



ECOLOGICAL IMPACT ASSESSMENT
78 CHALK HILL
EASTLEIGH
HAMPSHIRE

FEBRUARY 2025

ON BEHALF OF BPS DESIGN CONSULTANTS LIMITED



The Old Squash Court,
Rempstone Hall,
Rempstone,
Corfe Castle,
Wareham,
Dorset,
BH20 5JQ
www.ecological-services.co.uk

Telephone: 01929 477115
E-mail: enquiries@ecological-services.co.uk

Authorisation

	Name	Date
Report prepared by:	BW / SH	12.02.2025
Report reviewed and authorised by:	JS	13.02.2025

The contents of this report were correct at the time of the last survey visit. The report is provided for the sole use of the named client and is confidential.

All rights in this report are reserved. No part of it may be reproduced or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, or stored in any retrieval system of any nature, without our written permission. Its content and format are for the exclusive use of the addressee in dealing with this. It may not be sold, lent, hired out or divulged to any third party not directly involved in this situation without our written consent.

It is company policy to share species records collected during our surveys with local biological records centres unless instructed otherwise by the client.

CONTENTS

1.0	EXECUTIVE SUMMARY	1
2.0	INTRODUCTION	2
3.0	LEGISLATION AND POLICY CONTEXT	3
4.0	ASSESSMENT METHODOLOGY	5
5.0	BASELINE	9
6.0	ASSESSMENT OF POTENTIAL IMPACT	18
7.0	MITIGATION	25
8.0	ECOLOGICAL ENHANCEMENTS	29
9.0	RESIDUAL EFFECTS	31
10.0	IN-COMBINATION EFFECTS	31
11.0	CONCLUSION	32
12.0	REFERENCES	33
	APPENDIX I: Site location plan	34
	APPENDIX II: Site proposals	35
	APPENDIX III: Designated sites and protected and notable species results	37
	APPENDIX IV: Baseline habitat map	55
	APPENDIX V: Photographs	58

1.0 EXECUTIVE SUMMARY

- 1.1 LC Ecological Services Limited was commissioned by BPS Design Consultants Limited to conduct an Ecological Impact Assessment at 78 Chalk Hill, Eastleigh, Hampshire (Ordnance Survey Grid ref: SU 46143 14072). This report has been prepared to support a planning application for the refurbishment and conversion of the existing building into a single residential dwelling.
- 1.2 The scoping information provided by the ecological appraisal summarises the ecological baseline methods and results; evaluates the Important Ecological Features (IEFs); and indicates the potential impacts and proposes mitigation for the construction and operational of the proposed development.
- 1.3 Fifty-one IEFs were identified during the EcIA including five sites of international importance, ten sites of national importance, 28 sites of regional importance, one habitat of national value, two habitats of local value and five fauna of local importance. No significant negative impacts to the IEFs were identified during the assessment following the application of mitigation measures.
- 1.4 The zone of influence of the project was determined by the sensitivity of the ecological features to environmental change within the site and the surrounding area in accordance with the guidelines for EcIA (CIEEM, 2018).

2.0 INTRODUCTION

- 2.1 LC Ecological Services Limited was commissioned by BPS Design Consultants Limited to conduct an Ecological Impact Assessment at 78 Chalk Hill, Eastleigh, Hampshire (Ordnance Survey Grid ref: SU 46143 14072). This report has been prepared to support a planning application for the refurbishment and conversion of the existing building into a residential dwelling. A site plan has been provided in appendix I, and the proposed plans in appendix II.
- 2.2 The report summarises the ecological baseline methods and results; evaluates the Important Ecological Features (IEFs); and indicates the potential impacts and proposes mitigation for the construction and operational stages of the proposed development.
- 2.3 The purpose of this report is to outline the following:
- To identify and describe all potentially significant ecological effects associated with the proposed development.
 - To set out the mitigation measures required to ensure compliance with nature conservation legislation and to address any potentially significant ecological effects.
 - To identify how mitigation measures will/could be secured.
 - To provide an assessment of the significance of any residual effects.
 - To identify appropriate enhancement measures.
 - To set out the requirements for post-construction monitoring.

3.0 LEGISLATION AND POLICY CONTEXT

Legislation

3.1 Full details of statutory obligations with respect to biodiversity and the planning system can be found in DEFRA Circular 06/2005. Relevant legislation to this application site includes the following:

- **Internationally Designated Sites:** Special Protection Areas (SPA) and Special Areas of Conservation (SAC) are listed as National Site Networks which are designated for supporting habitats or species of high nature conservation importance in the European context. protected under the *Conservation of Habitats and Species (Amendment) Regulations 2017* and Ramsar sites are protected under the *Ramsar Convention (1971)*.
- **Nationally Designated Sites:** Sites of Special Scientific Interest (SSSI) are protected under section 28 of the *Wildlife and Countryside Act (WCA) 1981 (as amended)*.
- **Badgers (*Meles meles*):** *Protection of Badgers Act 1992*.
- **Bats:** all species of British bats and their roosts are fully protected under the *Wildlife and Countryside Act (WCA) 1981 (as amended)* and the *Conservation of Habitats and Species (Amendment) Regulations 2017*.
- **Birds:** all birds, their nests, eggs, and young are protected by the *WCA 1981 (as amended)*.
- **Mammals:** *Wild Mammals (Protection) Act 1996*.

National Planning Policy

3.2 Chapter 15 of the National Planning Policy Framework (NPPF, 2024) ‘*Conserving and enhancing the natural environment*’ sets out the Government’s planning policies relating to biodiversity, landscape, and geological conservation. The relevant paragraphs within this chapter include:

- **Paragraph 187:** Recognise the wider benefits of ecosystem services and minimise impacts on biodiversity, providing net gains in biodiversity.
- **Paragraph 188:** Planning positively and distinguishing between the hierarchy of designated sites and allocating land with the least environmental value and maintaining and enhancing networks of habitats and green infrastructure.
- **Paragraph 192:** Protect and enhance biodiversity and geodiversity by safeguarding wildlife-rich habitats and wider ecological networks; promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and securing biodiversity net gain.

- **Paragraph 193:** Refuse development if found to have significant harm to biodiversity; is on land within or outside a Site of Special Scientific Interest (SSSI) which is likely to have an adverse effect; if results in the loss or deterioration of irreplaceable habitats. Developments with the primary objective to conserve or enhance biodiversity will be supported, while opportunities to improve biodiversity in and around developments should be integrated as part of their design and can secure measurable net gains for biodiversity or enhance public access to nature.
- **Paragraph 194:** Protection to be given to potential SPA and possible SACs, proposed Ramsar sites, and sites identified or required as compensatory measures for impacts to these sites.
- **Paragraph 195:** Considers if the development is to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

Local Planning Policy

3.3 Relevant planning policies within the Eastleigh Borough Local Plan 2016-2036 (2022) include:

- Policy DM11: Nature Conservation
- Policy DM6: Sustainable Surface Water Management and Watercourse Protection

Biodiversity Action Plans

3.4 Relevant Biodiversity Action plans (BAPs) are as follows:

- Noctule (*Nyctalus noctula*) (UK BAP)
- Song thrush (*Turdus philomelos*) (UK BAP)
- Dunnock (*Prunella modularis*) (UK BAP)
- Soprano pipistrelle bat (*Pipistrellus pygmaeus*) (UK BAP)
- Brown long-eared bat (*Plecotus auritus*) (UK BAP)
- Stag beetle (*Lucanus cervus*) UKBAP

4.0 ASSESSMENT METHODOLOGY

Study Area

4.1 The site is located at central Ordnance Survey (OS) grid reference SU 46143 14072 and the study area comprises the site plus:

- 5 kilometres for statutory designated sites
- 2 kilometres for non-statutory designated sites
- 2 kilometres for all protected and notable species including bats; and
- 30 metres for badgers.

Sources of Information

4.2 The following sources of information were used to inform the impact assessment.

Table 1: Summary of survey work and sources of information.

Survey type	Year(s)	Comment
Data search of protected and notable species within 2 kilometres of the site including non-statutory designated sites.	2025	Hampshire Biodiversity Information Centre (HBIC)
Desk study - information on statutory sites designated for nature conservation, granted protected species mitigation licences.	2025	Information obtained from Natural England's web-based Multi-Agency Geographic Information for the Countryside (MAGIC)
Ecological appraisal	2025	LC Ecological Services in January 2025
UKHab habitat survey and condition assessment	2025	LC Ecological Services in January 2025
Badger (<i>Meles meles</i>) habitat suitability assessment	2025	LC Ecological Services in January 2025
Preliminary Roost Assessment	2025	LC Ecological Services in January 2025
Bat foraging and commuting habitat suitability assessment	2025	LC Ecological Services in January 2025
Nesting bird habitat suitability assessment	2025	LC Ecological Services in January 2025
Great crested newt (<i>Triturus cristatus</i>) habitat suitability assessment	2025	LC Ecological Services in January 2025
Hazel dormouse (<i>Muscardinus avellanarius</i>) habitat suitability assessment	2025	LC Ecological Services in January 2025
Reptile habitat suitability assessment	2025	LC Ecological Services in January 2025

Assessment Process

- 4.3 The EcIA is in accordance with the CIEEM *Guidelines for Ecological Impact Assessment in the UK and Ireland* (CIEEM, 2018).
- 4.4 The starting point was to determine which features should be subject to detailed assessment, that is, those IEFs:
- a) Of sufficient value that impacts upon them may be significant (in terms of legislation or policy); and
 - b) Potentially vulnerable to significant impacts arising from the development.
- 4.5 This approach is consistent with the EIA Regulations, which only require investigation of likely significant effects.
- 4.6 The CIEEM guidelines recommend that the value of IEFs or features is determined based on a geographic frame of reference that includes the following levels:

Table 2: Level of Value Assigned to each IEF (adapted from CIEEM, 2018).

Level of Value	Example of Definitions
International	An internationally important site e.g. SPA, SAC, Ramsar (or a site considered worthy of such a designation). A viable area of a habitat type listed in Annex 1 of the Habitats Directive, or smaller areas of such habitats which are essential to maintain the viability of a larger whole. A regularly occurring population of an internationally important species (listed on Annex IV of the Habitats Directive).
UK / National	A nationally designated site e.g. SSSI or a site considered worthy of such designation. A viable area of a priority habitat identified within the UK BAP, or of smaller areas of such habitat which are essential to maintain the larger whole. Any recurring population of a nationally important species e.g. listed on Schedules 5 and 8 of the Wildlife and Countryside Act 1981 (as amended). A feature identified as of critical importance in the UK BAP.
Regional (Hampshire)	A site designated as a Site of Importance for Nature Conservation (SINCs), or habitats that meet the designation criteria for SINCs in Hampshire. Areas of internationally or nationally important habitats which are degraded but are considered readily restored.

Level of Value	Example of Definitions
	A regularly occurring, locally significant population of a species listed as being nationally scarce. A regularly occurring, locally significant number of a regionally important species.
Local (the zone of influence including the site and its immediate vicinity, including habitats within or linked to those on site)	Areas of internationally or nationally important habitats which are degraded and have little or no potential for restoration. A good example of a common or widespread habitat in the region.

Assessment Criteria

Predicting and Characterising Ecological Impacts

- 4.7 The assessment of magnitude of effect assesses whether an impact will be positive or negative; its extent; duration; reversibility and timing and frequency as well as the cumulative effect. A combination of quantitative information and qualitative assessment based on professional judgment was used whilst considering all of these factors to assign effects on the IEFs to one of four categories as detailed in table 3 below.

Table 3: Assessment of Magnitude of Effects.

Category	Definition
High	A permanent or long-term effect on the extent/size or integrity of a site, habitat, species assemblage or community, population, or group. If adverse this is likely to threaten its sustainability. If beneficial this is likely to enhance its conservation status.
Medium	A permanent or long-term effect on extent/size or integrity of a site, habitat, species assemblage or community, population, or group. If adverse this is unlikely to threaten its sustainability. If beneficial this is likely to be sustainable but is unlikely to enhance its conservation status.
Low	A short-term but reversible effect on the extent/size or integrity of a site, habitat or species assemblage or community, population or group that is within the range of variation normally experienced between years.
Negligible	A short-term but reversible effect on the extent/size or integrity of a site, habitat or species assemblage or community, population or group that is within the normal range or annual variation.

- 4.8 For each IEF, the significance of the effects of the proposed development during construction and operation are assessed and the type of impacts are characterised according to their importance and magnitude. Where there is uncertainty over the appropriate level of significance to assign, this will be stated but as a precautionary measure the higher level of significance will be applied. Where impacts will arise, mitigation and enhancement measures are provided.

Direct and Indirect Ecological Impacts

- 4.9 Both direct and indirect impacts are considered within this assessment. A direct impact is a defined action such as the physical loss of a habitat or the immediate mortality of an individual of a particular species. Indirect impacts are attributable to an action, but which affect ecological resources through effects on an intermediary ecosystem, process or IEF e.g. the loss of an important prey species for a predator.

Limitations

- 4.10 The UKHab habitat survey and condition assessment were undertaken in January, which is not the optimum time for botanical survey of flowering plants. Despite this, it is considered that a sufficient level of botanical information was recorded to enable classification of the broad habitat types present on site and to make an assessment of their value and condition.
- 4.11 The absence of protected species records from the data search cannot be relied upon to assume absence of species, it is likely due to under recording in the area.

5.0 BASELINE

- 5.1 An ecological appraisal was conducted on the site on the 30th January 2025 by experienced ecologist Alex Sinclair and senior ecologist Ben Willers. The methodology and the key findings are summarised in this section to inform the nature conservation evaluation for each of the IEFs identified.

Statutory and Non-statutory Sites

- 5.2 There are 16 statutory sites designated for nature conservation located within five kilometres of the site. The nearest is the River Itchen SAC and SSSI located 1.67 kilometres north-west. Other statutory designated sites include Solent and Southampton Water Ramsar and SPA, Solent Maritime SAC, Moorgreen Meadows SSSI, Lee-on-The Solent to Itchen Estuary SSSI, Southampton Common SSSI, Upper Hamble Estuary and Woods SSSI, Wildern Local Nature Reserve (LNR), Netley Common LNR, Chessel Bay LNR, Peartree Green LNR, Millers Pond LNR, Manor Farm LNR, and Westwood Woodland Park LNR. The full details of these sites are provided in appendix III.
- 5.3 There are 22 non-statutory designated sites for nature conservation located within two kilometres of the site with the nearest being West End Copse Sites of Importance for Nature Conservation (SINC) located 0.30 kilometres north-west of the site. Other sites include Hatch Grange Meadows SINC, South West of Exeter Close SINC, Telegraph Woods SINC, Harefield Copse SINC, West End Covered Reservoir SINC, Montgomery Way SINC, Dummers Copse South SINC, Thornhill Park Plantation SINC, Dummers Copse North SINC, Frogs Copse SINC, Hum Hole SINC, Frogs Meadow SINC, Marlhill Copse & Meadow SINC, Sholing Common SINC, Itchen Valley Country Park SINC, Shoreburs Greenway SINC, Portsmouth Water Company Lagoons and Woodland SINC, IVCP South Parkland East SINC, Withybed Covert/Ridgeway Copse SINC, Freemantle Common SINC, and Riverside Park North Woodland SINC. The full details of these sites are provided in appendix III.

Habitats

- 5.4 The habitat types within the site were noted during the survey on the 30th January 2025. Dominant plant species were recorded for each habitat present. Habitats were classified using the UK Habitat Classification methodology version 2.0 (UKHab, 2023). The survey included directly searching for legally protected and invasive species of plant and categorising any habitats of ecological value that were encountered. A general description of the vegetation was also noted, listing species encountered and scoring their abundance using the DAFOR scale shown below.

D Dominant
A Abundant

- F Frequent
O Occasional
R Rare
L Local (used as a prefix to any of the above)

5.5 The following habitats were recorded on site and are described below, whilst full descriptions with target notes are provided in appendix IV and the baseline habitat map is provided as appendix V.

- Developed land; sealed surface (u1b, u1b5)
- Other broadleaved woodland (w1g)
- Bare ground (u1,510)
- Non-native and ornamental hedgerow (h2b)
- Developed land; sealed surface – buildings (u1b5)

Developed land; sealed surface (Target note 1)

5.6 The majority of the area in the east of the site comprises a tarmac carpark. There is no vegetation associated with this habitat. Developed sealed surface is of no ecological value and has therefore, been excluded from further assessment.

Other broadleaved woodland (Target note 2)

5.7 An area of other broad leaved woodland is located in the west of the site. This habitat makes up a small portion of a larger woodland directly adjacent to the west of the site. Canopy species recorded within this habitat include one pedunculate oak (*Quercus robur*), one silver birch (*Betula pendula*), and one sycamore (*Acer pseudoplatanus*) tree. The understory comprised a frequent distribution of hazel (*Corylus avellana*). Shrub layer species included occasional amounts of holly (*Ilex aquifolium*), one instance of Wilson's honeysuckle (*Lonicera nitida*) adjacent to the western boundary, and one instance of privet (*Ligustrum vulgare*). The field layer was dominated by a ground cover of ivy (*Hedera helix*), however, pendulous sedge (*Carex pendula*) was locally dominant in the eastern section of this habitat. Other ground layer species included locally abundant lord's-and-ladies (*Arum maculatum*) and a rare amount of wood avens (*Geum urbanum*).

Bare ground (Target note 3)

5.8 A small area of bare ground is present adjacent to the southern boundary. A rare amount of ivy was recorded as ground cover and a rare amount of a species of moss was also present.

Non-native and ornamental Hedgerow (H1, H2, and H3)

- 5.9 Hedgerow H1 is located in the east of the site, adjacent to the northern boundary. The hedgerow measured approximately 15 metres long and comprised abundant silk tassel bush (*Garrya elliptica*) and redclaws (*Escallonia rubra*).
- 5.10 Hedgerow H2 spans adjacent to the eastern boundary and measures approximately 20 metres in length. Species recorded within this hedgerow include dominant cherry laurel (*Prunus laurocerasus*) and a rare amount of holly (*Ilex aquifolium*). Ivy dominates the ground layer. The hedgerow is adjacent to several mature pedunculate oak (*Quercus robur*) trees however, these trees are outside of the redline boundary.
- 5.11 Hedgerow H3 is situated in the eastern part of the site, extending along a small section of the southern boundary. It measures approximately six metres in length and consists of a single species, smallflower silverberry (*Elaeagnus × submacrophylla* ‘Servette’).

Developed land; sealed surface – buildings (B1)

- 5.12 A disused single-story church is located in the centre of the site. The building is of brick construction and was built in the 1980s/1990s.

Assessment of habitats

- 5.13 The level of value of these habitats is summarised in table 4 below.

Table 4: Level of value of habitats recorded within the site.

IEF	Evaluation rationale	Value of IEF
Developed land; sealed surface	This habitat holds no ecological value.	N/A
Other broadleaved woodland	This is a common habitat at local, county, and national levels which can support a range of fauna and flora.	Local
Bare ground	This is a common habitat at local, county, and national levels which can support a limited range of fauna and flora.	N/A
Developed land; sealed surface – buildings	The building itself holds no ecological value. However, it does provide potential habitat for several species of birds and bats.	Local
Non-native and ornamental Hedgerow	This is a common habitat at local, county and national levels which can support a limited range of fauna and flora.	Local

Off-site habitats

- 5.14 A priority deciduous woodland bounds the site along the north-western elevation.

Biodiversity net gain

- 5.15 The proposals are for works on the existing building with no loss of habitat on site therefore, the proposals are exempt from the biodiversity net gain assessment under the de minimis exemption. Therefore, a formal biodiversity net gain assessment is not required. However, recommendations for enhancements for the site have been provided in section 8 to increase the site's biodiversity value.

Protected and Notable Species

- 5.16 HBIC was contacted for records of protected and notable species from within a two-kilometre radius of the site. Full results are provided in appendix III however, records of 14 species of bat, 121 species of bird, nine records of yellow-necked mouse (*Apodemus flavicollis*), ten records of water vole (*Arvicola amphibius*), 65 records of hedgehog (*Erinaceus europaeus*), two records of brown hare (*Lepus europaeus*), 13 records of otter (*Lutra lutra*), 25 records of badger, 10 records of harvest mouse (*Micromys minutus*), five records of hazel dormouse, seven records of Eurasian water shrew (*Neomys fodiens*), 12 records of common toad (*Bufo bufo*), one record of great crested newt, five records of common lizard, 24 records of slow-worm, one record of smooth snake (*Coronella austriaca*), one record of sand lizard (*Lacerta agilis*), seven records of grass snake, one record of adder, 205 species of invertebrate including 445 records of stag beetle, and 54 species of higher plants were returned.
- 5.17 Based on the habitat suitability on the site, previous site knowledge and records returned by HBIC, protected species surveys were subsequently completed to inform the EclA and include:
- Badger habitat suitability assessment
 - Bat roosting habitat suitability assessment
 - Bat foraging and commuting habitat suitability assessment
 - Breeding bird habitat suitability assessment
 - Great crested newt habitat suitability assessment
 - Reptile habitat suitability assessment
- 5.18 The results of the protected/notable species data search and surveys together with an evaluation of each species, are referred to by their common and scientific names.

Badger

- 5.19 The site, its boundaries and a 30-metre buffer zone around the site (where access was possible) were surveyed for badger evidence such as setts, latrines, pathways, footprints, snuffle holes and badger fur (English Nature, 2002). This survey was undertaken by experienced ecologist Alex Sinclair and Ben Willers on the 30th January 2025.

- 5.20 HBIC returned 25 records of badger within two kilometres of the site. However, no signs of badger activity such as setts, hair or footprints were recorded during the survey. Although no evidence of badgers was identified on site, they are a highly mobile species and could enter the site and create setts before work commences. Therefore, the disturbance of badgers cannot be ruled out.

Bats

- 5.21 HBIC returned records for western barbastelle (*Barbastella barbastellus*), serotine (*Eptesicus serotinus*), *Myotis* species, Daubenton's bat (*Myotis daubentonii*), whiskered (*Myotis mystacinus*), noctule, natterer's bat (*Myotis nattereri*), pipistrelle species (*Pipistrellus spp.*), common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle, long-eared species (*Plecotus sp.*), and brown long-eared bat.

Building

- 5.22 A phase 1 bat survey of the buildings on site was undertaken by senior ecologist Ben Willers (Natural England Class Licence: 2021-50896-CLS-CLS) and Alex Sinclair on the 30th January 2025, in accordance with the Bat Conservation Trust (BCT) *Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th ed* (Collins, 2023). An assessment was therefore also made of the potential of the building to support bats based on the following scale:

Table 5: Criteria for assessing bat potential within the building

Confirmed Roost	Evidence of bat occupation found
High Roosting Potential	Structure with one or more potential roosting area that are suitable for large number of bats on regular basis, including hibernation season.
Moderate Roosting Potential	Structure with one or more potential roosting area that could be used by bats for shelter and protection but is unlikely to support a high conservation roost feature such as maternity roost or hibernation roost.
Low Roosting Potential	Structure with one or more feature that can be use by individual bats opportunistically at any time of year. The potential roosting area is not large enough to support a larger number of bats.
Negligible Roosting Potential	No obvious habitat features on the buildings likely to be used by roosting bats, however a small element of uncertainty remains as bats can use apparently unsuitable features on occasion
No Roosting potential	No habitat features likely to be used at any time of the year by any roosting bats

- 5.23 A description of the building is provided below:

External

- The building is a disused single-story church built either in the 1980s or 1990s.
- The building is of brick construction with Roman roof tiles and is pitched with a gable end on the eastern elevation but is hipped on the western elevation.
- The roof is generally well sealed and in a good condition however, gaps were present on all eaves course tiles on the northern and southern elevations due to the Roman tile design.
- A small mono-pitch roof is present on the eastern elevation above the doorway. Lead flashing was present where the mono-pitch roof meets the main roof and gaps were present under the lead flashing.
- A gap was present between the wall and the soffit box on the eastern elevation.
- Dense ivy was growing on the southwest corner of the building. The ivy was partially covering small portions of the southern and western elevations.
- No evidence of bats was recorded during the survey.

Internal

Roof void

- The roof is of a common truss design.
- The roof void measured approximately 2 metres high, 12 metres long, and 8.5 metres wide.
- The void is insulated and lined with bitumen felt. The bitumen felt is sagging in places and light can be seen through a gap in the sagging lining on the northern side of the void.
- Light was observed entering the void at the eaves on the southern and western sides, and in the north-east corner of the void.
- A gap was present in the brickwork in the eastern side of the loft, allowing light to enter the void.
- Several crevices were present in the blockwork on the eastern wall.
- No bats or bat droppings were observed, however, a large amount of rat droppings were present.

Basement

- The basement is accessed via a door on the western elevation of the building.
- The basement measured approximately 2 metres high, 7 metres long and 8.5 metres wide.
- A block wall spans the length of the basement, separating it into two rooms.
- The ground comprises earth and rubble.
- The ceiling comprises concrete beams and concrete blocks.
- No potential entrance points were recorded during the survey.
- No evidence of bats was recorded during the survey.

Potential for roosting bats

- 5.24 The building has multiple entrance points and roosting opportunities that could potentially be used by a large number of bats on a regular basis for long periods of time. However, the building is unlikely to support a roost of high conservation status. The building is therefore, considered to hold **moderate potential** for roosting bats.

Trees

- 5.25 A ground-level tree assessment (GLTA) for roosting bats was undertaken by senior ecologist Ben Willers and Alex Sinclair on the 30th January 2025. The GLTA did not identify any trees with potential roost features that could be used by roosting bats.

Foraging and commuting habitat

- 5.26 The habitats on site and the habitats they connect to were assessed for their suitability to support foraging and commuting bats in accordance with the Bat Conservation Trust guidelines (BCT 2023). The woodland offers a suitable foraging habitat for bats and is connected to a larger woodland area, which further connects to a network of treelines and parcels of woodland in the wider landscape. However, the site itself is small, and much of the onsite habitat is suboptimal for foraging and commuting bats. The site was therefore assessed as being of a low quality for foraging and commuting bats.

Breeding birds

- 5.27 The habitats on site were assessed for their suitability to support nesting birds during the survey conducted on the 30th January 2025.
- 5.28 HBIC returned records of 121 species of bird. The woodland and hedgerows on site have the potential to support nesting birds such as song thrush (*Turdus philomelos*), fieldfare (*Turdus pilaris*), and mistle thrush (*Turdus viscivorus*) during the breeding season. The building on site also provides nesting opportunities for species such as house sparrow (*Passer domesticus*) and swift (*Apus apus*).

Great crested newt

- 5.29 One record of a great crested newt was provided by HBIC located 1.4 kilometres north-east of the site. According to the MAGIC website, no European Protected Species Mitigation (EPSM) licences for great crested newts have been granted within two kilometres of the site.
- 5.30 Great crested newts need access to waterbodies during their breeding stage, as it is necessary for mating, egg-laying, and larval development. Suitable aquatic habitats are essential for their reproduction and population stability. No

waterbodies were recorded on site and a review of online mapping did not identify any waterbodies within 500 metres of the site.

- 5.31 The majority of the eastern half of the site is unsuitable for great crested newts due to hard standing habitat. The non-native and ornamental hedgerows are poorly connected to additional terrestrial habitat and the bases of these hedgerows only provide a limited area of suitable terrestrial habitat. However, the woodland habitat in the west of the site does provide some limited good quality terrestrial habitat for this species.
- 5.32 Although there is a small amount of suitable terrestrial habitat for great crested newt within the area of woodland, the majority of the site provides suboptimal habitat for this species. In addition, there are no waterbodies within 500 metres of the site. **Great crested newt has therefore been screened from this assessment.**

Hazel dormouse

- 5.33 The ornamental hedgerows provide sub-optimal habitat for this species however, the woodland in the west of the site provides potential to support the hazel dormouse.
- 5.34 The proposals will retain the woodland in the west of the site with no impacts **therefore, the hazel dormouse have been excluded from further assessment.**

Reptiles

- 5.35 HBIC returned records of 54 records of reptile including records of slow-worm, smooth snake, sand lizard, grass snake, adder, and common lizard.
- 5.36 The majority of the site is unsuitable for reptiles. The tarmac carpark is a significant barrier to movement and although the non-native and ornamental hedgerows do provide limited resting habitat for reptiles, the hedgerows are isolated from additional suitable habitat, preventing reptiles from reaching them. However, the woodland does provide some limited foraging and resting habitat for reptiles. The proposals will retain the woodland with no impacts **therefore, reptiles have been excluded from further assessment**

Assessment of species

- 5.37 The level of value of these species is summarised in table 6 below.

Table 6: Level of value of protected species supported on the site.

Receptor	Evaluation rationale	Value of receptor
Badger	Most of the site is unsuitable for badger. However, the area of woodland does provide foraging and sett creation habitat with connectivity to suitable habitat within the wider landscape.	Local
Roosting bats	The building was assessed as holding moderate potential to support roosting bats. All trees on site were assessed as holding negligible potential to support roosting bats.	Local
Foraging and commuting bats	The site offers low potential for foraging and commuting bats due to its small size.	Local
Breeding birds	The trees, hedgerows, and building provide a limited amount of habitat for breeding birds. The site was assessed as holding low potential for breeding birds.	Local

6.0 ASSESSMENT OF POTENTIAL IMPACT

- 6.1 The impacts have been assessed against the development proposals including the inherent mitigation measures described below.
- 6.2 Impacts of the proposed development are discussed for the IEFs that are of at least local value or subject to legal consideration. The IEFs included from this point on are therefore limited to:
- River Itchen SAC / SSSI (International and national value)
 - Solent and Southampton Water Ramsar / SPA (International value)
 - Solent Maritime SAC (International value)
 - Moorgreen Meadows SSSI, Lee-on-The Solent to Itchen Estuary SSSI, Southampton Common SSSI, Upper Hamble Estuary and Woods SSSI (National value)
 - Wildern LNR, Netley Common LNR, Chessel Bay LNR, Peartree Green LNR, Millers Pond LNR, Manor Farm LNR, Westwood Woodland Park LNR (Regional value)
 - West End Copse SINC, Hatch Grange Meadows SINC, South West of Exeter Close SINC, Telegraph Woods SINC, Harefield Copse SINC, West End Covered Reservoir SINC, Montgomery Way SINC, Dummers Copse South SINC, Thornhill Park Plantation SINC, Dummers Copse North SINC, Frogs Copse SINC, Hum Hole SINC, Frogs Meadow SINC, Marlhill Copse & Meadow SINC, Sholing Common SINC, Itchen Valley Country Park SINC, Shoreburs Greenway SINC, Portsmouth Water Company Lagoons and Woodland SINC, IVCP South Parkland East SINC, Withybed Covert/Ridgeway Copse SINC, Freemantle Common SINC, Riverside Park North Woodland SINC (Regional value)
 - Other broadleaved woodland (Local value)
 - Non-native and ornamental hedgerow (Local value)
 - Off-site priority habitat deciduous woodland (National value)
 - Badger (Local value)
 - Roosting bats (Local value)
 - Foraging and commuting bats (Local value)
 - Breeding birds (Local value)
 - Reptiles (Local value)

Construction Phase Impacts

Statutory sites

River Itchen SAC / SSSI

- 6.3 The development site is located 1.67 kilometres south-east of these statutory designated sites. Due to the type of the proposed development, it is considered that there will be no direct or indirect impacts on these statutory designated sites.

Dust and noise are unlikely to travel the intervening distance with sufficient intensity to cause adverse impacts to the flora and fauna of these statutory sites. The IEF's are of **international and national value**, the magnitude of impact from disturbance and habitat degradation is considered to be **negligible** and therefore the impact significance is **not significant**.

Solent and Southampton Water Ramsar / SPA

- 6.4 The development site is located 2.24 kilometres north-east of these statutory designated sites. Due to the type of the proposed development, it is considered that there will be no direct or indirect impacts on these statutory designated sites. Dust and noise are unlikely to travel the intervening distance with sufficient intensity to cause adverse impacts to the flora and fauna of the statutory site. The IEF is of **international** value, the magnitude of impact from disturbance and habitat degradation is considered to be **negligible** and therefore the impact significance is **not significant**.

Solent Maritime SAC

- 6.5 The development site is located 4.76 kilometres north-west from this statutory designated site. Due to the type of the proposed development, it is considered that there will be no direct or indirect impacts on this statutory designated site. Dust and noise are unlikely to travel the intervening distance with sufficient intensity to cause adverse impacts to the flora and fauna of the statutory site. The IEF is of **international** value, the magnitude of impact from disturbance and habitat degradation is considered to be **negligible** and therefore the impact significance is **not significant**.

Moorgreen Meadows SSSI, Lee-on-The Solent to Itchen Estuary SSSI, Southampton Common SSSI, and Upper Hamble Estuary and Woods SSSI

- 6.6 The development site is located between 1.86 and 4.16 kilometres from these statutory designated sites. Due to the type of the proposed development, it is considered that there will be no direct or indirect impacts to any of these statutory designated sites. Dust and noise are unlikely to travel the intervening distance with sufficient intensity to cause adverse impacts to the flora and fauna of these statutory sites. The IEFs are of **national** value, the magnitude of impact from disturbance and habitat degradation is considered to be **negligible** and therefore the impact significance is **not significant**.

Wildern LNR, Netley Common LNR, Chessel Bay LNR, Peartree Green LNR, Millers Pond LNR, Manor Farm LNR, and Westwood Woodland Park LNR

- 6.7 The development site is located between 2.24 and 4.14 kilometres from these statutory designated sites. Due to the type of the proposed development, it is considered that there will be no direct or indirect impacts to any of these statutory designated sites. Dust and noise are unlikely to travel the intervening distance

with sufficient intensity to cause adverse impacts to the flora and fauna of these statutory sites. The IEFs are of **regional** value, the magnitude of impact from disturbance and habitat degradation is considered to be **negligible** and therefore the impact significance is **not significant**.

Non-statutory sites

West End Copse SINC

- 6.8 West End Copse SINC is located 0.30 kilometres south-east of the development site. The proposals are for internal works to the existing building therefore, there is unlikely to be any direct or indirect impacts from the proposed development. The IEF is of **regional value**, the magnitudes of these effects are **negligible** and therefore **not significant**.

***Other SINC*s**

- 6.9 A series of 21 other SINC's also are located between 0.78 and 1.84 kilometres from the site. Due to the nature of the proposals and the intervening distances of these sites, adverse impacts from habitat loss, degradation or disturbance are not anticipated. These IEFs are of **regional value**, the magnitude of the effect is **negligible** and therefore **not significant**.

Habitats

Other broadleaved woodland

- 6.10 The proposals will retain the woodland however, there is potential for accidental damage during the works. The IEF is of **local** importance, the magnitude of the effect is considered to be **low**, and therefore **not significant**.

Non-native and ornamental hedgerow

- 6.11 The hedgerows will be retained however, there is potential for accidental damage during the construction works. The IEF is of **local** importance, the magnitude of the effect is considered to be **low**, and therefore **not significant**.

Off-site habitats

Priority habitat deciduous woodland

- 6.12 There is a risk of habitat degradation due to dust deposition during the construction phase. The IEF is of **national** importance, the magnitude of the effect is considered to be **low**, and therefore of **minor significance**.

Protected and notable species

Badger

- 6.13 Badgers are highly mobile mammals, and although no evidence of badger activity was recorded, the woodland provides potential for foraging and sett creation and is connected to further optimal badger habitat. In addition, HBIC provided 25 records of this species. During construction, there is the potential for badger to use the site and create setts prior to works commencing. The IEF is of **local** importance and the magnitude of the effect is considered to be **low**, and therefore **not significant**.

Bats

Roosting bats

- 6.14 The building was assessed as holding moderate potential to support roosting bats. However, the original plan to install light tubes in the roof has been revised. As a result, no work will be carried out on the roof or within the roof void. The internal works to the building are unlikely to impact on roosting bats. The IEF is of **local** importance and the magnitude of the effect is considered to be **negligible**, and therefore **not significant**.

Foraging and commuting bats

- 6.15 The site offers low potential for foraging and commuting bats. There will be no loss of foraging habitat as a result of the proposed works. The proposals are for internal works therefore, no additional external lighting will be used during the proposed works. The IEF is of **local** importance and the magnitude of the effect is considered to be **negligible**, and the impact is therefore **not significant**.

Breeding birds

- 6.16 The Wildlife and Countryside Act 1981 (as amended), provides protection to the nests of wild birds from being taken, damaged or destroyed while in use or being built and their eggs are protected from being taken or destroyed. Additional protection is provided to Schedule 1 breeding birds, where both adults and their young, are protected from intentional or reckless disturbance, at, on or near an active nest.
- 6.17 There will be no loss of nesting habitat as a result of the proposed works. The proposals are for internal works with no impacts on external habitats. The IEF is of **local** importance and the magnitude of the effect is considered to be **negligible** therefore, the impact is **not significant**.

Operational phase

Statutory sites

River Itchen SAC / SSSI and Solent Maritime SAC

- 6.18 The development site is located 1.67 kilometres south-east from the River Itchen SAC / SSSI and 4.76 kilometres north-west from Solent Maritime SAC. No direct impacts from the new dwelling are anticipated from effects such as noise, lighting, and dust, or introductions of invasive plant species, given the type of development, distance, and location in relation to the designated site. Furthermore, the addition of one residential dwelling in an already highly populated area is unlikely to result in a significant increase in recreational pressure on these designated sites. However, the development site lies within the catchment areas of the River Itchen and Solent Maritime, posing a potential risk of increased nitrogen and phosphorus levels entering these designated sites during the operational phase. The IEFs are of **international and national value**, the magnitude of impact from disturbance and habitat degradation is considered to be **low** and therefore the impact significance is of **minor significance**.

Solent and Southampton Water Ramsar / SPA

- 6.19 The development site is located 2.24 kilometres north-east from these statutory designated sites. Paragraph 1.6 of the Solent Recreational Mitigation Strategy (2017) states “*A development can have various impacts, but one which is likely to arise from all new housing around the Solent SPAs is the impact of additional recreational visits, and therefore potential bird disturbance to the SPAs*”. The IEF is of **international** value, the magnitude of impact from disturbance and habitat degradation is considered to be **low** and therefore the impact significance is of **minor significance**.

Moorgreen Meadows SSSI, Lee-on-The Solent to Itchen Estuary SSSI, Southampton Common SSSI, and Upper Hamble Estuary and Woods SSSI

- 6.20 The development site is located between 1.86 and 4.16 kilometres from these statutory designated sites. No direct impacts from the new dwelling are anticipated from effects such as noise, lighting, and dust, or introductions of invasive plant species, given the type of the development, distance and location in relation to the designated sites. Furthermore, the addition of one residential dwelling in an already highly populated area is unlikely to result in a significant increase in recreational pressure on these designated sites. The IEFs are of **national** value, the magnitude of impact from disturbance and habitat degradation is considered to be **negligible** and therefore the impact significance is **not significant**.

Wildern LNR, Netley Common LNR, Chessel Bay LNR, Peartree Green LNR, Millers Pond LNR, Manor Farm LNR, and Westwood Woodland Park LNR

- 6.21 The development site is located between 2.24 and 4.14 kilometres from these statutory designated sites. No direct impacts from the new dwelling are anticipated from effects such as noise, lighting and dust, or introductions of invasive plant species, given the type of the development, distance and location in relation to the designated sites. Furthermore, the addition of one residential dwelling in an already highly populated area is unlikely to result in a significant increase in recreational pressure on these designated sites. The IEFs are of **national** value, the magnitude of impact from disturbance and habitat degradation is considered to be **negligible** and therefore the impact significance is **not significant**.

Non-statutory sites

SINCs

- 6.22 An increase of one net residential dwelling in an already highly populated area is unlikely to cause a significant impact in recreational pressure on the non-statutory designated sites. These IEF's are of **regional value**, the magnitude of impact is considered to be **negligible** and therefore the impact significance is **not significant**.

Protected and notable species

Badger

- 6.23 The only habitat on site suitable for this species is the small area of woodland which will be retained. The potential for badger foraging and commuting routes being impacted once the site is operational is therefore negligible. The IEF is of **local value**, the magnitude of the effect is **negligible**, and therefore **not significant**.

Bats

Foraging and commuting bats

- 6.24 The addition of external lighting and light spill from internal lighting has the potential to impact foraging and commuting bats during the operational phase. However, as the building has been used as a church and existing light spill from windows and external lighting already in place, the change of use to a residential property is unlikely to significantly increase lighting on site. The IEF is of **local** importance and the magnitude of the effect is considered to be **low**, and the impact is therefore **not significant**.

Breeding birds

- 6.25 There is potential that if habitat management is undertaken at an inappropriate time of year nesting birds and bird nests could be disturbed, harmed, damaged, or destroyed. There is also potential for increased disturbance to bird species using the site and adjacent habitats. As the IEF is of **local value**, the magnitude of the effect is **low** and therefore, **not significant**.

7.0 MITIGATION

- 7.1 While the impacts identified in section 6 are not all significant, legislation must be adhered to and therefore the following mitigation outlined in this section is required.

Construction Phase

Statutory sites

River Itchen SAC, SSSI and Solent Maritime SAC

- 7.2 As the development site lies within the catchment area of these designated sites a nutrient budget must be calculated to determine the nutrient output of the development. Eastleigh Borough Council has introduced a 'nutrient offset scheme' that allows developers to purchase credits for offsetting nutrient outputs. The scheme offers the chance to offset excess nutrient outputs against council owned land through the purchase of the nitrate credits available to achieve nitrate neutrality and meet compliance.
- 7.3 Demonstrating nutrient neutrality or purchasing credits to offset nutrient outputs will ensure the level of impact is **negligible** and therefore, **not significant**.

Solent and Southampton Water Ramsar, SPA

- 7.4 As the site is located within 5.6 kilometres of Solent and Southampton Water Ramsar and SPA, the Solent Recreational Mitigation Strategy (2017) must be complied with. Paragraph 6.3 of the SRMS states "*developer contribution will be required for every net additional dwelling within 5.6 kilometres of the boundaries of the Solent Special Protection Areas unless the developer can demonstrate to the satisfaction of the local planning authority and Natural England that it will provide alternative 'bespoke mitigation' which will fully mitigate the recreational impact of the development*".
- 7.5 The developer contributions for the SMRS will help fund measures designed to reduce the impact of increased recreational activity. This will ensure the level of impact is **negligible** and therefore **not significant**.

Non-statutory sites

West End Copse SINC

- 7.6 Potential adverse impacts on this SINC during construction from accidental damage, dust deposition, and pollution incidents have been identified. A Construction Method Statement (CMS) would need to be prepared and implemented. This will set out detailed methods of construction to avoid impacts. The following matters would be addressed in a CMS:

- Details of how materials / chemicals will be stored and controlled on-site to avoid pollution and siltation (for example, all plant will be fitted with drip trays in order to avoid potential pollution incidents and no re-fuelling will take place on the site).
- Provision of spill kits on site for all maintenance and refuelling of equipment and machinery.
- Details on the proposed construction methodology including factors such as construction access, methods of construction, timing of work and working hours.
- Dust and noise suppression methodology.

7.7 This will reduce the level of impact to **negligible** and therefore **not significant**.

Habitats

Other broadleaved woodland

7.8 A CMS, as detailed in paragraph 7.6, will be prepared and implemented. The CMP will detail the protection measures for the woodland including the erection of Heras fencing (or similar) to be installed surrounding the building, ensuring that the woodland area is protected from accidental damage caused during the works.

7.9 Implementing these measures will ensure the level of impact is **negligible** and therefore, **not significant**.

Off-site habitats

Priority habitat deciduous woodland

7.10 Potential for habitat degradation from accidental pollution incidents and dust deposition to the priority habitat deciduous woodland has been identified. Implementing the CMS, as detailed in paragraphs 7.6 and 7.8, will ensure the level of impact is **negligible** and therefore, **not significant**.

Protected and notable species

Badger

7.11 Although no evidence of badger was recorded on site, the woodland in the west of the site and to the west provide suitable badger habitat and there are records of badger in the wider landscape. As a measure of best practice, the following safeguarding measures for badger during construction will be implemented:

- Install Heras fencing in areas where it is important to exclude badgers for safety reasons e.g. fuel storage areas.

- Stored materials will be regularly inspected to ensure they are not being used by badger.
- If excavations are left open at night, wooden boards or planks will be provided as a means of escape for any animals that fall in.
- Any pipework will be capped over-night to avoid animals becoming trapped.

Roosting bats

7.12 The current plans do not involve impacting potential bat roosts however, should these plans change, at least two bat emergence surveys will be required on the building to determine the presence / likely absence of roosting bats. Surveys can only take place between May and August and must be spaced a minimum of three weeks apart. If bats are recorded emerging or entering the building, further survey effort may be required to characterise the roost and a ESPM licence will need to be granted by Natural England prior to the commencement of any works that have the potential to impact roosting bats. A detailed mitigation strategy regarding roosting bats will also need to be created and implemented.

Foraging and commuting bats

7.13 The site provides suitable habitat for foraging and commuting bats. During the construction phase, to ensure foraging or commuting bats are not impacted, works should ideally be limited to daylight hours after 08:00 and conclude at least an hour before sunset during the summer months when bats are most active to eliminate the need for external lighting systems. These measures will ensure that impacts to foraging and commuting bats during the construction phase are **negligible and not significant**.

Operational Phase

Protected and Notable Species

Bats (Foraging and commuting habitat)

7.14 Any external lighting on site will be carefully designed to have minimal impact on foraging and commuting bats during the operational phase. No lighting shall be aimed at any retained vegetation, including the woodland. The lighting strategy must adhere to the Bat Conservation Trust guidance note 8 (2023) which gives the following guidance:

- All luminaires should lack UV elements, and metal halide, compact fluorescent sources should not be used.
- LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
- A warm white light source (2700Kelvin or lower) should be adopted to reduce blue light component.

- Light sources should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats.
- Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered.
- Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt.
- The use of bollard or low-level downward-directional luminaires is strongly discouraged. This is due to a considerable range of issues, such as unacceptable glare, poor illumination efficiency, unacceptable upward light output, increased upward light scatter from surfaces and poor facial recognition which makes them unsuitable for most sites. Therefore, they should only be considered in specific cases where the lighting professional and project manager are able to resolve these issues.
- Only if all other options have been explored, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed. However, due to the lensing and fine cut-off control of the beam inherent in modern LED luminaires, the effect of cowls and baffles is often far less than anticipated and so should not be relied upon solely.

Breeding birds

- 7.15 Potential impacts were identified for breeding birds relating to inappropriate timing of on-going management of habitats within the site. On-going habitat management such as hedge trimming will be timed to take place between September and early February to avoid harming or destroying active birds' nests.

8.0 ECOLOGICAL ENHANCEMENTS

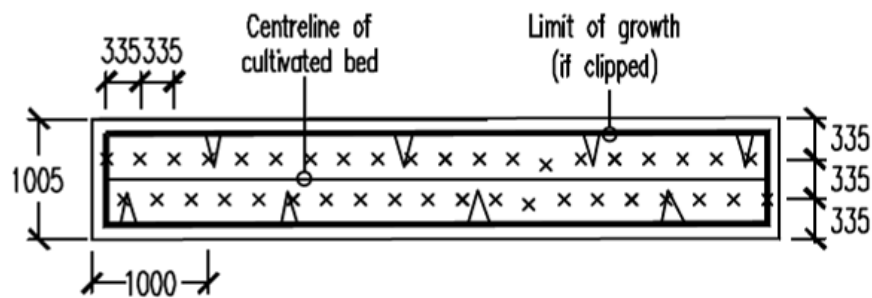
8.1 Ecological enhancements will be made to the site to increase its value and will include:

- One bat box such as the Vivara Pro WoodStone Bat Box (or suitable alternative) will be installed on one of the mature trees within the woodland habitat. The bat box must be installed at a minimum height of four metres facing either south, south-east, or south-west with a clear flight path.
- One Pino Build-in Swift Box (or suitable alternative) will be incorporated into the new residential dwelling. Swift bricks can be installed on any elevation; however, they are ideally positioned under shade-casting eaves. For optimal results, they should be mounted at a height of five meters, with a recommended clearance of five meters between the host building and any adjacent structures or obstructions.
- One bird nest box, such as the Vivara Pro Seville 28mm WoodStone Nest Box (or suitable alternative) will be installed in a suitable retained tree within the site. The nest box should be installed at a height of between 1.5 and 3 metres with a clear flight path and out of direct sunlight.
- Where possible, hedgerows H1 and H3 should be extended using native species to provide foraging and nesting opportunities for common urban bird species. In addition, non-native ornamental hedgerows should be replaced with native hedgerows as detailed in table 7. An example planting pattern is illustrated in diagram 1. Once established, a low-intensity management regime is recommended to preserve their ecological value.

Table 7: Species to be included in hedgerow planting

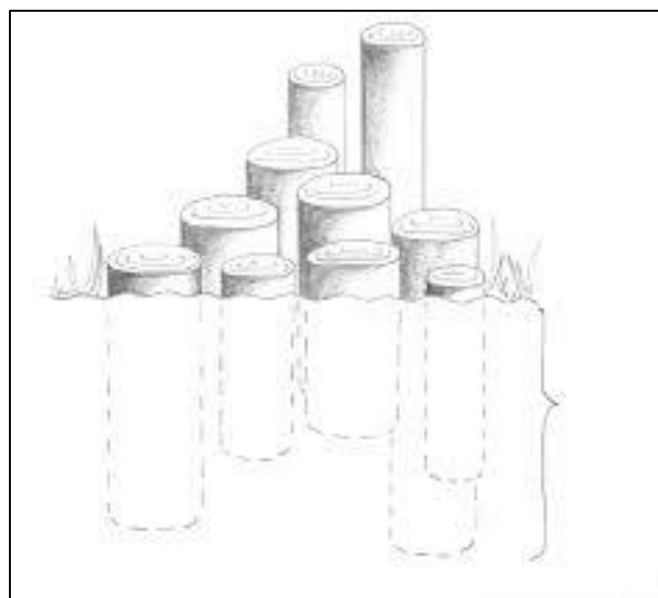
Species	Proportion within hedgerow
Spindle (<i>Euonymous europaea</i>)	10%
Hawthorn (<i>Crataegus monogyna</i>)	25%
Blackthorn (<i>Prunus spinosa</i>)	15%
Field maple (<i>Acer campestre</i>)	15%
Dog rose (<i>Rosa canina</i>)	5%
Hazel (<i>Corylus avellana</i>)	20%
Crab apple (<i>Malus sylvestris</i>)	5%
Gelder-rose (<i>Viburnum opulus</i>)	5%

Diagram 1: Hedgerow planting pattern



- 8.2 Flower beds will be installed within the existing carpark area and in the area of bare ground adjacent to the southern boundary. The beds should be sown with a native wildflower seed mix such as Boston Seeds Restore & Enrich Wildflower Seed BSRE 100% seed mix (or a suitable alternative) or be planted with pollution and nectar rich plant species such as lavender (*Lavandula sp.*). This will provide habitat for a range of invertebrates and in turn provide a food source for a variety of bird species.
- 8.3 HBIC returned 445 records of stag beetle. The site should therefore be enhanced for this species by creating a stag beetle loggery within a suitable area in the retained woodland in the west of the site. A stag beetle loggery comprises a mixture of different size, broadleaved tree logs, partially buried at a depth of 50 centimetres. There are no size limits for loggeries, although a relatively substantial one of approximately 2 by 3 metres area would be recommended to provide a valuable feature for saproxylic invertebrates. The loggery should be sited in partial shade if possible, to prevent it from drying out and plants should be allowed to grow over the loggery over time. An example of a stag beetle loggery is depicted in Diagram 2 below.

Diagram 2: Stag beetle loggery design



Habitat enhancements

- 8.4 Although a formal biodiversity net gain assessment is not required for the proposed development, it is proposed for the removal of Wilson's honeysuckle in the woodland in the west of the site, which will allow native species to germinate to provide a more natural woodland understorey. The eradication of this species requires the following measures:
- Seedlings or young plants can be pulled up by hand ensuring that all roots have been removed from the soil.
 - Larger more established plants will be cut down and treated with a herbicide into the stem to target this plant only.
 - Arising will be removed from the site to ensure that this species does not re-colonise the site.
- 8.5 The enhancement of 0.13 hectares of woodland in the rear of the site will provide 0.04 habitat units for the site. An area of 0.002 hectares of pollinator plants will be created in the existing tarmac driveway. This area is too small to measure a net gain within the statutory metric however, it will provide additional pollen and nectar for a range of invertebrates on site.
- 8.6 It is also proposed to remove the non-native hedgerows on site and replace with native species rich hedgerows. The creation of native hedgerows in poor condition will provide a combined 0.20 linear units for the site. A further 0.064 kilometres of native hedgerows along the northern and southern boundaries of the site will provide 0.14 linear units.
- 8.7 Overall, the above enhancements to the site will provide a net gain of 0.07 habitat units (+33.01%) and 0.23 linear units (+215.092%) for the site, with all trading rules satisfied.
- 8.8 The removal of Wilson's honeysuckle along with the other recommendations for the site will increase the value of the woodland and the site for native species will provide a **minor positive impact at a site level**.

9.0 RESIDUAL EFFECTS

- 9.1 No significant negative impacts from the proposed works were identified during the assessment, assuming all mitigation measures are implemented. The proposed mitigation and enhancement measures outlined above will result in a **minor positive impact** overall.

10.0 IN-COMBINATION EFFECTS

- 10.1 A search of the recent registered planning applications (dated between 2020 and 2025) on the Eastleigh Borough Council website using the site post code 'SO18 3BY' as the search term was undertaken to identify any development proposals or works within the immediate locality that could potentially have significant adverse ecological effects in-combination with the site proposals.
- 10.2 The search identified several planning applications dated between 2020 and 2023 for works to be undertaken on trees (T/23/95689, T/23/94518, T/21/89913, T/20/88992, T/20/89017). The proposed works at 78 Chalk Hill do not involve removing any trees or any other habitat of ecological value. It is therefore considered that the level of in-combination effects upon the identified IEF's is negligible. No cumulative effects are considered following these developments.

11.0 CONCLUSION

- 11.1 A habitat baseline survey and protected species assessments have been undertaken across the proposed development site. Assessments of desk studies including proximity to designated sites and protected notable species were made.
- 11.2 Mitigation measures have been provided for statutory designated sites, non-statutory designated sites, other deciduous woodland, foraging and commuting bats, badgers, and breeding birds. Implementing these mitigation measures will result in no residual effects.
- 11.3 Ecological enhancements have been made including, the installation of a bat and bird box, native hedgerow planting, new native planting, and the eradication of Wilson's honeysuckle will increase the value of the site for a wide range of fauna. This enhancement is considered to be of local value and will result in a minor positive effect.
- 11.4 These surveys are valid for 18 months and should the works be delayed past this time then an updated survey will be required.

12.0 REFERENCES

Bat Conservation Trust & Institute of Lighting Professionals (2023) *Bats and artificial lighting at night* <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>

Bibby, C.J., Burgess, N.D., Hill, D.A. and Mustoe, S.H. (2000). *Bird Census Techniques*. 2nd edition. Academic Press.

CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine version 1.3. Chartered Institute of Ecology and Environmental Management, Winchester.

Collins, J (ed) (2023). *Bat Surveys for Professionals Ecologists: Good Practice Guidelines* (4th Edition). The Bat Conservation Trust, London.

Department for Communities and Local Government (2005). Circular 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System.

Eastleigh Borough Council (2022). *Eastleigh Borough Council Local Plan 2016-2036*.

Fuller, R. (1980) *A method for assessing the ornithological interest of sites for conservation. Biological Conservation*, 17: 229-239.

Gilbert, G, Gibbons, D,W and Evans, J (1998) *Bird Monitoring Methods. RSPB, Sandy, Beds.*

Harris S, Cresswell P and Jefferies D (1989). Surveying Badgers. Mammal Society.

Hampshire Biodiversity Information Centre (HBIC, 2025) Reference 13203.

Ministry of Housing, Countryside & Local Government (2024), *National Planning Policy Framework*, London

Multi-Agency Geographical Information for the Countryside (MAGIC) Website at <http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx>.

UKHab Ltd (2023). UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>)

APPENDIX I: Site location plan



APPENDIX II: Site proposals





Planning History

21/06/2005000 - Plot Adjacent To Chalk Hill, West End Southampton.
Valid until: 10/06/2007
RENEWAL OUTLINE, SECTION OF DWELLING

Typy of Appliances: Full planning
 Status: Drafted
 Drawn: Greek Culture Personnel For
 Drawn: Dots
 02/12/2022

21-6829000000 - Level Adjusting Last Bar, T6 Chub Hill With End.
Volat status: C&I (1989)
OUTLINE: EDITION OF 8 OUTLINES

Tytti of Applenkaan Full planning
 (Starts) Diavol
 Diavol: Rikkin Planning Pörmöksen Par
 Diavol Debit
 (ref: 1/1/2000)

21/08/2007000 - Park Adjacency N/A T/L. Check H&M Vene End.
Visit date: 06/08/1990
Outings: Construction of dwelling

Typy of Appliances: Full planning
 (Starts: Domestic
 Domestic: Greek Culture: Domestic: Far
 Domestic: Debt
 (5/12/1990)

2716529/000000 - Plot Adjacent To Church Hill, West End Manor.
Valid date: 3/1/2000
OUTLINE CONSTRUCTION OF TWO DWELLINGS

2023/4/1091

21680800000 - Land Adjacent To Chalk Hill West End Mantis.
Valid date: 1/20/2003
OUTLINE: RENEWAL OF PERMISSION FOR HOUSE AND GARAGE.

Type of Application: Full planning
Status: Drafted
Division: Greek Culture Promotion Per
Division: Depts.
1987-07-19/88

21669801050 - Local Submerged Tie Tie Chalk Hill West End - Southampton
 Valid date: 12/10/1995
 CONSTRUCTION OF MEETING ROOM WITH CAR PARKING, NEW ACCESS

Type of Appliances: Full planning)
 Subjects: Diets
 Diets: Protein
 Diets: Diet
 (2/1/1/1/1/1)

21669901001 - Land Adjacent To, Clark Hill West End Southampton.
Valid until: 08/01/1996
VARIATION TO PLANNING PERMISSION REFERENCE NO. 1668970 DATED 24 APR 96
FOR CONSTRUCTION OF MEETINGS ROOM WITH CAR PARKING, NEW ACCESS AND FELLING OF
TREES TO THE FOLLOWING EXTENT ONLY: AMENDMENT TO SITE PLAN DIMENSIONS ACCORDING
TO LETTER AND PLANS RECEIVED 10 JUNE 96.

Typen af Applikationer: Full planning
 Starten: Onmiddellijk
 Databank: Pirelli Variatium
 Databank Druk: 2000m's 9000

©2003 John Wiley & Sons, Ltd.
 Vol 18, No 1, 2003
 Printed in the United Kingdom
 All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, scanning, or otherwise, without the prior written permission of John Wiley & Sons, Ltd.

Typical Applications: Camlocks under Toilet Facilities/Bus Card
Markets: Domestic
Distributor: Camlocks To Toilet World Fair
Distributor Code:
090349005

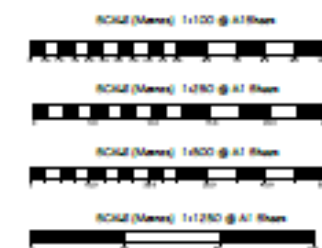
TS/001660 - TS CHALK HILL, WEST END, SOUTHAFTON, SO11 5 2JB
 Total alkali 310080000
 Cypripedium 4 (51) - Released

Typical Applications: Camlocks used in Toilet Facilities, Clean Rooms, Laboratories, etc.
 Standards: DIN EN 12188
 Dimensions: Camlocks To Toilet World Pan
 Dimensions: 100 x 100 x 100

Issued for
Planning Approval

Rev A - Light tubes removed.
05/02/2025

 BPD Design Consultants Ltd Architectural, Structural and Construction Engineers		
Quality, Control and, Service, Confidentiality, Speed & Value		
Tel: 023 2640 4017		
02326 401701 02326 401702	02326 401703 02326 401704	
www.bpdesign.co.uk		
Project 75 Gresham Hill Southampton Hampshire SO16 3DB		
Client Mr J Knell		
Design Title Proposal Plans and Elevations		
Design No PU02	Revision A	
Date Dec 2024	By JN	Scale As Shown
The information shown above is confidential to BPD Design Consultants Ltd. It is to be used only for the project and site mentioned above. It is not to be used for any other purpose without the written consent of BPD Design Consultants Ltd.		



APPENDIX III: Designated sites and protected and notable species results

Table 1: Statutory sites within 5 kilometres and non-statutory designated sites located within 2 kilometres of 78 Chalk Hill, Eastleigh.

Site name	Conservation status	Distance and direction from site (km)	Level of Value	Habitat description
River Itchen	SAC ¹	1.67 north-west	International	The site is designated for the following Annex I habitats: Water courses of plain to montane levels with the <i>Ranunculon fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation. The site is designated for the following Annex II species: southern damselfly (<i>Coenagrion mercurial</i>) and bullhead (<i>Cottus gobio</i>). Other Annex II species present as a qualifying feature, but not a primary reason for site selection include white-clawed crayfish (<i>Austropotamobius pallipes</i>), brook lamprey (<i>Lampetra planeri</i>), Atlantic salmon (<i>Salmo salar</i>), and otter (<i>Lutra lutra</i>).
	SSSI ²	1.67 north-west	National	This site is notified for classic chalk stream and river, fen meadow, flood pasture and swamp habitats. The Itchen supports an abundant and exceptionally

¹ SAC: Special Area of Conservation

² SSSI: Site of Special Scientific Interest

Site name	Conservation status	Distance and direction from site (km)	Level of Value	Habitat description
				species-rich aquatic flora including water-crowfoot (<i>Ranunculus penicillatus</i> var. <i>pseudofluitans</i>), lesser water-parsnip (<i>Berula erecta</i>), fool's water-cress (<i>Apium nodiflorum</i>), blunt-fruited water-starwort (<i>Callitriche obtusangula</i>), water-dropwort (<i>Oenanthe fluviatilis</i>), unbranched bur-reed (<i>Sparganium emersum</i>), common club-rush (<i>Schoenoplectus lacustris</i>) and various pondweed species (<i>Potamogeton</i> sp.). Over 210 invertebrate taxa have been recorded from the River Itchen itself. The main groups represented are <i>Oligochaete</i> worms, Crustacea such as the very abundant shrimp <i>Gammarus pulex</i> , Diptera (flies) and Neuroptera.
Solent and Southampton Water	Ramsar ³	2.24 south-west	International	The site comprises of estuaries and adjacent coastal habitats including intertidal flats, saline lagoons, shingle beaches, reefs, saltmarsh, and reedbeds, damp woodland, and grazing marsh. The site exhibits an "unusual strong double tidal flow" and has long periods of slack water at high and low

³ Ramsar: A wetland site of international importance designated under the Ramsar Convention.

Site name	Conservation status	Distance and direction from site (km)	Level of Value	Habitat description
				tide. It supports internationally important numbers of wintering waterfowl (51,361 over the winter) including ringed plover (<i>Charadrius hiaticula</i>), teal (<i>Anas crecca</i>) and dark bellied brent goose (<i>Branta bernicla bernicla</i>), important breeding gull and tern populations, and an impressive assemblage of rare invertebrates and plants.
	SPA ⁴	2.24 south-west	International	The site is used regularly by ≥1% of the following resident species and biogeographic species: Mediterranean gull (<i>Ichthyaetus melanocephalus</i>), sandwich tern (<i>Thalasseus sandvicensis</i>), common tern (<i>Sterna hirundo</i>), little tern (<i>Sternula albifrons</i>), roseate tern (<i>Sterna dougallii</i>), dark bellied brent goose, teal, ringed plover, and black-tailed godwit (<i>Limosa limosa</i>).
Solent Maritime	SAC	4.76 south-east	International	Annex I habitats present that are a primary reason for the sites SAC designation include estuaries, <i>Spartina</i> swards (<i>Spartinion maritimae</i>), and Atlantic salt meadows (<i>Glauco-</i>

⁴ SPA: Special Protection Area

Site name	Conservation status	Distance and direction from site (km)	Level of Value	Habitat description
				<i>Puccinellietalia maritimae</i>). Annex I habitats present as a qualifying feature, but are not a primary reason for this sites SAC designation include sandbanks which are slightly covered by sea water all the time, mudflats and sandflats not covered by seawater at low tide, coastal lagoons, annual vegetation of drift lines, perennial vegetation of stony banks, <i>Salicornia</i> and other annuals colonizing mud and sand, and "shifting dunes along the shoreline with <i>Ammophila arenaria</i> ("white dunes)". Annex II species present as a qualifying feature but are not a primary reason for this sites SAC designation include Desmoulin's whorl snail (<i>Vertigo moulinsiana</i>).
Moorgreen Meadows	SSSI	1.86 north-east	National	The site comprises neutral meadows and alder (<i>Alnus sp.</i>) wood flanking a small tributary of the River Hamble on the Bracklesham Beds of the Hampshire Basin. The sward comprises at least 17 codominant herbs and grasses and is of exceptional scientific importance for its populations of marsh orchids (<i>Dactylorhiza</i>

Site name	Conservation status	Distance and direction from site (km)	Level of Value	Habitat description
				<i>sp.</i>), in particular the site includes a geographically isolated population of the Northern Marsh Orchid (<i>Dactylorhiza purpurella</i>).
Lee-on-The Solent to Itchen Estuary	SSSI	2.24 south-west	National	The site comprises extensive intertidal muds with a littoral fringe of vegetated shingle, saltmarsh, reedbed, marshy grasslands and deciduous woodland on alluvium, valley gravels, and Bracklesham Beds. supports an outstanding assemblage of nationally scarce coastal plants. The site supports high densities of benthic invertebrates (molluscs, crustacea, marine worms, etc.), including probably the largest remaining British population of the introduced hard shell clam (<i>Mercenaria mercenaria</i>). On the lower shore, east of the Hamble, there are extensive beds of the eelgrasses <i>Zostera angustifolia</i> and <i>Zostera noltii</i> , both of which are nationally scarce species.
Southampton Common	SSSI	4.23 west	National	The site comprises a range of interesting and relatively undisturbed habitats, despite its urban location. The site supports large populations of amphibians which mainly

Site name	Conservation status	Distance and direction from site (km)	Level of Value	Habitat description
				inhabit the boating lake during the spring and summer and disperse widely over the remainder of the site during the remainder of the year. The main breeding water supports the three native species of newts, palmate newts (<i>Triturus helveticus</i>), smooth newts (<i>Triturus vulgaris</i>) and great crested newts (<i>Triturus cristatus</i>), together with common frog (<i>Rana temporaria</i>) and common toad (<i>Bufo bufo</i>), in considerable numbers.
Upper Hamble Estuary and Woods	SSSI	4.16 south-east	National	The site comprises the uppermost section of the estuary of the River Hamble and its flanking zones of saltmarsh, reedswamp and ancient semi-natural woodland. Twelve types of ancient broad-leaved woodland occur in the SSSI and collectively comprise one of the most ecologically diverse woodland areas in central southern England. The Hamble woodlands are notable for their stands of small-leaved lime (<i>Tilia cordata</i>). The rare wild service tree (<i>Sorbus torminalis</i>) is frequent in many of the copses. A few small areas of unimproved neutral grassland occur along the

Site name	Conservation status	Distance and direction from site (km)	Level of Value	Habitat description
				river. Red fescue (<i>Festuca rubra</i>), Yorkshire fog (<i>Holcus lanatus</i>), tufted hair-grass (<i>Deschampsia cespitosa</i>) and <i>Agrostis</i> species dominate the swards. The rich flora includes dyer's greenweed (<i>Genista tinctoria</i>), devil's-bit scabious (<i>Succisa pratensis</i>), meadow thistle (<i>Cirsium dissectum</i>) and other species indicative of long established permanent pastures. The rare corky-fruited water dropwort (<i>Oenanthe pimpinelloides</i>) is also present. The mudflats support large populations of marine worms, crustaceans and molluscs, in turn providing a food source for several species of shorebirds including a variety of waders, ducks and the grey heron (<i>Ardea cinerea</i>). The reedbeds support breeding populations of reed warbler (<i>Acrocephalus scirpaceus</i>) and sedge warbler (<i>Acrocephalus schoenobaenus</i>) whilst great crested grebe (<i>Podiceps cristatus</i>) frequent the reed-invaded sheltered bays.

Site name	Conservation status	Distance and direction from site (km)	Level of Value	Habitat description
Wildern	LNR ⁵	2.24 south-east	Regional	The site comprises wetland habitat featuring a mosaic of ponds, two flooded meadows, woodlands and a valley mire all linked by the streams which flow through the site. Bird species include goldfinch (<i>Carduelis Carduelis</i>), chaffinch (<i>Fringilla coelebs</i>), greenfinch (<i>Carduelis Chloris</i>), bullfinch (<i>Pyrrhula pyrrhula</i>), siskin (<i>Spinus spinus</i>), lesser redpoll (<i>Acanthis cabaret</i>), brambling (<i>Fringilla montifringilla</i>), great spotted woodpecker (<i>Dendrocopos major</i>), nuthatch (<i>Sitta Europaea</i>), green woodpecker (<i>Picus viridis</i>), and treecreeper (<i>Certhia Familiaris</i>). Commonly sighted dragonflies include southern hawker (<i>Aeshna cyanea</i>), broad-bodied chaser (<i>Libellula depressa</i>), golden-ringed dragonfly (<i>Cordulegaster boltonii</i>), emperor dragonfly (<i>Anax imperator</i>), and beautiful demoiselle (<i>Calopteryx virgo</i>). Butterfly species include green-veined white (<i>Pieris napi</i>), common blue

⁵ LNR: Local Nature Reserve

Site name	Conservation status	Distance and direction from site (km)	Level of Value	Habitat description
				(<i>Polyommatus icarus</i>), holly blue (<i>Celastrina argiolus</i>), small copper (<i>Lycaena phlaeas</i>), brown argus (<i>Aricia agestis</i>), large skipper (<i>Ochlodes venata</i>), and purple hairstreak, (<i>Neozephyrus quercus</i>).
Netley Common	LNR	2.48 south-east	Regional	Netley Common is the city's last remaining piece of open heathland including grassland with islands of scrub surrounded by a mixed woodland fringe.
Chessel Bay	LNR	2.25 south-west	Regional	Chessel Bay is the only remaining long stretch of undeveloped, natural shoreline in the lower Itchen river. A narrow strip of woodland, with oak (<i>Quercus sp.</i>), beech (<i>Fagus sylvatica</i>), bramble (<i>Rubus fruticosus</i>) and hawthorn (<i>Crataegus monogyna</i>), runs along the edge of the reserve which is bounded by a railway line to the north-east. A parallel strip of shingle and saltmarsh contain iris (<i>iris sp.</i>), sea club rush (<i>Bolboschoenus maritimus</i>), reeds and sea aster (<i>Ripolium pannonicum</i>). The largest proportion of the site is composed of mudflats, which at low tide provide feeding grounds for wading birds and

Site name	Conservation status	Distance and direction from site (km)	Level of Value	Habitat description
				wildfowl. Oystercatcher (<i>Haematopus ostralegus</i>) is common throughout the year, as is the song of birds which inhabit the woodland.
Peartree Green	LNR	2.89 south-east	Regional	The site comprises a diverse habitat of 20.8 hectares on the eastern bank of the River Itchen with mixed chalk and acid grasslands, scrub and woodlands, bordered on its western side by the Southampton to Portsmouth railway line and surrounded on its northern, eastern and southern sides by the residential suburb of Peartree Green.
Millers Pond	LNR	3.07 south	Regional	The site comprises acid grassland, semi-natural woodland, and a pond. The site is an important green open space within Sholing.
Manor Farm	LNR	4.13 south-east	Regional	The site includes areas of woodland, grassland, and river and supports abundant wildlife including roe deer (<i>Capreolus capreolus</i>) curlew (<i>Numenius Arquata</i>) skylark (<i>Alauda arvensis</i>) and an array of wildflowers, invertebrates and reptiles.
Westwood Woodland Park	LNR	4.14 south	Regional	The site comprises a blend of ancient woodlands and rolling

Site name	Conservation status	Distance and direction from site (km)	Level of Value	Habitat description
				grasslands covering 150 acres.
West End Copse	SINC	0.30 north-west	Regional	Ancient semi-natural woodland. Woodland where there is a significant element of ancient semi-natural woodland surviving or supporting some characteristics of ancient woodland
Hatch Grange Meadows	SINC	0.78 north-east	Regional	Wet woodland such as alder (<i>Alnus sp.</i>) or willow (<i>Salix sp.</i>) woods and birch (<i>Betula sp.</i>) bog woods which support a good diversity of woodland and/or marsh/swamp/mire species. Semi-improved grasslands which retain a significant element of unimproved grassland
South West of Exeter Close	SINC	0.87 west	Regional	A SINC which occurs in an area otherwise deficient in such interest, and/or is known to be of particularly high value to local communities.
Telegraph Woods	SINC	0.90 east	Regional	Pasture woodland and wooded commons which are of considerable biological and historical interest. Areas of heathland which are afforested or have succeeded to woodland
Harefield Copse	SINC	0.90	Regional	woodland where there is a significant element of ancient semi-natural woodland surviving.

Site name	Conservation status	Distance and direction from site (km)	Level of Value	Habitat description
West End Covered Reservoir	SINC	0.96 south-east	Regional	Semi-improved grassland which retains a significant element of unimproved grassland. The site supports green-winged orchid (<i>Anacamptis morio</i>).
Montgomery Way	SINC	0.97 south-west	Regional	A SINC which occurs in an area otherwise deficient in such interest, and/or is known to be of particularly high value to local communities.
Dummers Copse South	SINC	1.14 north	Regional	Ancient semi-natural woodland.
Thornhill Park Plantation	SINC	1.14 south-east	Regional	Semi-improved or impoverished grasslands which retain a significant element of unimproved grassland. A SINC which occurs in an area otherwise deficient in such interest, and/or is known to be of particularly high value to local communities.
Dummers Copse North	SINC	1.27 north	Regional	Ancient semi-natural woodland. Woodland where there is a significant element of ancient semi-natural woodland surviving. Wet woodland such as alder or willow woods and birch bog woods which Support a good diversity of woodland and/or marsh/swamp/mire species.
Frogs Copse	SINC	1.32 north-west	Regional	Ancient semi-natural woodland. Wet woodland such as alder or willow

Site name	Conservation status	Distance and direction from site (km)	Level of Value	Habitat description
				woods and birch bog woods which Support a good diversity of woodland and/or marsh/swamp/mire species. A SINC which occurs in an area otherwise deficient in such interest, and/or is known to be of particularly high value to local communities.
Hum Hole	SINC	1.39 south-west	Regional	Woodland where there is a significant element of ancient semi-natural woodland surviving or supporting some characteristics of ancient woodland. The site supports stag beetle (<i>Lucanus cervus</i>), wood horsetail (<i>Equisetum sylvaticum</i>), and white-letter hairstreak. A SINC which occurs in an area otherwise deficient in such interest, and/or is known to be of particularly high value to local communities.
Frogs Meadow	SINC	1.43 north-west	Regional	A SINC which occurs in an area otherwise deficient in such interest, and/or is known to be of particularly high value to local communities.
Marlhill Copse & Meadow	SINC	1.54 north-west	Regional	Ancient semi-natural woodland. Wet woodland such as alder or willow woods and birch bog woods which Support a good diversity of woodland and/or

Site name	Conservation status	Distance and direction from site (km)	Level of Value	Habitat description
				marsh/swamp/mire species. Fens, flushes, seepages, springs and inundation grasslands of floodplains that support a flora and fauna of less-improved wet conditions (seasonal or permanent).
Sholing Common	SINC	1.50 south	Regional	Semi-improved grasslands which retain a significant element of unimproved grassland. A SINC which occurs in an area otherwise deficient in such interest, and/or is known to be of particularly high value to local communities.
Itchen Valley Country Park	SINC	1.52 north	Regional	Semi-improved grassland which retains a significant element of unimproved grassland. Areas of open freshwater (e.g. lakes, ponds, canals, rivers, streams and ditches). Fens, flushes, seepages, springs and inundation grasslands of floodplains that support a flora and fauna of less-improved wet conditions (seasonal or permanent). The site supports Eurasian water shrew (<i>Neomys fodiens</i>), otter (<i>Lutra lutra</i>), harvest mouse (<i>Micromys minutus</i>), slender tufted sedge (<i>Carex acuta</i>), red marsh purslane (<i>Ludwigia palustris</i>), shining pondweed (<i>Potamogeton lucens</i>).

Site name	Conservation status	Distance and direction from site (km)	Level of Value	Habitat description
Shoreburs Greenway	SINC	1.55 south-west	Regional	Woodland where there is a significant element of ancient semi-natural woodland surviving. Wet woodland such as alder or willow woods and birch bog woods which Support a good diversity of woodland and/or marsh/swamp/mire species. Semi-improved or impoverished grasslands which retain a significant element of unimproved grassland. Purple moor-grass (<i>Molinia caerulea</i>) and rush-pasture. The site supports weasel's snout (<i>Misopates orontium</i>), corn spurry (<i>Spergula arvensis</i>), whit-letter hairstreak (<i>Satyrrium w-album</i>), and hybrid sweetgrass (<i>Glyceria fluitans x notata</i> = <i>G. x pedicellate</i>).
Portsmouth Water Company Lagoons and Woodland	SINC	1.71 north-west	Regional	Ancient semi-natural woodland. Semi-improved grasslands which retain a significant element of unimproved grassland. Areas of open freshwater (e.g. lakes, ponds, canals, rivers, streams and ditches). Fens, flushes, seepages, springs and inundation grasslands of floodplains that support a flora and fauna of less-improved wet conditions (seasonal or permanent).

Site name	Conservation status	Distance and direction from site (km)	Level of Value	Habitat description
IVCP South Parkland East	SINC	1.73 north	Regional	Semi-improved grassland which retains a significant element of unimproved grassland.
Withybed Covert/Ridgeway Copse	SINC	1.79 north-east	Regional	Ancient semi-natural woodland.
Freemantle Common	SINC	1.84 south-west	Regional	Semi-improved grassland which retains a significant element of unimproved grassland. A SINC which occurs in an area otherwise deficient in such interest, and/or is known to be of particularly high value to local communities.
Riverside Park North Woodland	SINC		Regional	Wet woodland such as alder or willow woods and birch bog woods which Support a good diversity of woodland and/or marsh/swamp/mire species. Fens, flushes, seepages, springs and inundation grasslands of floodplains that support a flora and fauna of less-improved wet conditions (seasonal or permanent).

Records were provided by HBIC (Reference: 13203) for notable, protected, and non-native protected species with two kilometres of the site. A full copy of the data search can be provided on request however a summary is provided below:

Amphibians and reptiles

Amphibian records consist of 12 records of common toad (*Bufo bufo*), one record of great crested newt (*Triturus cristatus*), and five records of common lizard (*Zootoca vivipara*). Reptile records consist of 24 records of slow-worm (*Anguis fragilis*), one record of smooth snake (*Coronella austriaca*), one record of sand lizard (*Lacerta*

agilis), seven records of grass snake (*Natrix helvetica*), and one record of adder (*Vipera berus*).

Birds

Records of 1501 birds were provided, including 121 species. Relevant species included swift (*Apus apus*), greenfinch (*Chloris chloris*), house martin (*Delichon urbicum*), lesser spotted woodpecker (*Dryobates minor*), pied flycatcher (*Ficedula hypoleuca*), brambling (*Fringilla montifringilla*), linnet (*Linaria cannabina*), woodlark (*Lullula arborea*), nightingale (*Luscinia megarhynchos*), grey wagtail (*Motacilla cinerea*), spotted flycatcher (*Muscicapa striata*), house sparrow (*Passer domesticus*), black redstart (*Phoenicurus ochruros*), redstart (*Phoenicurus phoenicurus*), wood warbler (*Phylloscopus sibilatrix*), firecrest (*Regulus ignicapilla*), whinchat (*Saxicola rubetra*), woodcock (*Scolopax rusticola*), siskin (*Spinus spinus*), turtle dove (*Streptopelia turtur*), starling (*Sturnus vulgaris*), redwing (*Turdus iliacus*), song thrush (*Turdus philomelos*), fieldfare (*Turdus pilaris*), and mistle thrush (*Turdus viscivorus*).

Higher plants

HBIC returned 145 records of higher plants including 54 species. Relevant species included slender tufted sedge (*Carex acuta*), green-flowered Helleborine (*Epipactis phyllanthos*), broad-leaved spurge (*Euphorbia platyphyllos*), Welsh poppy (*Meconopsis cambrica*), butchers broom (*Ruscus aculeatus*), wild pansy (*Viola tricolor*), and wood horsetail (*Equisetum sylvaticum*).

Invertebrates

HBIC returned 1278 records of invertebrates including 205 species. The records included 445 records of stag beetle (*Lucanus cervus*). Records of Lepidoptera included 30 records of silver-washed fritillary (*Argynnis paphia*), September thorn (*Ennomos erosaria*), dusky thorn (*Ennomos fuscantaria*), rustic (*Hoplodrina blanda*), white-letter hairstreak (*Satyrrium w-album*), and cinnabar (*Tyria jacobaeae*).

Mammals

Bat records returned by HBIC included one record of barbastelle (*Barbastella barbastellus*), 11 records of a species of bat (*Chiroptera*), seven records of serotine (*Eptesicus serotinus*), 12 records of Myotis species (*Myotis* sp.), five records of Daubenton's bat (*Myotis daubentonii*), one record of whiskered/Brandt's bat (*Myotis mystacinus/brandtii*), three records of Natterer's bat (*Myotis nattereri*), 18 records of noctule (*Nyctalus noctula*), 36 records of pipistrelle species (*Pipistrellus*

sp.), three records of Nathusius' pipistrelle (*Pipistrellus nathusii*), 43 records of common pipistrelle (*Pipistrellus pipistrellus*), 23 records of soprano pipistrelle (*Pipistrellus pygmaeus*), four records of long-eared bat species (*Plecotus* sp.), and nine records of brown long-eared bat (*Plecotus auritus*).

Nine records of yellow-necked mouse (*Apodemus flavicollis*), ten records of water vole (*Arvicola amphibius*), 65 records of hedgehog (*Erinaceus europaeus*), two records of brown hare (*Lepus europaeus*), 13 records of otter (*Lutra lutra*), 25 records of badger (*Meles meles*), 10 records of harvest mouse (*Micromys minutus*), five records of hazel dormouse (*Muscardinus avellanarius*), and seven records of Eurasian water shrew (*Neomys fodiens*) were also provided.

Non-native invasive species

Records of non-native invasive species included records of nine species of bird, one species of fish, 63 species of higher plants, seven species of invertebrate, and three species of mammal. The most relevant non-native invasive species include three-cornered garlic (*Allium triquetrum*), cotoneaster species (*Cotoneaster* sp.), montbretia (*Crocasmia x crocosmifolia*), Japanese knotweed (*Fallopia japonica*), Spanish/English bluebell hybrid (*Hyacinthoides hispanica* x non-scripta), yellow archangel (*Lamiasrum galeodbolon argentatum*), and Wilson's honeysuckle (*Lonicera nitida*).

These records of protected and notable species in the vicinity of the site increase the likelihood of them being present where suitable habitat is identified in the field survey.

APPENDIX IV: Baseline habitat map

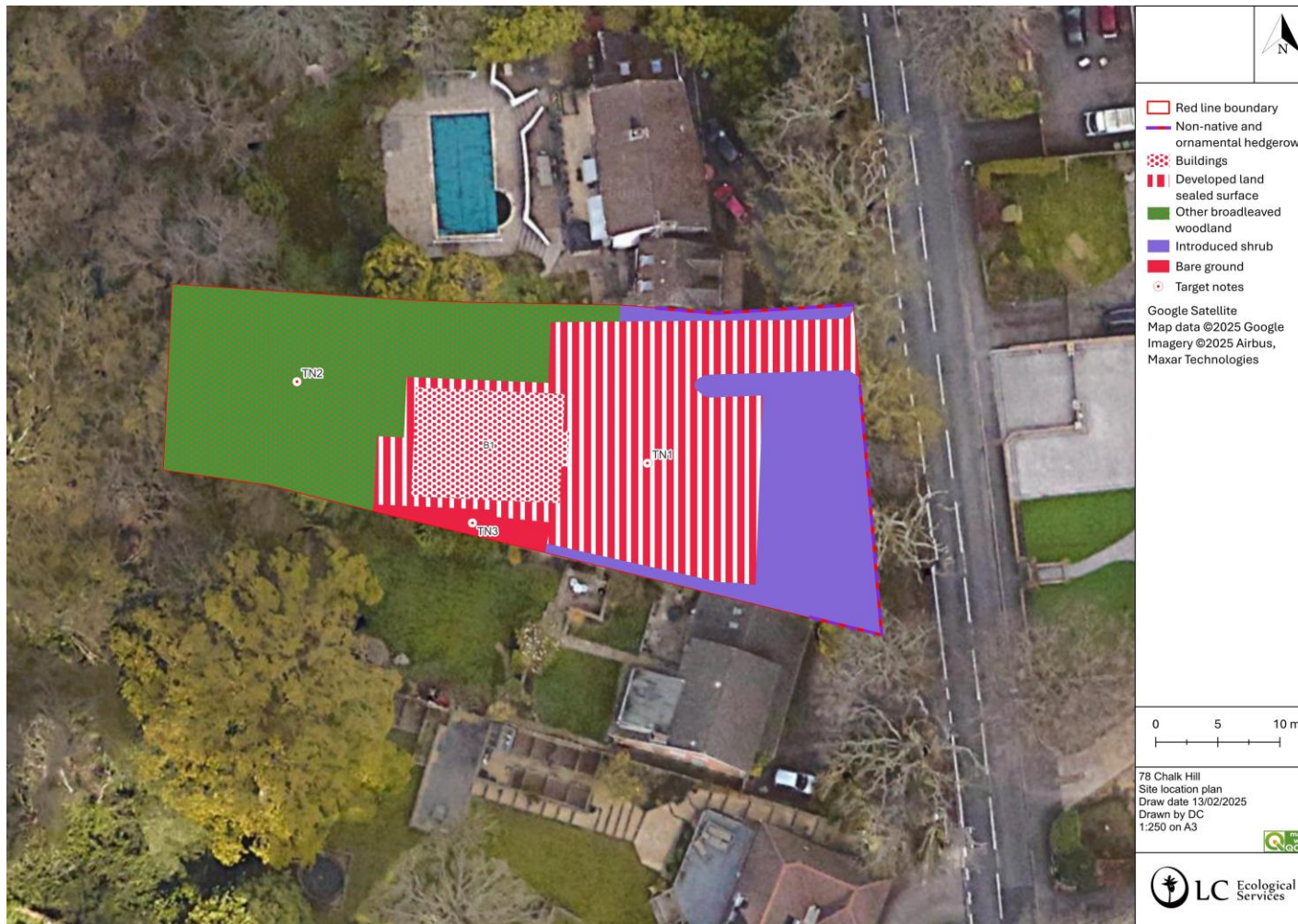




Table 2: Target notes to accompany UK habitat map

Target Note	Description
T1	The majority of the area in the east of the site comprises a tarmac carpark.
T2	A small area of broadleaved woodland lies in the west of the site, forming part of a larger adjacent woodland. The canopy includes pedunculate oak (<i>Quercus robur</i>), silver birch (<i>Betula pendula</i>), and sycamore (<i>Acer pseudoplatanus</i>), with a frequent hazel (<i>Corylus avellana</i>) understory. The shrub layer features occasional holly (<i>Ilex aquifolium</i>), Wilson's honeysuckle (<i>Lonicera nitida</i>) near the western boundary, and privet (<i>Ligustrum vulgare</i>). Ivy (<i>Hedera helix</i>) dominates the field layer, with pendulous sedge (<i>Carex pendula</i>) locally dominant in the east. Lord's-and-ladies (<i>Arum maculatum</i>) are locally abundant, while wood avens (<i>Geum urbanum</i>) are rare.
T3	A small area of bare ground is present adjacent to the southern boundary. A rare amount of ivy was recorded as a ground cover here and a rare amount of a species of moss was also present.
H1	A non-native hedgerow comprising abundant silk tassel bush (<i>Garrya elliptica</i>) and redclaws (<i>Escallonia rubra</i>).
H2	A non-native hedgerow comprising dominant cherry laurel (<i>Prunus laurocerasus</i>), and rare holly (<i>Ilex aquifolium</i>). Ivy dominates the ground layer.
H3	A non-native hedgerow comprising dominant smallflower silverberry (<i>Elaeagnus × submacrophylla</i> 'Servette').
B1	A disused single-story church is located in the centre of the site. The building is of brick construction and was built in the 1980s/1990s.

APPENDIX V: Photographs



Photograph 1: Carpark area in the east of the site. Hedgerow H1 is visible on the right of the photograph.



Photograph 2: Carpark area in the east of the site and a view of Hedgerows H2 and H3.



Photograph 3: Woodland in the west of the site.



Photograph 4: Open area adjacent to the northern elevation of the building within the woodland habitat.



Photograph 5: Eastern elevation of the building.



Photograph 6: Gaps under the lead flashing and roman tiles on the mono-pitch roof on the eastern elevation of the building.



Photograph 7: Gaps where the soffit meets the wall on the eastern elevation of the building.



Photograph 8: Southern elevation of the building.



Photograph 9: Gaps under the ends of the roman tiles on the southern elevation of the building.



Photograph 10: Western elevation of the building. Ivy covers most of the south-west corner of the building.



Photograph 11: Northern elevation of the building.



Photograph 12: View of the roof void.



Photograph 13: View of the roof void.



Photograph 14: Sagging bitumen felt and an exposed roof tile with gaps providing a potential access point for bats into the roof void.



Photograph 15: Light can be seen entering the roof void from the eaves on the northern side of the roof void.



Photograph 16: Light can be seen entering the roof void through a gap in the gable end on the eastern side of the roof void.



Photograph 17: View of the northern half of the basement



Photograph 18: View of the southern side of the basement.