>Poa sp</i>	O
Daisy	<i>Bellis perennis</i>	O
Broadleaf dock	<i>Rumex obtusifolius</i>	O
Yorkshire fog	<i>Holcus lanatus</i>	O
Common ragwort	<i>Jacobaea vulgaris</i>	O
Creeping thistle	<i>Cirsium arvense</i>	R
Dandelion	<i>Taraxacum sp</i>	R

Appendix 3: Protected Species Legislation

Protected Species

Rare and declining plant and animal species in the UK are generally protected under national legislation. Species protected under the Habitat Regulations¹⁴ receive the highest level of protection in the UK. These species can be considered to be of international importance because they are rare or declining in Europe as well as in the UK. These species are not only protected from killing and injury, but their breeding sites and resting places are also protected. These species include:

- **great crested newt** (*Triturus cristatus*), **natterjack toad** (*Epidalea calamita*) and **pool frog** (*Pelophylax lessonae*);
- **sand lizard** (*Lacerta agilis*) and **smooth snake** (*Coronella austriaca*);
- all **bat species**;
- **hazel dormouse** (*Muscardinus avellanarius*) and **otter** (*Lutra lutra*);
- **large blue butterfly** (eggs, caterpillars, chrysalises and adults)
- **Fisher's estuarine moth** (eggs, caterpillars, chrysalises and adults)
- **little ramshorn whirlpool snail**

For the species listed above the Habitats Regulations, makes it an offence to:

- deliberately kill, injure, disturb or capture them;
- deliberately take or destroy their eggs;
- damage or destroy their breeding sites and resting places¹⁵; and
- possess, control or transport them (alive or dead).

The WCA also offers protections. In addition to the species listed above, which also receive some protection under the WCA (Section 9 (1)), protection under this legislation is given to prevent intentional (or reckless in Scotland) killing and injury¹⁶ of:

- **common lizard** (*Zootoca vivipara*), **slow worm** (*Anguis fragilis*), **adder** (*Vipera berus*) and **grass snake** (*Natrix helvetica*);
- all wild **birds**; and
- **water vole** (*Arvicola amphibius*).

The WCA also provides additional protection for some species also protected under the Habitats Regulations. These species include **GCN, sand lizard, smooth snake, bats, dormouse, otter, large blue butterfly, Fisher's estuarine moths, little ramshorn whirlpool snails** whereby it is also an offence under the WCA to intentionally or recklessly:

- disturb while they occupy a structure or place used for shelter or protection; and
- obstruct access to a place of shelter or protection.

In the case of **birds**, as well as birds being protected from killing or injury, it is also an offence to take, damage or destroy a nest that's in use or being built, and to take or destroy eggs.

¹⁴ These species are often referred to as European Protected Species (EPS) because the requirement to protect them under national legislation originally derives from the fact that these species are listed under the European Habitats Directive

¹⁵ This applies even if the species is not present at the time when the damage or destruction occurs.

¹⁶ The WCA also protects many species from activities related to their sale, including: Selling, offering for sale, possessing or transporting for the purpose of the sale or publishing advertisements to buy or sell a protected species (WCA Section 9 (5)).

Additional protection applies to specific birds listed in Schedule 1 of the WCA, meaning it is also an offence to intentionally or recklessly disturb these species when: on, or near a nest containing eggs or young; when it's building a nest; or when the nest is active with dependent young.

Badger (*Meles meles*) receive protection under the **Protection of Badgers Act 1992**. Whereby it would be an offence to: take, injure or kill a badger - or attempt these actions; treat a badger cruelly; interfere with a badger sett; possess or control a live badger; mark or ring a badger.

Other mammal species including **rabbit** (*Oryctolagus cuniculus*), **fox** (*Vulpes vulpes*) and **hedgehog** (*Erinaceus europaeus*) are protected under the **Wild Mammals (Protection) Act 1996**, which makes it an offence to inflict any unnecessary suffering, including crushing or asphyxiation of a wild mammal..

Some plants are listed on schedule 5 of the Habitat Regulations. For these species it is an offence to: deliberately pick, collect, cut, uproot or destroy them; or possess, control or transport them (alive or dead).

Species of conservation concern

Other rare or declining species may not receive strict legal protection but may be recognised on published lists as species of conservation concern that should be protected as a matter of best practice.

Under Section 41 of the NERC Act, the Secretary of State must, publish a list of the living organisms which in the Secretary of State's opinion are **species of principal importance** for the purpose of conserving biodiversity. Planning authorities are required to have particular regard to these species and treat them as a material consideration in the planning process. Consideration of species of conservation concern during development projects is a requirement of the NERC Act which states that any "public authority must, in exercising its functions, have regard ... to the purpose of conserving biodiversity" and "conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat."

Most protected species are also listed as species of principal importance.

Species of principal importance or species listed on Local Biodiversity Action Plans (LBAPs) are often referred to as 'priority species'.

Species of amphibian not protected from killing and injury under the WCA but listed as species of principal importance include: **common toad** (*Bufo bufo*).

All native **reptile species** in England are species of principal importance.

Otter, water vole, hazel dormouse, several species of bats are listed as species of principle importance under Section 41 of the NERC Act.

Rare or declining **bird species** are listed as red or amber in **Birds of Conservation Concern (BOCC)** (Stanbury *et al.*, 2021) a list that is periodically updated. Some wild birds are listed as species of principal importance under Section 41 of the NERC Act and species may also be listed in Local Biodiversity Action Plans.

Invasive Non-Native Plant Species

Invasive non-native plants are those listed as species of special concern because they cause severe problems for native UK plants and the environment.

The relevant legislation on invasive plant species is:

- Schedule 9 of the WCA; and
- Schedule 2 of the Invasive Alien Species (Enforcement and Permitting) Order 2019, which gives effect to EU regulations on the prevention and management of the spread of invasive alien species.

Both make it an offence to “plant or otherwise cause to grow in the wild” any plant species listed.

Appendix 4: The Statutory Biodiversity Metric & Net Gain Baseline Calculations

Methods

The Statutory Biodiversity Metric quantifies losses and gains in biodiversity in terms of biodiversity units.

The metric calculates the biodiversity value by multiplying the area or length (hectares or kilometre), distinctiveness (habitat type), condition (quality) and strategic significance (local significance for biodiversity) of each habitat parcel. To calculate the biodiversity units which may be achieved post-development, risk multipliers are also introduced to account for difficulty of habitat creation (delivery/risk factor) and time for created habitats to reach target condition (time to target factor). The calculations were carried out using the statutory biodiversity metric calculation tool for calculating biodiversity net gain values (Defra, 2023a).

The baseline biodiversity unit calculation in this report represents the biodiversity value of the site as it currently stands. The anticipated future biodiversity units for the site, following habitat creation and enhancement, have also been determined. The net change in biodiversity units was then calculated by subtracting the number of baseline biodiversity units from the future number of post-development biodiversity units to get the number of biodiversity units that will be created or lost by the proposed works. If this number is positive, the development has achieved biodiversity net gain. If the number is negative, there is a loss.

Area based habitats, hedgerow habitats and river habitats are considered separately in the tool to account for the differences in their ecological values and functions.

Baseline Formula

The baseline biodiversity value calculation represents the pre-development biodiversity value of the site as it was at the time that the baseline habitat survey was undertaken.

To calculate the baseline biodiversity value, habitat distinctiveness and condition are given numerical 'scores' which are multiplied with hectares or kilometres of habitat. The formula for calculating baseline biodiversity units is as follows:

Where:

- A = Area (ha) or Length (km)
- D = Distinctiveness
- Q = Condition
- S = Strategic Significance
- AHBU = Area or Length-based Habitat Biodiversity Units

Distinctiveness

Each habitat parcel is assigned a multiplier based on habitat distinctiveness. This includes '*consideration of species richness and rarity; the extent to which the habitat is protected by*

designations; and the degree to which a habitat supports species rarely found in other habitats' (Defra, 2023b).

Habitats such as hard standing and buildings are assumed to have very low distinctiveness and are not included.

Condition

9.1.12 To enable the calculation of BNG units, an assessment of the condition of each habitat was made in the field in accordance with the statutory biodiversity metric condition assessments (Defra, 2023c). These sheets provide a series of condition assessment criteria, specific to each habitat type. Once all applicable criteria have been assessed, a condition score of good, moderate or poor is applied, based on the scoring instructions provided within the condition sheets.

9.1.13 **The condition of habitats such as hard standing and buildings is not assessed**

Strategic Significance

The location of habitat parcels is factored into the calculation based on whether it has been identified as significant for nature conservation within local plans and strategies.

9.1.14 Following the field survey, the data was used to carry out a biodiversity metric calculation using the statutory biodiversity metric calculation tool for calculating biodiversity net gain values published by DEFRA: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

1.1 Results

A summary of the baseline Biodiversity Metric Tool is shown on Table 10.1.

Table 10.1 On-site baseline biodiversity units

Existing Area Habitats			Distinctiveness	Condition		Strategic significance	Required Action to Meet Trading Rules	Ecological Baseline			
Parcel	Habitat Type	Irreplaceable Habitat	Area (ha)	Distinctiveness	Score	Condition			Strategic Significance		Total Habitat Units
Ub1	Hardstanding	No	0.029	V. Low	0	N/A	No	Area/ compensation not in local strategy		N/A	0
UB15	Buildings	No	0.017	V. Low	0	N/A	No	Area/ compensation not in local strategy		N/A	0
G4	Modified Grassland	No	0.0163	Low	2	Poor	1.5	Area/ compensation not in local strategy	1	Same broad habitat or a higher distinctiveness habitat required ($\geq$)	0.03

Therefore the total biodiversity units of the site (pre development) are: 0.03

Sealed surface / hardstanding & buildings = 0 (can't be assessed under the metric)

Modified grassland = **0.03**

The on-site baseline biodiversity unit value is currently 0.03 habitat units, a total of 0.033 units will be required in order to achieve the 10% biodiversity net gain.

Further BNG Recommendations:

Based on the current proposed plans (November, 2024) and the space available on site, it is unlikely that the 10% net gain can be achieved on site, and therefore off-site biodiversity offsetting is recommended. (Environment Bank can be contacted to make land purchase for biodiversity offsetting credits) in order to be compliant with legislation & local planning policy.

In order to achieve a higher net gain score, it is recommended that the existing boundary fence is replaced and planted with native hedgerow species and the gardens of both the proposed properties are seeded with a species rich grassland seed mix of local provenance to the area.