

Land off Botley Road, Horton Heath
Preliminary Ecological Appraisal Survey
Report
Osman Homes Ltd
6th June 2025



Document Control

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The views and opinions contained within the document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to work

Executive Summary

Purpose of the report

To provide a Preliminary Ecological Appraisal (PEA) of the proposed development site, involving,

- Evaluation of its conservation status based on a desktop review that summarises information collated on protected species and nature conservation designations in the area.
- Assessment of habitat composition on site, derived from a UKHabitat survey.
- Assessment of the likelihood of protected, or otherwise notable, species occurring on site.

Context of the development

The proposed development:

- Build a new residential property with detached garage on existing vacant plot of land.

Methods

The project requirement was to assess the existing ecological value of the site, identify potential ecological issues associated with the proposed development and make recommendations for general mitigation, compensation, enhancement and further surveys, as appropriate. A desk study and a UKHabitat 2.0 survey were carried out.

Key issues

Due to evidence of existing habitat having been recently cleared, destroyed, or degraded, an earlier baseline has been used based on satellite data records. This follows guidance provided on page 50 of the Statutory Biodiversity Metric User Guide July 2024.

Potential protected and notable species which may be using the Site are based on the Site as surveyed on 28th May 2025.

The Site had LOW potential for amphibians during their terrestrial phase, GCN are recorded in a waterbody 70m east of the SITE, a significant linear barrier, the B3354 road, has reduced Site potential to LOW. There was MODERATE potential for reptiles. It had LOW potential for terrestrial mammals, including the European badger. It also had NEGLIGIBLE bat roost potential and MODERATE foraging and commuting potential for bats across the Site. There was MODERATE bird nesting potential across the wider Site area and MODERATE foraging and commuting potential.

Further surveys required

GCN survey of the waterbody to the east of the Site.

Conclusions

Based on this data the proposed development will result in a **87.60% decrease** in biodiversity on Site.

This can be compensated for via the purchase of **0.29 HIGH distinctiveness habitat units**.

Declaration

I confirm that the information provided in this document is truthful and accurate at the time of completion.

Project manager: Daniel Ahern CEnv MCIEEM FLS

Signature:



Lead ecologist & Report writer: Joseph Dean

Signature:



Date: 6th June 2025

1. Introduction

1.1. Background

- 1.1.1. **Due to evidence of existing habitat having been recently cleared, destroyed, or degraded, an earlier baseline has been used based on satellite data records. This follows guidance provided on page 50 of the Statutory Biodiversity Metric User Guide July 2024.**
- 1.1.2. **Potential protected and notable species which may be using the Site are based on the Site as surveyed on 28th May 2025.**
- 1.1.3. In April 2025, Daniel Ahern Ecology Ltd was commissioned by Nicholas Jenkins on behalf of Osman Homes Ltd to undertake an ecological appraisal of an area of land off Botley Road near Horton Heath. The purpose of the survey was to provide an assessment of the current ecological conditions and to evaluate the ecological constraints in order to inform development proposals.
- 1.1.4. The purpose of this report is to identify key ecological constraints, in order to inform the project planning such that significant ecological impacts are avoided or minimised. It also aims to highlight any further ecological surveys that may be required to inform any future Ecological Impact Assessment (EclA), so that they can be appropriately designed. Finally, the report aims to provide the information required in order to develop appropriate mitigation or compensation measures.

1.2. Site description

- 1.2.1. Land off Botley Road, hereafter referred to as 'the Site', measures approximately 0.8 ha and is situated on Botley Road which runs to the east of the Site (approximate OS grid reference: SU 49612 16420) see Fig. 1 below.
- 1.2.2. The Site comprised building, artificial unvegetated unsealed surface, vegetated garden, and dense scrub, with several individual trees.
- 1.2.3. The proposed developments and alterations to the site are as followed:
- Construct a new residential dwelling and detached garage on the site.

Figure 1. Site location with the red line boundary



2. Planning & Legislation

2.1. Legislation

2.1.1. The following legislation informed the survey approach and considerations.

- The Wildlife and Countryside Act 1981 (as amended)
- The Conservation of Habitat and Species Regulations 2010 (as amended).
- Environment Act 2021

2.2. Planning policies

2.2.1. This report is prepared with reference to the National Planning Policy Framework 2024.

3. Methods

3.1. Desk study

3.1.1. The following publicly accessible websites were searched for relevant ecological information:

- <http://planningguidance.planningportal.gov.uk/>

- <http://jncc.defra.gov.uk/page-1376> (summary of nature conservation legislation)
 - www.ukbap.org.uk (archived 2012)
 - www.google.com for aerial photography
 - <https://magic.defra.gov.uk/magicmap.aspx>
- 3.1.2. Data relating to statutory & non-statutory sites and all protected species records within 1km of the red line boundary was requested from the Hampshire Biological Information Centre (HBIC)

3.2. Field survey

- 3.2.1. A UKHab 2.0 habitat survey of the site was undertaken with reference to the Chartered Institute of Ecology and Environmental Management's Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017).
- 3.2.2. The survey was conducted on the 28th May 2025 by Jospeh Dean.
- 3.2.3. The weather conditions were good with an average temperature of 18°C.
- 3.2.4. During the survey, dominant plant species were recorded, and habitats were classified according to their vegetation types, as identified in the UKHab 2.0 users handbook. Target notes (TN) were taken to denote species and habitats of conservation interest and to describe the vegetation in areas that were too small to map. Evidence or habitat suitable for any legally protected species was recorded, where appropriate.
- 3.2.5. The presence of any Category 9 invasive non-native plant species was recorded.
- 3.2.6. The results are presented in the standard format with habitat descriptions and a UK Hab 2.0 map (see Figure 3).
- 3.2.7. The site was inspected for direct evidence and habitat suitability for protected and notable species. Particular attention was given to those species listed under The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitat and Species Regulations 2010 (as amended). This included searching for signs of badger activity and habitats suitable for amphibians, dormice, bats and reptiles.
- 3.2.8. In the event that habitats suitable for protected species are identified, it may be necessary to undertake further seasonal surveys to confirm presence/absence. In the event that no suitable habitats or features are identified, a UK Hab 2.0 survey is sufficient to determine the potential impacts associated with a proposed development.

3.3. Limitations

4.2.1. Due to evidence of existing habitat having been recently cleared, destroyed, or degraded, an earlier baseline has been used based on satellite data records. This follows guidance provided on page 50 of the Statutory Biodiversity Metric User Guide July 2024.

3.3.1. The data provided by the online resources were not exhaustive. It is possible that species and habitats not found in the data search occur within the vicinity of the proposed development site.

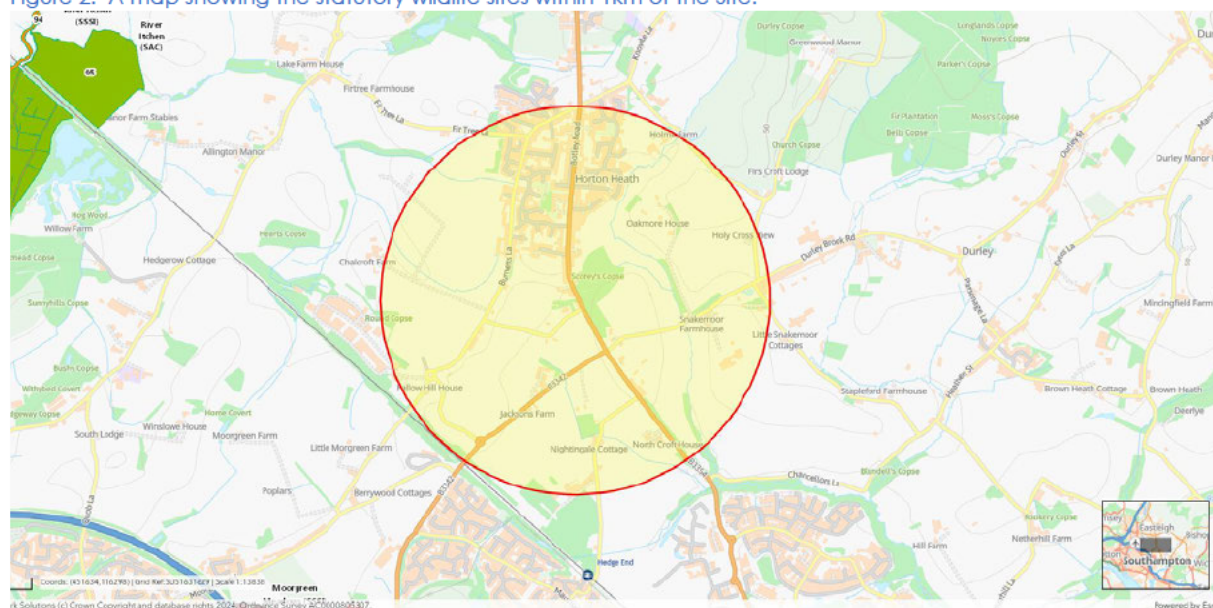
3.3.2. The details within this report will remain valid for a period of 12 months; beyond that date it is advised that a review of ecological conditions is undertaken.

4. Baseline Ecological conditions

4.1. Desk study

4.2.3. The MAGIC data search confirmed that there were no statutory wildlife sites recorded within 1km of the Site.

Figure 2. A map showing the statutory wildlife sites within 1km of the Site.



4.1.1. Two bat EPSLs have been granted within 1km of the site. The bat licences covered three species: brown long-eared *Plecotus auritus*, common pipistrelle *Pipistrellus pipistrellus*, and Natterer's bat *Myotis nattereri*.

Table 2. The details of non Annex II EPSL's within 1km of the Site.

Case reference	Species	Distance (m) and direction from site
2018-36779-EPS-MIT	Common pipistrelle	845m northeast
2019-39527-EPS-MIT	Brown long-eared, common pipistrelle, Natterer's bat.	850m northwest

- 4.1.2. Protected species records for the following taxa recorded within 1 km of the Site are set out in Table 2, below.

Table 3. Protected species records within 1km of the Site.

Species name	Number of records
Amphibians	
Common frog	3
Common toad	2
Great crested newt	1
Smooth newt	1
Mammals	
Brown long-eared	1
Common pipistrelle	2
Hedgehog	6
Reptiles	
Common lizard	1

4.3. Site survey

- 4.3.1. Habitat type and areas recorded on and adjacent to the Site are set out in Table 4, below.

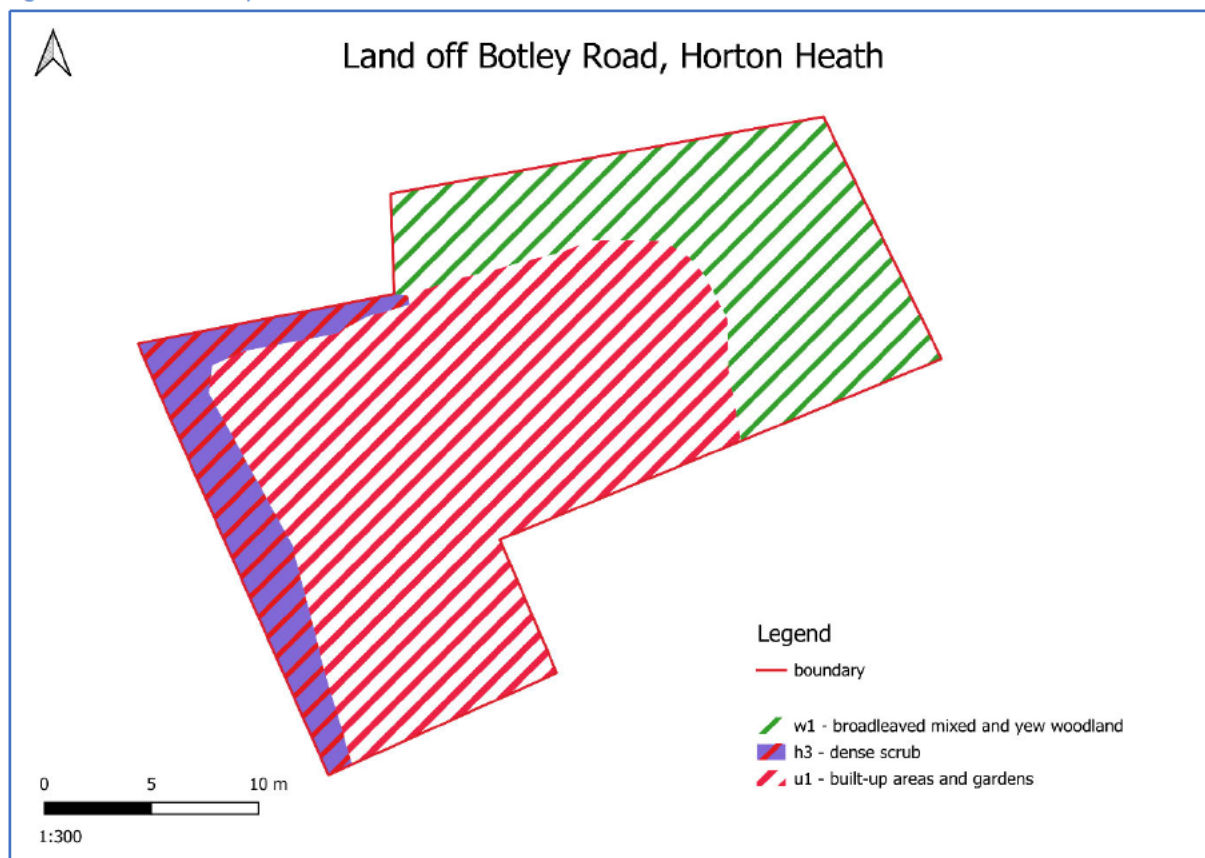
- 4.3.2. Due to the clearance of the site before the arrival of the survey team, some species present in the table below are approximated and may have been present in higher/lower numbers before the Site was cleared. Table 4 is based on the species present on Site when the survey was completed.

- 4.3.3. A UKHab 2.0 map of the site is set out in Figure 3 below.

Table 4. UKHab 2.0 types & Species recorded on or adjacent to the Site.

Habitat type	Species recorded	Percentage present
w1 – broadleaved mixed and yew woodland	common hazel <i>Corylus avellana</i> grey willow <i>Salix cinerea</i> ash <i>Fraxinus excelsior</i>	20% 30% 50%
h3 – dense scrub	bramble <i>Rubus</i> common hazel <i>Corylus avellana</i> blackthorn <i>Prunus spinosa</i> common nettle <i>Urtica dioica</i> holly <i>Ilex</i> ivy <i>Hedera</i>	20% 10% 20% 20% 20% 10%
u1d (secondary code 828) Vegetated Garden	N/A	N/A

Figure 3. UKHab 2.0 map of the Site.



4.3.4. Table 4 contains details of the potential for protected species and groups to be present.

Table 4. Protected species potential on Site.

Species (group)	Habitat availability	Records	Impact assessment
Amphibians	LOW	Common frog, common toad, great crested newt, smooth newt	no evidence recorded on or adjacent to the Site. HIGH potential that the Site is used terrestrially by amphibians. Great crested newt are recorded in a waterbody 72m east of the Site. There is a significant linear barrier, the B3354 road, between the waterbody and the Site which results in the potential on Site being reduced from HIGH to LOW.
Badgers	NEGLIGIBLE	No	no evidence recorded on or adjacent to the Site. LOW potential to be using the Site.
Bats	LOW foraging & commuting	Brown long-eared common pipistrelle	LOW potential for foraging & commuting bats across the Site.
Birds	LOW foraging and commuting	Blackcap, mistle thrush, Song thrush, whitethroat.	MODERATE nesting and foraging potential within the Site.

Dormice	NEGLIGIBLE	No	NEGLIGIBLE potential on the Site due to lack of connectivity or suitable habitat.
Otter	NEGLIGIBLE	No	no suitable habitat recorded on Site.
Reptiles	LOW	Common lizard	MODERATE potential across the Site due to the mosaic of habitats present.
Water vole	NEGLIGIBLE	no	no suitable habitat recorded on Site.

5. Ecological constraints and opportunities

5.1. Designated nature conservation sites

- 5.1.1. No statutory wildlife sites were recorded within 1km of the Site boundary.
- 5.1.2. Data from HBIC will be used to inform a desktop assessment of any non-statutory wildlife sites within 1km of the Site boundary.

5.2. Habitats

- 5.2.1. **Due to evidence of existing habitat having been recently cleared, destroyed, or degraded, an earlier baseline has been used based on satellite data records. This follows guidance provided on page 50 of the Statutory Biodiversity Metric User Guide July 2024.**
- 5.2.2. The proposed development of the Site will result in the modification and loss of some of the existing habitats on Site, principally w1 – broadleaved mixed and yew woodland, and h3 – dense shrub.
- 5.2.3. None of the habitats adjacent to the Site are being affected with this development.

5.3. Fauna

- 5.3.1. **Potential protected and notable species which may be using the Site are based on the Site as surveyed on 28th May 2025.**
- 5.3.2. The Site had LOW potential for amphibians during their terrestrial phase, GCN were recorded in a waterbody 70m east of the SITE, a significant linear barrier, the B3354 road, has reduced Site potential to LOW. There was MODERATE potential for reptiles. It had LOW potential for terrestrial mammals, including the European badger. It also had NEGLIGIBLE bat roost potential and MODERATE foraging and commuting potential for bats across the Site. There was MODERATE bird nesting potential across the wider Site area and MODERATE foraging and commuting potential.

5.4. Further surveys required

5.4.1. GCN survey of the waterbody to the east of the Site.

5.5. Conclusions

5.5.1. Based on this data the proposed development will result in a **87.60% decrease in biodiversity** on Site. See Figure 4 below.

5.5.2. This can be compensated for via the purchase of **0.29 HIGH distinctiveness habitat units**.

Figure 4. The final results of the BNG statutory metric for this development.

FINAL RESULTS

Total net unit change

(Including all on-site & off-site habitat retention, creation & enhancement)

Habitat units

-0.26

Hedgerow units

0.00

Watercourse units

0.00

Total net % change

(Including all on-site & off-site habitat retention, creation & enhancement)

Habitat units

-87.60%

Hedgerow units

0.00%

Watercourse units

0.00%

Total net gain achieved is less than target set ▲

Trading rules satisfied?

No - Check Trading Summaries ▲

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.30	0.33	0.29
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional hedgerow units required to meet target ✓

No additional watercourse units required to meet target ✓

6. References

- English Nature (now Natural England) (2002) *Badgers and Development*; English Nature, Peterborough, UK
- Forestry Commission (2005) *Managing Woodland Open Space for Wildlife*
- Gent, T. & Gibson, S. (2003) *Herpetofauna Workers' Manual*; JNCC, Peterborough
- Harris, S., Cresswell, P. & Jeffries, D. (1989) *Surveying Badgers – An occasional publication of the mammal society – No. 9*. Mammal Society, London
- HMSO (1981) *The Wildlife and Countryside Act (as amended)*; London
- HMSO (1992) *The Protection of Badgers Act*; London
- HMSO (1994) *Biodiversity: The UK Action Plan*; London
- HMSO (2000) *The Countryside and Rights of Way Act*; London
- HMSO (2010) *The Conservation of Habitats and Species Regulations (as amended)*; London
- CIEEM (2017) *Guidelines for Preliminary Ecological Appraisal*; IEEM
- Rose, F. (1981) *The Wild Flower Key*; Frederick Warne
- Rose, F. (1989) *Colour Identification Guide to the Grasses, Sedges, Rushes and Ferns of the British Isles and North Western Europe*; Viking
- UKHab Ltd (2023) *UK Habitat Classification Version 2.0* (<https://www.ukhab.org/>)

7. Appendices

APPENDIX 1

Photo 1 – view of woodchip on cleared site from Botley Road



Photo 2 – further evidence of clearing of the Site



Photo 3 – small shed on Site



Photo 4 – trees on Site



Photo 5 – alternate angle of site



Photo 6 – view of Site looking back towards Botley Road

