



Client Name	Bright Horizon
Site Name	Bright Horizons Day Nursery, Pomeroy Crescent, Hedge End
Report Title	Preliminary Ecological Appraisal
Date of Report	16/07/2025
Version	FINAL
Author	Tristanna Boxall BSc (Hons) MCIEEM

Summary

South Coast Ecology Ltd were commissioned by Bright Horizon to undertake a Preliminary Ecological Appraisal (PEA) at Bright Horizons Day Nursery. This was to ascertain the baseline ecological conditions to assess the likely impacts in the absence of mitigation relating to removing a small shed and constructing a new building in the garden of the nursery. This assessment also provides appropriate recommendations to ensure proposals are in line with legislation and policy.

The PEA involved both a desk study and field survey. The site visit paid particular attention to the potential for roosting bats on site. It is considered unlikely roosting bats will be negatively impacted but there is potential for nesting birds.

This report provides the findings and associated recommendations.

Table of Contents

1.0 INTRODUCTION	5
1.1 BACKGROUND	5
1.2 AIM	5
1.3 OBJECTIVE	5
1.4 REPORT LIFESPAN	5
1.5 SITE DESCRIPTION	5
1.6 PROPOSALS	6
2.0 METHODOLOGY	7
2.1 DESK STUDY	7
2.1.1 SITE INFORMATION	7
2.1.2 DESIGNATED SITE INFORMATION	7
2.1.3 SPECIES RECORDS	7
2.1.4 HABITAT INFORMATION	7
2.2 SITE VISIT	7
2.3 PRELIMINARY ROOST ASSESSMENT (DAY TIME BAT WALKOVER)	7
2.4 GROUND LEVEL TREE ASSESSMENT (GLTA)	8
2.5 IMPACT ASSESSMENT	9
2.5.1 VALUATION	9
2.5.2 MAGNITUDE OF EFFECT	9
2.5.3 SIGNIFICANCE OF EFFECT	9
2.6 LIMITATIONS	9
3.0 RESULTS	10
3.1 DESK STUDY	10
3.1.1 WATER BODIES	10
3.1.2 DESIGNATED SITE INFORMATION	10
3.1.3 SPECIES RECORDS	10
3.1.4 HABITAT INFORMATION	10
3.2 SITE VISIT	10
BUILDINGS (U1B5)	10
DEVELOPED LAND; SEALED SURFACE (U1B) SECONDARY CODES (847)	11
NON-NATIVE AND ORNAMENTAL HEDGEROW (H2B) SECONDARY CODES BARE GROUND (510)	12
3.3 PRELIMINARY ROOST ASSESSMENT (DAY TIME BAT WALKOVER)	12
3.4 GLTA	14
4.0 EVALUATION	15
4.1 ASSESSMENT OF THE LIKELY IMPORTANCE OF THE HABITATS PRESENT	15
4.2 ASSESSMENT OF THE LIKELY PRESENCE OF PROTECTED AND PRIORITY SPECIES	15
4.2.1 BATS	15
4.2.2 OTHER MAMMALS	15
4.2.3 REPTILES	15
4.2.4 GCN	15
4.2.5 NESTING BIRDS	15
4.3 LIKELY IMPACTS IN THE ABSENCE OF MITIGATION	15
4.3.1 DURING CONSTRUCTION (HABITATS)	15
4.3.2 DURING CONSTRUCTION (WILDLIFE)	15

4.3.3 ONCE OPERATIONAL (WILDLIFE)	16
5.0 RECOMMENDATIONS	17
5.1 BATS	17
5.1.1 BAT FEATURE	17
5.2 HEDGEHOGS AND BADGERS	17
5.3 NESTING BIRDS	17
5.4 HABITATS	18
5.4.1 RETAINED HABITATS	18
5.4.2 NATIVE PLANTING	18
6.0 CONCLUSION	20
7.0 REFERENCES	21
APPENDIX I – LEGISLATION AND POLICY	22

1.0 Introduction

1.1 Background

As defined by CIEEM a Preliminary Ecological Appraisal (PEA) is the process of assessing the ecological features present, or potentially present, within a site and the zone of influence of any proposal(s). It comprises a desk study and a walkover survey.

South Coast Ecology Ltd were commissioned by Bright Horizons to undertake a Preliminary Ecological Appraisal (PEA) at Bright Horizons Day Nursery. This was to assess the baseline Ecological value of the area of impact and any likely impacts associated with removing a small shed and constructing a new structure in the garden.

The information gained to date has been collated and presented within this report.

1.2 Aim

The aim of this PEA is to:

- identify the habitats on site and record species encountered,
- classify suitability for legally protected and/or notable species,
- identify likely ecological constraints associated with a project,
- identify any mitigation measures likely to be required,
- identify any additional surveys that may be required, and
- identify the opportunities to deliver ecological enhancement.

1.3 Objective

The overall objective of this report is to ensure proposals are in line with local and national policy and legislation (**Appendix I**), resulting in a net gain for biodiversity.

1.4 Report Lifespan

This report will remain valid for 18 months after the execution of the survey work. After this point an updating site visit will be required by a professional ecologist to ensure the findings and recommendations remain in line with the status of the site (CIEEM, 2019).

1.5 Site Description

The site is located along Pomeroy Crescent, Hedge End, SO30 2LF (grid reference SU 48867 14659) (**Figure 1**). Wellstead Primary School and associated ground lies to the north of the site, the Salvation Army Church to the

south, a small patch of woodland to the east and residential properties lie across from Pomeroy Crescent to the west.

Figure 1. Location of site (GoogleMaps, 2025).



1.6 Proposals

The proposals involve the removal of the existing shed and construction of new outbuilding (**Figure 2**).

Figure 2. Proposals.



2.0 Methodology

The survey work was undertaken by Tristanna Boxall BSc (Hons) MCIEEM Senior Ecologist (Natural England license Class Level 1 for GCN and Dormice and Class Level 2 for bats) with 12 years experience.

2.1 Desk Study

2.1.1 Site Information

Web-based aerial photos and Ordnance Survey maps were utilized to gather initial information about the site and surrounding area, giving an indication of the type of habitats and species likely to be present. This included a search for water bodies.

2.1.2 Designated Site Information

A search for designated nature conservation sites was undertaken using online resources. The location of each designated site, distance from the redline boundary, connectivity to the project site and reason(s) for designation were recorded.

2.1.3 Species Records

A search for granted licenses within 2km of the site allows an assessment of the likelihood of such species being present on site and/or being impacted directly or indirectly by proposals.

2.1.4 Habitat Information

Existing information on the habitat types within the site boundary and the surrounding area was gained via the use of online resources.

2.2 Site Visit

This took place on 24th June 2025. Weather conditions consisted of temperatures of 18°C, 30% cloud cover and no wind or precipitation. The habitats present were recorded along with species encountered. UK Habitat Classification (UKHab) methodology was utilised.

A thorough and systematic search for evidence of legally protected and notable species was undertaken whilst on site. The habitats were assessed as to their potential to support such species.

2.3 Preliminary Roost Assessment (Day Time Bat Walkover)

The purpose of this aspect of the survey was to observe, assess and record any habitats suitable for bats to roost, commute and forage. The survey consisted of a thorough search of the externals of the shed for features likely to support a roost or allow access into the internals. A high-powered torch and binoculars were used for this.

Access was gained into the internals of the shed. A search for evidence of bats (i.e. droppings, feeding remains, urine staining etc) took place. The survey methodology was in line with best practise guidelines (Collins, J. ed. 2023).

2.4 Ground Level Tree Assessment (GLTA)

A ground level search to look for potential roost features (PRFs) in the tree subject to proposed crown lift was undertaken utilising binoculars and a high-powered torch. The aim of this survey was to determine the available roosting resource.

Potential PRFs resulting from disease and decay:

- Woodpecker holes
- Squirrel holes
- Knot holes
- Pruning cuts
- Tear outs
- Wounds
- Cankers
- Compression forks
- Butt rots

Potential PRFs resulting from damage:

- Lightning strike
- Cracks
- Traverse snaps
- Welds
- Lifting bark
- Fissures
- Frost cracks

Potential PRFs by association:

- Fluting
- Ivy growth

As for the assessment of the structure, evidence of bats includes:

- Droppings
- Staining
- Odour

2.5 Impact Assessment

2.5.1 Valuation

As part of this assessment Ecological receptors have been assigned importance in terms of biodiversity conservation value on a geographic scale. Value is assigned based on legal protection and national and local biodiversity policy:

- International and European
- National
- Regional
- County
- Local
- Site

2.5.2 Magnitude of Effect

The magnitude of effect represents the degree of change in an ecological receptor. These are either temporary or permanent, direct or indirect and adverse or beneficial.

2.5.3 Significance of Effect

This combines the above factors to determine the significance of effects. Impacts are categorised as Major, Moderate, Minor or Negligible.

2.6 Limitations

The survey represents the site at the time of survey. Lack of evidence of a particular species does not confirm absence. Similarly, species may take up residence and/or begin to utilize the site and/or area impact following the completion of the survey. This survey does not constitute a full site assessment for invasive species, such as Japanese Knotweed (*Fallopia japonica*).

3.0 Results

3.1 Desk Study

3.1.1 Water bodies

Ponds were identified 170m northwest, 232m southwest and 265m northeast of proposals. However, these were separated from the site via residential development and roads considered likely to be acting as dispersal barriers, therefore no further survey effort was considered necessary.

3.1.2 Designated Site Information

The site lies 164m east of Moorgreen Meadows SSSI. This is a neutral meadows and Alder wood flanking a small tributary of the River Hamble. The meadows lie on alluvium and clay with thin deposits of peat. The sward comprises at least 17 co- dominant herbs and grasses and is of exceptional scientific importance for its populations of Marsh Orchids (*Dactylorhiza*). In particular, the site includes a geographically isolated population of the Northern Marsh Orchid *D. purpurella* (Natural England, 1982).

3.1.3 Species Records

No granted EPS application were identified within 2km of the site.

3.1.4 Habitat Information

No priority Habitat was recorded on, or adjacent to, site.

3.2 Site Visit

Buildings (u1b5)

A key feature on site is the shed which is set to be removed (**Figure 3**). This is of brick base and timber framed construction with sloping flat roof. The walls are clad in wooden weather boarding.

Figure 3. Shed on site to be removed (June, 2025).



Developed land; sealed surface (u1b) secondary codes (847)
The area to the front of the structure consists of tarmac hardstanding (**Figure 4**). Within the play area there are also areas of ornamental planting.

Figure 4. Hardstanding play area (June, 2025).



Non-native and ornamental hedgerow (h2b) secondary codes bare ground (510)
A small stretch of hedgerow falls within the proposed footprint of the new building (**Figure 5**). The understorey consisted of bareground.

Figure 5. Non-native hedgerow (June, 2025).



No evidence of use from legally protected and/or notable species (i.e. Badgers) was noted within the area of impact.

3.3 Preliminary Roost Assessment (Day Time Bat Walkover)

The shed was considered to be in a good state of repair. The weatherboarding was intact and the lengths of timber tightly sealed (**Figure 6**). Internally (**Figure 7**) no evidence of roosting bats was recorded.

Figure 6. Close up example of the condition of the weather boarding (June, 2025).



Figure 7. Internals of the shed (June, 2025).



3.4 GLTA

No potential roost features were identified on the tree with particular attention paid to the limbs to be impacted and the lower trunk.

4.0 Evaluation

4.1 Assessment of the likely importance of the habitats present

The habitats within the area of impact are considered to be limited to site value.

4.2 Assessment of the likely presence of protected and priority species

4.2.1 Bats

It is considered highly unlikely roosting bats are utilising the tree or shed within the area of impact. It is considered there is potential for bats to commute across and/or forage through the site. Therefore, the wider boundary is likely to be of site value.

4.2.2 Other Mammals

It is considered there is potential for commuting and/or foraging Hedgehogs and Badgers. As a result, the site has potential to be of site value.

4.2.3 Reptiles

The habitats within the area of impact are not considered suitable to reptiles. Therefore, it is considered unlikely they will be present.

4.2.4 GCN

The habitats within the area of impact are not considered suitable to terrestrial amphibians. Therefore, it is considered unlikely they will be present.

4.2.5 Nesting Birds

The hedgerow and tree do have potential for nesting birds, although no active nests were recorded during the survey. As a result, the area of impact has potential to be of site value.

4.3 Likely Impacts in the Absence of Mitigation

4.3.1 During Construction (Habitats)

Works taking place adjacent to the retained hedgerow and trees have potential to negatively impact these habitats through root compaction and/or severance. This would have a permanent negative impact at site level.

4.3.2 During Construction (Wildlife)

If excavations and/or trenches are required as part of the proposals, there is a risk that animals (such as Hedgehogs and Badgers) could become trapped and therefore harmed during construction. Therefore, works have potential for moderate, adverse impacts at site level.

If tree works and hedgerow removal were to take place during nesting bird season, and an active nest were present, this will result in the disturbance and/or injury nesting birds. This would have a significant negative impact at site level.

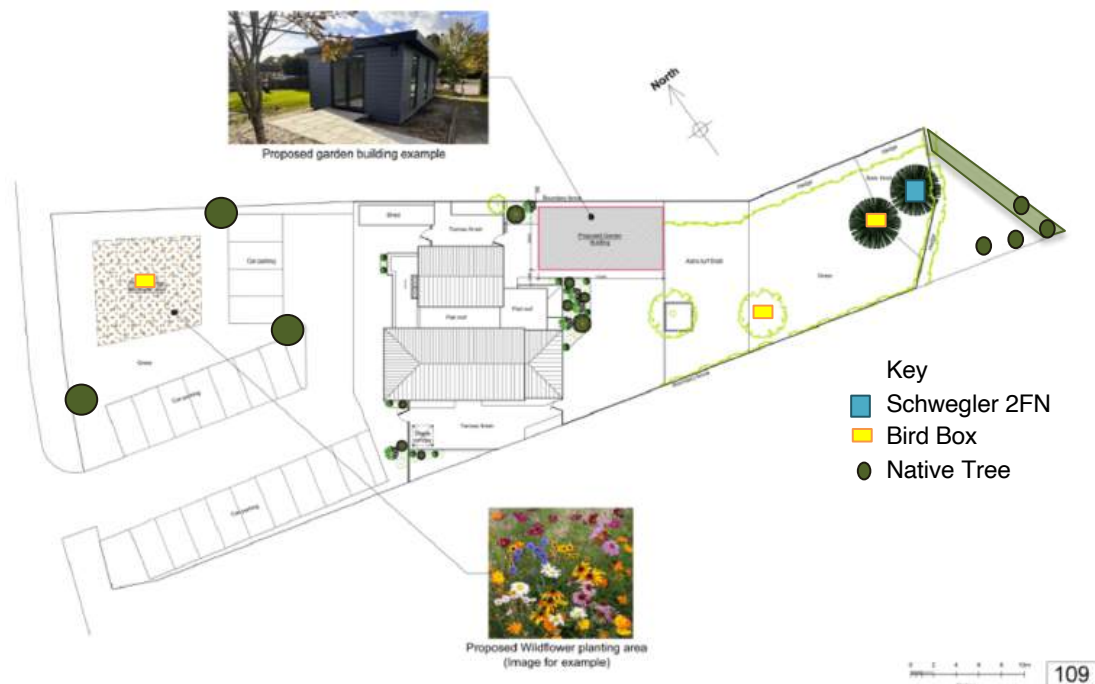
4.3.3 Once Operational (Wildlife)

Any increases in lighting have potential to result in a negative impact at site level.

5.0 Recommendations

Figure 8 shows the enhancements that will be introduced on site.

Figure 8. Ecological Enhancements.



5.1 Bats

5.1.1 Bat Feature

It is recommended that a bat box be introduced on site. A Schwegler 2FN has two entrances; one at the front and one at the rear against the tree provide alternative entrance and exit points (NHBS, 2025). The domed roof allows bats to form roosting clusters for warmth and the design is effective against small predators and draughts. This design has proved highly successful for a number of species (NHBS, 2025). Due to the opening on the bottom, this bat box does not require cleaning and because it is manufactured from long-lasting woodcrete, it will last for at least 20- 25 years (NHBS, 2025). The bat box should be sited between 3m – 6m on the southern side of the tree.

5.2 Hedgehogs and Badgers

During the construction phase, if excavations are required, escape ladders should be used to prevent animals from becoming trapped in any open excavations left overnight.

5.3 Nesting Birds

Vegetation works should avoid nesting bird season (March – August). Should works take place within nesting bird season, a nesting bird check should take place to confirm a nest is not present. If a nest is identified a 3m buffer will be

established within which works will not be able to take place until the chicks have fledged.

At least three woodcrete bird nest boxes will be erected on site. An open fronted, 32mm circle entrance and 26mm circle entrance hole will be introduced.

5.4 Habitats

5.4.1 Retained Habitats

All works will be carried out in accordance with BS 3998:2010 'Recommendations for Tree Work' (as amended), and to current Arboricultural Best Practice standards. Tree works will be carried out by a suitably qualified and experienced Arboricultural Contractor as per 'Tree Survey Report, Arboricultural Impact Assessment and Preliminary Method Statement' report New Leaf Environmental Ltd (2025).

5.4.2 Native Planting

Wildflower Area

Wildflower mixture (EH1F* available from Emorsgate plus Yellow Rattle** at 0.5g/m²) will be sown on site.

The grassland will be maintained at the existing low level and then be prepared in late summer. It should be scarified by raking, aiming to create around 50% bare soil. This is best done when the ground is dry. The mixture will then be sown in September using a complete meadow mixture at 4g/m². The area will then be rolled to firm back the soil and give good seed/soil contact.

Once growth takes place the area will to be cut until the end of March in the following year. Cutting will then stop, allowing flowering, until mid-summer. Once the area is cut, the arisings must be removed.

* EH1F contains wildflowers that are tolerant of shade and is suitable for sowing beneath trees.

**Yellow Rattle will help to suppress some of the existing grasses and assist in the establishment of the sown species.*

Scattered Trees

Seven small native species trees will be planted on site. Recommended species include Alder, Willow, Birch, Blackthorn, Dogwood, Elder, Elm, Hawthorn, Hazel, Holly, Hornbeam, Field Maple or Rowan.

Planting and Management:

- Bare-rooted and rootballed trees become available during November and planting continues until March.
- Roots must be kept moist before planting. The hole must be 1.5 times the width of the roots. The soil at the bottom of the hole will be loosened and mixed with Tree & Shrub planting compost i.e. Mycorrhizal Fungi (Rootgrow).
- Ground preparation - Unless otherwise specified in a planting specification the following steps will be followed:
 - ◇ Cultivate and weed-kill all areas to be planted.
 - ◇ Ameliorate soil prior to planting.
 - ◇ The hole must be 1.5 times the width of the roots.
- Anchoring - Trees will need to be secured. Stakes are driven firmly into the ground prior to backfilling, avoiding any roots. Normally rootballed trees are double staked with a cross-rail, belt and rubber pad. Stakes should be removed after the third season.
- Top Dressing - Apply 'Fish, Blood and Bone' or 'Growmore' in March/April at the rate of 75g/m².
- Aftercare - All trees will be kept weed free by spaying or using mulching material. All trees in turf or seeded areas are to have a 1m ring of mulch at the base. All planting is to be mulched to a depth of 50mm with bark mulch. All areas identified as shingle mulch should be mulched to a depth of 50mm over a weed suppressant membrane.
- Watering - Although rain is helpful it should not be assumed plants have received enough water. During the summer the ground can become very hard and even torrential rain can simply run off the surface without penetrating deep enough for the plants to take it in.

Native Hedge

Hazel, Blackthorn, Hawthorn and Elder will be utilised within the native hedgerow. Timing and Pre-planting Preparation will follow the methods outlined in above. 5no. plants in a double staggered row, 400mm apart, and at 300mm centres.

6.0 Conclusion

The area of impact is considered to be of 'site value' in terms of habitats. However, it is also considered likely species such as Badgers, Hedgehogs and nesting birds may pass through / utilise the site. As a result, mitigation and enhancements have been specified.

7.0 References

CIEEM (2017) Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM (2017) *Guidelines on Ecological Report Writing*. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM (2019) Advice Note on the Lifespan of Ecological Reports and Surveys Chartered Institute of Ecology and Environmental Management, Winchester.

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

Emorgsate (2025) 'Sowing and Aftercare' Available online at: <https://wildseed.co.uk/additional-information/sowing-and-aftercare-mixtures/>

Gunnel, K., Grant, G. and Williams, C. (2012) 'Landscape and urban design for bats and biodiversity' BCT.

HMSO (1981). The Wildlife & Countryside Act 1981. HMSO, London.

HMSO (2000). The Countryside and Rights of Way Act 2000. HMSO, London.

HMSO (2006) Natural Environment and Rural Communities Act 2006. HMSO, London.

HMSO (2017) The Conservation of Habitats and Species Regulations 2017. HMSO, London.

HMSO (2021) The Environment Act 2021. HMSO, London.

Institution of Lighting Professionals (ILP) (2023) 'Bats and Artificial Lighting at Night' Guidance Note 08/23.

Natural England (1982) Available online: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1003005.pdf>

Natural England (2011). *Badgers and Development: A Guide to Best Practice and Licensing*. Available from: <http://www.wildlifeco.co.uk/wp-content/uploads/2014/03/badgers-and-development.pdf>

NHBS (2025) 'Schwegler 2FN' Available online at: <https://www.nhbs.com/2fn-schwegler-bat-box>

APPENDIX I – Legislation and Policy

Legislation

The Wildlife and Countryside Act (1981) (as amended)

The primary legislation by which biodiversity is protected within the UK. Protected fauna and flora are listed under Schedules 1, 5 and 8 of the Act. They include all species of bats, making it an offence to intentionally or recklessly disturb any bat whilst it is occupying a roost or to intentionally or recklessly obstruct access to a bat roost. Similarly, this Act makes it an offence to kill or injure any species of British reptiles and also makes it an offence to intentionally kill, injure or take any wild bird or to take, damage or destroy their eggs and nests (whilst in use or being built).

The Wildlife & Countryside Act (1981) states that it is an offence to ‘plant or otherwise cause to grow in the wild’ any plant listed in Schedule 9 part II of the Act. This list over 30 plants including Japanese Knotweed (*Fallopia japonica*), Giant Hogweed (*Heracleum mantegazzianum*) and Parrot’s Feather (*Myriophyllum aquaticum*).

The Countryside and Rights of Way Act (2000)

This Act strengthens the Wildlife & Countryside Act by the addition of “reckless” offences in certain circumstances, such as where there is the likelihood of protected species being present. The Act places a duty on Government Ministers and Departments to conserve biological diversity and provides police with stronger powers relating to wildlife crimes.

Protection of Badgers Act (1992)

This relates to the welfare of Badgers (*Meles meles*) as opposed to nature conservation considerations. The Act prevents the wilful killing, injury, ill treatment or taking of Badgers and / or interference, damage to or destroying a Badger sett and disturbing a Badger while it is occupying a sett including causing a dog to enter a sett.

Natural Environment and Rural Communities Act (2006)

The Natural Environment and Rural Communities (NERC) Act 2006 requires that public bodies have due regard to the conservation of biodiversity. This means that Planning authorities must consider biodiversity when planning or undertaking activities. Section 41 of the Act lists species found in England which were identified as requiring action under the UK Biodiversity Action Plan and which continue to be regarded as conservation priorities under the *UK Post – 2010 Biodiversity Framework*.

The Conservation of Habitats and Species Regulations 2017 (as amended)

The Conservation of Habitats and Species Regulations 2017 (the “Habitats Regulations 2017”) consolidate and update the Conservation of Habitats and Species Regulations 2010 (the “Habitats Regulations 2010”).

The Conservation of Habitats and Species Regulations 2017 transposed the EU Habitats Directive (Council Directive 92/43/EEC) into UK domestic law. It provides protection for sites and species deemed to be of conservation importance across Europe.

It is an offence to deliberately capture, kill or injure species listed in Schedule 2 or to damage or destroy their breeding sites or shelter. It is also illegal to deliberately disturb these species in such a way that is likely to significantly impact on the local distribution or abundance or affect their ability to survive, breed and rear or nurture their young.

Schedule 2 - European Protected Species (animals)

Common name	<i>Scientific name</i>
Bats (all species)	Vespertilionidae
Eurasian Beaver	Castor fiber
Large Blue Butterfly	Maculinea arion
Wild Cat	Felis silvestris
Dolphins, porpoises and whales (all species)	Cetacea
Dormouse	Muscardinus avellanarius
Pool Frog	Rana lessonae
Sand Lizard	Lacerta agilis
Fisher's Estuarine Moth	Gortyna borelii lunata
Great Crested Newt	Triturus cristatus
Common Otter	Lutra lutra
Lesser Whirlpool Ram's-horn Snail	Anisus vorticulus
Smooth Snake	Coronella austriaca
Sturgeon	Acipenser sturio
Natterjack Toad	Bufo calamita

Marine Turtles

Caretta caretta
Chelonia mydas
Lepidochelys kempii
Eretmochelys imbricata
Dermochelys coriacea

The Conservation of Habitats and Species Regulations 2019 (EU Exit) made changes upon the UK's exit from the European Union (EU). These include The Conservation of Habitats and Species Regulations 2017 and The Conservation of Offshore Marine Habitats and Species Regulations 2017. This legislation ensures the existing protections of the Wildlife and Countryside Act 1981 continue.

The Environment Act (2021)

The Environment Act 2021 includes the protection of water quality, clean air and biodiversity. Part 6 of The Environment Act relates to nature and biodiversity. This section makes provision for biodiversity net gain. The legislation specifies biodiversity enhancement and includes a requirement for authorities to publish biodiversity reports including local nature recovery strategies.

Within England, the legislation also provides Natural England with the power to publish 'species conservation strategies' and 'protected site strategies' to identify activities that may affect a species or site's status and outline their opinions on measures that would be appropriate to avoid, mitigate or compensate any adverse impacts.

Policy

National

The National Planning Policy Framework (NPPF) (2025) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

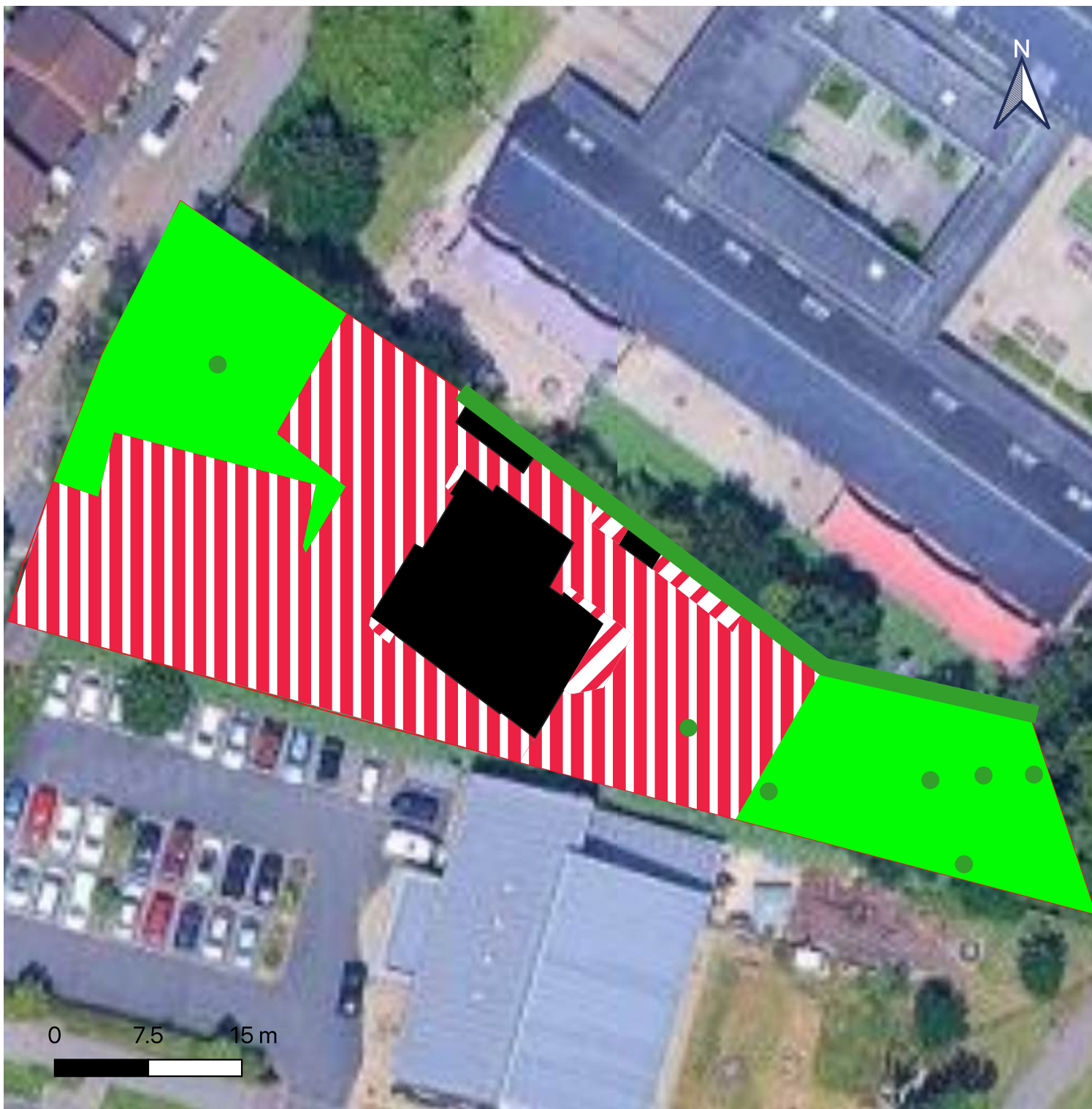
Chapter 15 'Conserving and enhancing the natural environment' states that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing sites of biodiversity, the wider benefits from natural capital and ecosystem services, minimising impacts on and providing net gains for biodiversity.

The NPPF states that plans should distinguish between the hierarchy of international, national and locally designated sites and that the scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

To protect and enhance biodiversity plans should identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation and promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species and identify and pursue opportunities for securing measurable net gains for biodiversity.

The NPPF states determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a SSSI, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of SSSI;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists;
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.



Legend

-  Modified grassland
-  Introduced shrub
-  Developed land, sealed surface
-  Buildings
-  Non-native hedgerow
-  Scattered Trees
-  Redline

Map	Pre-development Habitat Map
Site	Bright Horizon Day Nursery
Client	Bright Horizon
Date	26/06/2025