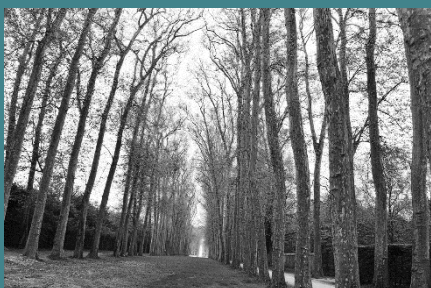


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& design



Ecological Impact Appraisal

Client

Highwood Ventures 7 Limited

Project

Land East of Chickenhall Lane, Eastleigh

Date

June 2025

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1.0 NON-TECHNICAL SUMMARY

Report Scope and Methodology

- FPCR were commissioned by Highwood Ventures 7 Limited to undertake an Ecological Impact Assessment associated with the site at Land East of Chickenhall Lane, Eastleigh.
- Full planning application for a proposed 70-bed care home (Use Class C2), associated parking, landscaping, access, drainage, and other associated works following demolition of existing structures.
- Following an initial site visit and preliminary protected species survey in 2024, subsequent ecological surveys were undertaken to inform this assessment, including UK Habs habitat survey, desktop study, and protected species surveys (bats, breeding birds, reptiles, riparian mammals).

Ecological Baseline

- The Barton River off-shoot of the River Itchen SAC is adjacent to the site. The site is within scoping distance of the Solent and New Forest Statutory Protected Sites Network.
- The site is comprised of modified grassland, other neutral grassland managed by regular cutting bounded by hedgerows, introduced shrubs and trees.
- Surveys for bats were completed during 2024. Low levels of activity were recorded with common and widespread species accounting for most of the activity recorded.
- A bird scoping survey recorded an assemblage of common species. Nesting habitat is present across the site.
- Great crested newts are present within 300, however the site is isolated by significant barriers to dispersal including the Barton River.
- A low population of common lizard and grass snake was identified along the eastern site boundary.
- Badgers and dormice were scoped out of assessment following desktop search and site surveys.

Residual Effects

- The proposals would result in likely significant effects on the River Itchen SAC and SSSI from proposed drainage features works within the protected site boundary and increased nitrates/phosphates from wastewater. Following mitigation measures proposed through an Ecological Construction and Environmental Management Plan and policy secured payment local nutrient mitigation schemes, all residual effects on statutory protected sites are not significant.
- Intrinsic mitigation measures for protected species on site, and off-site habitat provisions for Biodiversity Net Gain will ensure that all residual effects on Important Ecological Features present on site are not significant.

2.0 INTRODUCTION

- 2.1 This report has been prepared by FPCR Environment and Design Ltd., on behalf of Highwood Ventures 7 Limited. The initial Phase 1 Habitat Survey and Preliminary Protected Species Survey was undertaken in April 2024 at Land East of Chickenhall Road, Eastleigh (central OS grid reference: SU 46160 19138) hereafter referred to as the 'site'.
- 2.2 The initial survey informed the need for further specific species surveys, including badgers, bats, breeding birds, dormice, great crested newt, reptile and riparian mammal surveys. Habitat condition assessment to inform biodiversity net gain calculation was undertaken at a later date during the core survey period for botany.

Site Context

- 2.3 The site spans an area of 0.6ha and forms part of a larger field area to the south. The site is currently largely utilised for materials storage by the landowner but a small section is managed as a hay meadow in line with the larger field area to the south. The site sits in a green corridor for the River Itchen between the large town of Eastleigh and smaller settlement of Bishopstoke.

Proposals

- 2.4 Full planning application for a proposed 70-bed care home (Use Class C2), associated parking, landscaping, access, drainage, and other associated works following demolition of existing structures.

3.0 LEGISLATION

3.1 Details on relevant national and local policy and legislation for ecology in relation to the development site are provided in Appendix A. The policies and legislation most relevant are:

- The Conservation of Habitats and Species Regulations 2019 (EU Exit) (CHSR) (as amended) in relation to the European Protected Species (EPS) great crested newt *Triturus cristatus* (GCN), bats (all species) and hazel dormouse *Muscardinus avellanarius*; and European protected sites i.e. Special Areas of Conservation (SAC), Special Protection Areas (SPAs) and internationally protected "Ramsar Sites". Annex II bat species of particular relevance in relation to SACs designated for bats.
- The Wildlife and Countryside Act 1981 (WCA) (as amended) in relation to all wild birds (including Schedule 1 species), other animals (notably Schedule 5 species), flora (those listed in Schedules 8 and 9) and Sites of Special Scientific Interest (SSSI);
- The Environment Act 2021;
- Protection of Badgers Act (PBA) 1992;
- Natural Environmental and Rural Communities (NERC) Act 2006 in relation to various priority species and habitats;
- Hedgerow Regulations 1997 made under Section 97 of the Environment Act 1995;
- National Planning Policy Framework (NPPF) 2023;
- Local Planning Policy contained within the Eastleigh Borough Local Plan;
- Local Nature Reserves (LNR) as designated most recently by the NERC Act 2006;
- Non-statutory protected local sites including County Wildlife Sites (CWS), Sites of Importance for Nature Conservation (SINC), Local Wildlife Sites (LWS) and Ancient Woodland Inventory (AWI) sites;
- Local Biodiversity Action Plans (LBAP); and
- Birds of Conservation Concern (BoCC).

4.0 METHODOLOGY

Desk Study

- 4.1 In order to compile existing baseline information, relevant ecological information was requested from both statutory and non-statutory nature conservation organisations including:
- Multi Agency Geographic Information for the Countryside (MAGIC)¹; and
 - Hampshire Biological Records Centre (HBIC)
- 4.2 Further inspection of colour 1:25,000 OS base maps (www.ordnancesurvey.co.uk) and aerial photographs from Google Earth (www.maps.google.co.uk) was also undertaken in order to provide additional context and identify any features of potential importance for nature conservation in the wider countryside.
- 4.3 The search area for biodiversity information was related to the significance of sites and species and potential zones of influence, as follows:
- European Protected Sites - 10km search around the site for sites of International Importance (e.g. SACs, SPAs and Ramsar sites).
 - Nationally Protected Sites - 2km search around the site for sites of National Importance (e.g. SSSIs). Sites of importance outside of the 2km range may also be highlighted if a potential impact is perceived.
 - Local Protected Sites - 1km search around the site for locally protected sites (e.g. LNRs).
 - Non-statutory Designated Sites - 1km search around the site.
 - Legally Protected and Notable Species - 1km search around the Survey Area.
- 4.4 When handling data species data:
- All results were filtered to include records from the previous ten years only (since 2014).
 - Results are plotted to identify any records falling within the site boundary.
 - The remainder of results are filtered, separating (from those listed in d.) all WCA Schedule 5 species, all likely breeding or over wintering WCA Schedule 1 birds, any EPS species and any Nationally Rare and scarce plants.

Field Survey

Habitats/flora

Phase 1

- 4.5 An initial walkover was conducted on 22nd April 2024 by Adam Day, who is experienced in botanical surveys, having achieved a level 4 on the Botanical Society of Britain and Ireland's (BSBI) Field Identification Skills Competency (FISC), equivalent to tutor level identification skills.

¹ [Online]. <http://magic.defra.gov.uk/>

- 4.6 The survey was conducted using the methodology outlined in the Handbook for Phase 1 Habitat Survey (JNCC 2010)². This involved a systematic walkover of the site to classify the habitat types present (using the standardised Phase 1 Habitat classification system) and mapping these onto an OS base map. Each habitat was described based on the botanical merits and target notes used to record features of habitats of particular interest, as well as any sightings, evidence of, or potential for protected or notable species.
- 4.7 Where feasible, target notes and species lists were compiled for individual areas and assessments of abundance were made using the DAFOR scale. Vascular plant nomenclature follows Stace (2010)³. Whilst the species lists collected should not be regarded as exhaustive, sufficient information was gained during the survey to enable classification and assessment of broad habitat types and identify features of interest.

Biodiversity Net Gain

- 4.8 The habitat condition surveys were also undertaken by Adam Day on the 17th July 2024. All habitats/habitat compartments on site have been assessed using the technical guidance document provided by Natural England for use with the statutory metric. The guidance provides a list of criteria for a range of broad habitat types which are used to determine whether habitat fall into a 'poor', 'moderate' or 'good' condition score. For grassland, species numbers were assessed using 5x1m quadrats per parcel.
- 4.9 A botanical species list (Appendix B) was compiled during the survey, and a Baseline Habitat plan of all major habitat types produced (Figure 3).

River Corridor Assessment

- 4.10 The River Condition Assessment (RCA) was completed by Tiana Thomas MSc BSc, an Ecologist who is experienced in riparian surveys and accredited in conducting MoRPh4 field surveys, River Type desk studies, recording data using the RCA information system and interpreting RCA indicators and scores for baseline and post-intervention River Metric.
- 4.11 The field survey was undertaken on 4th July 2024 using the MoRPh methodology, during low flow conditions and with suitable weather conditions, being dry but cloudy throughout the survey. The desktop survey was undertaken on the 1st of July 2024. Full RCA results can be found in the RCA technical note appended to Appendix E- BNG report of this EclA.

Hedgerows

- 4.12 Hedgerows were surveyed using the UK Habs 2.0 condition assessment criteria based on woody species present, consistency of structure and height and width. Ground flora is also assessed.
- 4.13 The hedgerows were also assessed against the Wildlife and Landscape criteria contained within Statutory Instrument No: 1160 – The Hedgerow Regulations 1997 to determine whether they qualified as 'Important' hedgerows under the Regulations.

² JNCC, (2010). Handbook for Phase 1 habitat survey – a technique for environmental audit, ISBN 0861396367.

³ Stace, C.A. (2010). New Flora of the British Isles. (3rd Ed.). Cambridge: Cambridge University Press

⁴ Gurnell, A et al (2020). A GUIDE TO ASSESSING RIVER CONDITION [online] Available at: <https://modularriversurvey.org/wp-content/uploads/A-GUIDE-TO-ASSESSING-RIVER-CONDITION-Jly2020.pdf>.

Faunal Surveys

- 4.14 Following the initial assessment of the site for protected / notable species potential, further surveys were completed during 2024. Detailed methods are detailed in Appendix B and within relevant species-specific appendices (see contents page).

Survey Conditions and Personnel

- 4.15 All ecology surveys were undertaken during favourable weather conditions by experienced Ecologists and licensed Ecologists where appropriate. Full details of survey conditions are contained within the appended reports. Details of personnel and relevant qualifications are outlined in the relevant appendices.

Impact Assessment

- 4.16 The assessment of significant ecological effects was undertaken in accordance with CIEEM EcIA guidelines⁵. In summary, the process involves:
- Establish Baseline – this is based on desk study and field surveys and describes the existing and potential Important Ecological Features (IEFs) within the zones of influence specified.
 - Determine the Scale of Importance of Ecological Features - importance is determined using geographical frames of reference: Local, Country, Regional, National and International. This assessment is based on a variety of factors, including statutory protection, statutory designation, conservation status, abundance and rarity.
 - Assess Significant Ecological Effects – this is based on the importance of the ecological feature, magnitude of the effect and sensitive of the features considered. This is description-based rather than applying a matrix and considers construction and operation effects only where relevant. The assessment assumes the proposed layout, intrinsic mitigation and routine ecological mitigation normally conditioned have been actioned and these are outlined clearly.
 - Mitigation – This will be based on the mitigation hierarchy – avoidance, mitigation, compensation and enhancement. Any further mitigation measures required will be outlined to ensure residual effects are lowered to a level considered acceptable. Enhancements will seek biodiversity net gain in line with the NPPF. Monitoring will be considered where applicable.
- 4.17 Future Baseline and Residual Effects – final conclusionary statements for the short, medium and long term.

Limitations

- 4.18 This assessment aims to provide baseline ecological data for the site and as such presents an overview of the habitats and features present. Due to the transient and complex nature of ecosystems, no investigation can provide a complete representation or prediction of the natural environment present, however every effort has been made to ensure an accurate description of the site is presented following best practice guidance, experience and

⁵ CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine (version 1.1). Chartered Institute of Ecology and Environmental Management, Winchester.

professional judgement. All survey information is within the guidelines for validity of the age of ecological survey data.

- 4.19 Data provided by third party sources collated during the desktop study, is generally made up from a wide range of sources including (but not limited to) those submitted by ecological consultancies, wildlife conservation organisations and volunteers. As such, this data is typically focused on areas of known nature conservation and is reliant upon formal surveys having been undertaken within an area or the presence of an expert within the locality (particularly for invertebrate records) and as such this data can never be fully relied upon as a complete ecological dataset for any given area. Rather, this data is used as a guide to likely presence of notable ecological features and can never be relied upon for likely absence.
- 4.20 The associated site plans have been reproduced from detailed field notes and informed by aerial imagery, OS mapping and site maps provided by the client. The accuracy of this figure is therefore ultimately guided by the accuracy of these sources and can only be relied upon to a certain degree of resolution.
- 4.21 Hedgerows surveyed against the Hedgerow Regulations 1997 could not be assessed under the Archaeology and History criteria, as this is outside the scope of ecology surveys. Therefore, some hedgerows on site may be important under these criteria and this should be addressed by the appropriate consultees.
- 4.22 Due to the relatively small size of the site and its urban and well lit location, it was assessed that walked transect surveys would not provide significant additional context to the static surveys. The western boundary and central site areas have high baseline light levels from adjacent street and building lighting. The results of the static surveys demonstrate this, showing that the eastern boundary has higher levels of bat activity. The lack of transect data in this assessment is not considered to be a limitation.

5.0 RESULTS

Desk Study

Designated Sites

Internationally Designated Sites of Nature Conservation Importance

5.1 Five statutory designated sites are located within 10km of the site boundary (Figure 1a and 1b):

Table 1: Internationally Designated Sites of Nature Conservation Importance

Designated Site Name	Site Reference	Proximity to Site (approx.)	Summary Description of Ecological Receptor
River Itchen SSSI, SAC	UK0012599	9m East	This river with marshes, and humid grassland habitats is inhabited by Annex II species, particularly two that are a primary reason for the selection of this site: Southern damselfly <i>Coenagrion mercuriale</i> and European bullhead <i>Cottus gobio</i> .
Solent & Southampton Water RAMSAR, SPA	UK11063, UK9011061	6.3km South	The site is comprised of estuaries and adjacent coastal habitats including intertidal flats, saline lagoons, shingle beaches, reefs, saltmarsh, and reedbeds, damp woodland, and grazing marsh. It supports internationally important numbers of wintering waterfowl including <i>Charadrius hiaticula</i> , <i>Anas crecca</i> and <i>Branta bernicla bernicla</i> , important breeding gull and tern populations, and an impressive assemblage of rare invertebrates and plants.
Emer Bog SAC	UK0030147	6.4km West	This site is mainly composed of broad-leaved woodland, scrub, heath and bogs. The site is of relevance as it contains transition mires and quaking bog habitats which are designated as Annex I habitats.
Solent Maritime SAC	UK0030059, UK9020330	8.3km Southeast	Major estuarine system with four coastal plain estuaries and four bar-built estuaries. The site and its inlets are unique in Britain and Europe due to their hydrographic regime of four tides each day and for the complexity of the marine and estuarine habitats present within the area. Unusual features include the presence of very rare sponges and a sandy reef of polychaete <i>Sabellaria spinulosa</i> on the steep eastern side of the entrance to Chichester Harbour.
Solent and Dorset Coast SAC	UK9020330	6.3km South	Habitats include brackish floodplain grazing marsh ditches, saline lagoons, intertidal saltmarsh, and mudflats. These habitats support internationally important numbers of wintering waterfowl and a rich variety of wetland plants and invertebrates.

Non-Statutory Sites

- 5.2 There are 22 SINCS, mainly composed of recreational woodland, parks, and meadows within 2km of the site. Additionally, there are 4 Ancient-Semi Natural Woodland (ANSW), including one within 1 km of the site. These are listed in table 2 below and shown on figure 1a.

Table 2: Non-Statutory Sites

Site Name	Site Ref.	Proximity to site (approximate m)	Description
Stoke Park Wood, ASNW	N/A	1 km East	A mix of ancient woodland and newly planted trees.
Breach Copse, ANSW	N/A	1 km North	A mix of ancient woodland and newly planted trees. Close to River Itchen, it provides refugee from urban spaces.
Lord's Wood, ASNW	N/A	2 km Northeast	A mix of ancient woodland and newly planted trees.
Breach sling copse, ANSW	N/A	1.5km North	A mix of ancient woodland and newly planted trees. Close to River Itchen, it provides refugee from urban spaces.
Monks Book, Fleming Park	N/A	1.9km West	Park situated nearby to Patio Veranda, as well as near the community centre Pavilion on the Park.
Lakeside Country Park	N/A	1.8km West	The site is a country park just south of the town of Eastleigh in Hampshire. The park is on the site of old gravel workings, with lakes formed from gravel pits.
Boyatt Wood, Woodside Avenue Extension	N/A	1.6km Northwest	Wooded area to the south of Boyatt Lane which connects the area to the village of Otterbourne.
Allbrook Hill Copse	N/A	1.6km North	
Ham Farm Meadow	N/A	1.3km North	Meadow located between River Itchen and Itchen navigation as well as near the grassland Allbrook Knoll Play Area.
Swamp West of Recreation Grounds	N/A	0.002km North	Swamp connected to River Itchen.
Meadow between Railway & River Itchen (Winchester)	N/A	1.5km North	Meadow habitats between Railway & River Itchen.
Breach Farm Meadows	N/A	1.4km North	Meadow habitats between Railway & River Itchen. Connected to other meadow habitats they form a corridor for species.
Allington Manor Farm Water Meadows	N/A	1.7km South	Farm colliding with and Meadow habitats.

Site Name	Site Ref.	Proximity to site (approximate m)	Description
Ashtrim Nurseries	N/A	0.15km Southeast	Land between Barton River and a branch of River Itchen that provides nursery habitats.
Breach & Gully Copses	N/A	0.5km North	Small secondary woodland greenspace overlooking the river within the Greenhithe conservation area
Marshy Grassland, Bishopstoke	N/A	0.5km Southeast	Marshes that lie beside River Itchen.
Meadow North of Railway	N/A	1.5km South	Meadow greenspace habitats.
Stanford Meadow	N/A	1km Southeast	Meadow greenspace habitats
Breach Sling Copse & Stoke Common Copse	N/A	1.4km Northeast	Woodland area within a larger forest or landscape where trees and underbrush grow closely together. Copses can provide important habitats for wildlife, offering shelter and cover for various animals.
Hog Wood & Gravel Pits	N/A	1.6km South	Woodland habitats.
Judges Gully Meadow	N/A	1 km East	Meadow habitats creating a corridor connected to the near Ancient Woodland Stoke Parkwood can protect wildlife from surrounding land uses.
Judges Gully Copse	N/A	1 km East	Meadow habitats creating a corridor connected to the near Ancient Woodland Stoke Parkwood can protect wildlife from surrounding land uses.
West Horton Farm Woods	N/A	1.4km Southeast	Farmland colliding with woodland habitats.
Brick Kiln Copse, Bishopstoke	N/A	1.3 km Southeast	small, wooded area within a larger forest or landscape where trees and underbrush grow closely together. Copses can provide important habitats for wildlife, offering shelter and cover for various animals.
Poplar Plantation (Stoke Park Woods)	N/A	1 km East	A mix of ancient woodland and newly planted trees.

Protected and Notable Species

- 5.3 Protected and notable species records from the last 10 years within 1km of the site are shown in Figure 2. All records of relevance to this assessment are discussed in the relevant species assessments.

Habitats

- 5.4 The locations of the habitats described below are illustrated in Figure 3: Baseline Habitats Plan and Figure 6: Baseline Habitat Condition and Distinctiveness. A botanical species list is provided in Appendix C. Off-site habitats within the ownership boundary are also included as the overall BNG assessment relies on these. Degradation of site habitats as described in the BNG PPG has not been undertaken prior to the site assessment taking place. This is based on analysis of historic arial imagery and discussions with the landowner. Two large poplar trees were felled in summer 2024 by the landowner. This is in line with his regular felling of poplar at the site for firewood. Both trees are included within this BNG assessment including on plans, in the metric and descriptions below.

Bare ground (on-site)

- 5.5 Patches of bare ground are present at the site entrance and sporadically in the northern field area. These are where the temporary unsealed entrance to the site is located and where the landowner has stored materials historically. This habitat is low distinctiveness and in poor condition. This habitat will be lost to the proposals.

Developed Land, sealed-surface (on-site)

- 5.6 Two buildings are present on site, a former changing rooms and an open-sided storage building. These buildings do not have a condition assessment applied. All buildings will be removed to facilitate the development.

Introduced shrub (on and off-site)

- 5.7 The planted tree belt along the eastern boundary includes few native and ornamental trees but is dominated by non-native cherry laurel *Prunus laurocerasus*. This has historically been planted to form a dense shelter belt line along the eastern boundary and now dominates this feature. This habitat does not have a condition assessment applied. Post-development, all cherry laurel will be removed to facilitate new mixed scrub planting.

Urban trees (on and off-site)

- 5.8 There are seven trees within the site boundary. These include the two large grey/black poplar hybrid trees *Populus x canadensis* that have now been felled and groups of smaller trees including a single hawthorn *Crataegus monogyna* and small groups of sycamore *Acer pseudoplatanus*. Small groups of trees are also present in shelter belt area that runs along the sites eastern boundary. These include self-seeded poplar and planted hawthorn, sycamore and field maple *Acer campestre*. Some individual trees and sections of tree groups will be lost.

Ruderal/ephemeral (on site)

- 5.9 Ruderal/ephemeral habitat is present around the site buildings and along the hedgerow. Common nettle *Urtica dioica* and spear thistle *Cirsium vulgare* are dominant, with occasional Hogweed *Heracleum sphondylium* and hedge bindweed *Calystegia sepium*. The distribution and extent of the habitat is consistent with the edges of the field being regularly disturbed and high in nutrients. These edges are flailed annually in autumn according to the landowner in line with hedgerow management. This habitat is low distinctiveness and in poor condition. Areas of this habitat surrounding the buildings will be lost to the proposals.

Modified Grassland (on and off-site)

- 5.10 All remaining areas of the site are managed as a modified grassland. This includes the northern field area and all managed tracks and paths between neutral grassland habitats as described in paragraphs 5.11-5.14. The northern areas of grassland have re-established naturally from bare ground where materials including timber were previously stored. These are managed with regular mowing. This has created a short and sparse sward that mimics field gateways or disturbed pathways and is dominated by annual meadow grass *Poa annua*, with occasional coltsfoot *Tussilago farfara*, scarlet pimpernel *Anagallis arvensis*, and rare scentless mayweed *Tripleurospermum inodorum*.
- 5.11 The maintained track ways are more consistent grassland type swards, but also limited in diversity. These areas are dominated by annual meadowgrass and perennial ryegrass *Lolium perenne* with occasional creeping buttercup *Ranunculus repens* and rare hogweed.
- 5.12 Immediately adjacent to the River Barton corridor is a managed strip of modified grassland that sits between the northern field area and then between the field and introduced shrub and trees corridor that runs along the eastern boundary of the site. This strip of grassland is intensively managed by regular mowing and is generally very sparse with a high percentage of bare ground showing through. Annual meadow grass is frequent, as are broad leaved plantain *Plantago major*, creeping buttercup and dandelion. Nettle and common reed *Phragmites australis* dominate the riverside edge and just nettle which forms the introduced shrub understorey.
- 5.13 All modified grassland areas are low distinctiveness and in poor condition. All modified grassland will be lost to the proposals, however, areas of good condition modified grassland are proposed within site green infrastructure areas.

Arrhenatherum Neutral Grassland

- 5.14 Other neutral grassland is recorded in the southern section of the site where it forms part of the wider management of this field. It is managed as two separate areas, with a constantly mown access track down the sides and middle. Because the southern area of this field and the western boundary is mapped as priority habitat Coastal Floodplain Grazing Marsh (see plate 1 below), which is a priority habitat, the whole field was condition assessed to ensure this habitat was not lost to the proposals if within the site boundary.

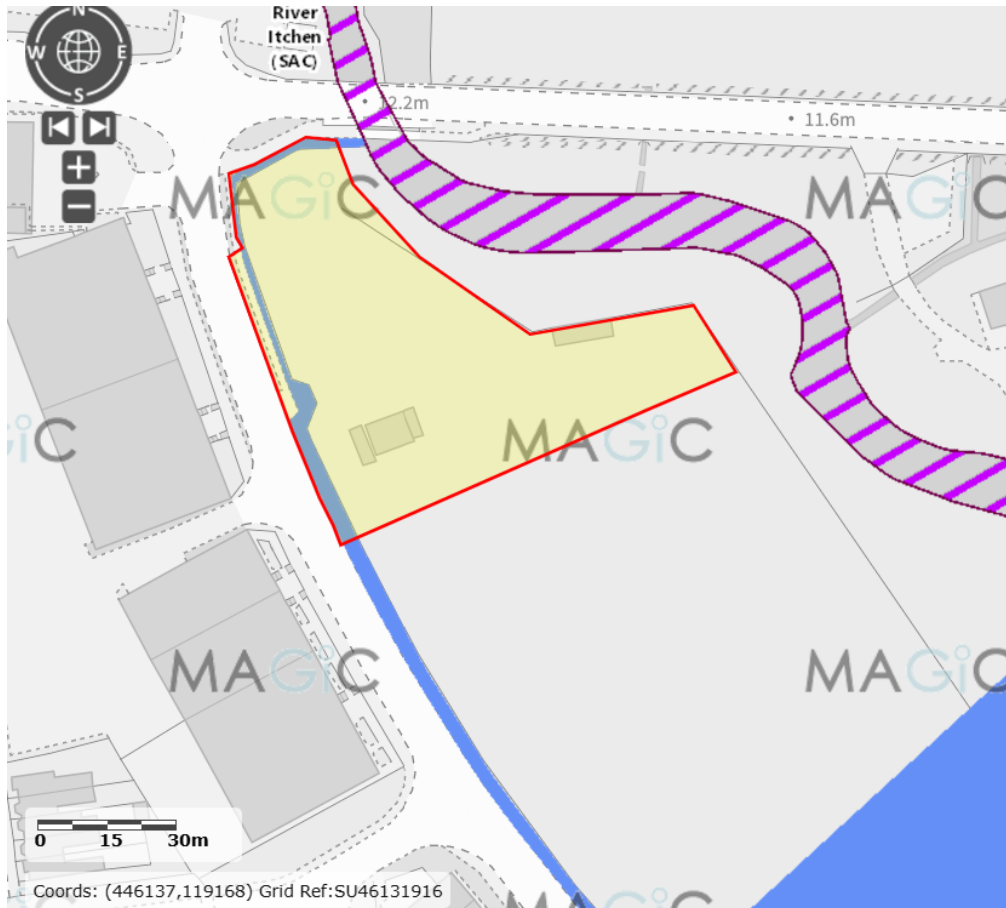


Plate 1- CFM (blue polygon)⁶ habitat along the western boundary and southern portion of the UK Habs survey area. Please note that site boundary (red line) is demonstrative only.

- 5.15 The most abundant grass species within the site impact area were dominant false oat-grass *Arrhenatherum elatius* and frequent cock's-foot *Dactylis glomerata*. Creeping bent *Agrostis stolonifera* is occasional. Herb diversity in this area is low. Hogweed, common nettle and creeping thistle are locally frequent to occasional. Creeping cinquefoil *Potentilla reptans*, red clover *Trifolium pratense* and meadow vetchling *Lathyrus pratensis* are rare. This community is representative of a typical dry *Arrhenatherum* neutral grassland that is regularly managed through mechanical cutting.
- 5.16 The sward is consistent over much of the wider field extent, which ties to the topography of the field and its influence on the water table and seasonal inundation. The southeastern corner of the field is distinctively different, and an NVC community more typical of CFM is present including frequent tufted hair grass *Deschampsia cespitosa*, fleabane *Pulicaria dysenterica* and occasional hard rush *Juncus inflexus*, water mint *Mentha aquatica* and rare marsh woundwort *Stachys palustris* and wild angelica *Angelica sylvestris*.
- 5.17 The overall extent of CFM type habitat is limited to this southeastern corner only and is clearly linked to the seasonal wetness of the area. It is not clear why the western field boundary is also included within the CFM layer on MAGiC. It may be that historically a ditch was present along

⁶ MAGiC mapping service (DEFRA, 2024) <https://magic.defra.gov.uk/MagicMap.aspx> first accessed 19.11.24

the boundary, but this has not been present for a considerable time judging by the lack of any topographical feature and how dry the habitat is along the hedgerow boundary now.

- 5.18 Within the site boundary and over the majority of the wider field, the grassland is g3c5 sub-category ONG. Given the mean species count of 6 per quadrat, the lack of variation in the sward height and presence of undesirable species, the grassland was assessed to be in poor condition. This is a medium distinctiveness habitat.
- 5.19 Small areas of ONG are lost to the proposals. To compensate, retained areas of ONG within the ownership boundary will be enhanced to ONG in good condition.

Watercourse (off-site)

- 5.20 The watercourse is characteristic of a chalk stream, with *Apium nodiflorum* - fools' watercress and *Ranunculus aquatilis* – water crowfoot present mid channel, flowing over a gravel, pebble bed some areas shallower than others. Throughout the most part the bank face is gentle and steep on the left bank and steep on the right and there is a strong marginal fringe. A full description and condition assessment is contained within the BNG appendix E.

Hedgerows

- 5.21 A hedgerow runs along the western and northern boundaries of the site. The vegetation type is distinct along three separate lengths and therefore these are split into three hedgerows for assessment purposes. The hedgerows are managed through mechanical cutting annually. H1 is particularly intensively cut, likely for its position along the highway. H3 is not as intensively managed, but it has become tall, leggy and gappy over time.

Table 3: Hedgerow evaluation

Hedge ref.	Species composition	Ave. no. species per 30m section	Associated features	HPI	Biodiversity Metric Condition	Important under wildlife & landscape criteria of Hedgerow REGS
H1	Ac, Cm, Cs, Fe, Sn	3	No feature, below 1.5m height/width height/width, intact with <10% gaps	N	Poor	Yes, reptiles likely present
H2	Non-native Ornamental Hedge (cherry laurel)					
H3	Cm, Ca, Ap, Ac, Cs, Sn, Ps, Rc, Rf, Vo	10	Bank, above 1.5m height/width, >10% gaps in canopy	Y	Poor	Yes 10 woody species

Key to hedgerow species: Ac *Acer campestre* Field maple, Ap *Acer pseudoplatanus* sycamore, Ca *Corylus avellana* Hazel, Cm *Crataegus monogyna*, Hawthorn, Cs *Cornus sanguinea* Dogwood, Ps *Prunus spinosa* Blackthorn, Pa *Prunus avium* Wild cherry, Rc *Rosa canina* dog rose, Rf *Rubus fruticosus* agg. Bramble aggregate, Sn *Sambucus nigra* Elder, Vo *viburnum opulus* Guelder Rose

Biodiversity Net Gain

- 5.22 The site is subject to the requirement to deliver a net gain. No degradation activities have taken place other than the felling of two large polar trees in summer 2024. The site has been determined to be of high strategic significance following the desk study. It is important to note that whilst the watercourse BNG scoring has resulted in an uplift in units, this does not contribute to the final site BNG score. Habitats within statutory designated sites boundaries cannot be utilised for net gain purposes. Appendix E provides a detailed report of how BNG is assessed for the proposals.

- 5.23 Table 4 below summarises the unit changes between the baseline and proposed site design value. The watercourse value is included to demonstrate that proposed mitigation measures to buffer the river have an enhancement effect.

Table 4: Headline BNG Results

On-Site Habitats	Pre-intervention Units	2.68
	Post-Intervention Units	1.70
	Net change	-0.98(-36.64%)
On-Site Hedgerows	Pre-intervention Units	0.23
	Post-Intervention Units	0.52
	Net change	+0.29 (123.78%)
Off-Site Habitats	Pre-intervention Units	3.38
	Post-Intervention Units	5.21
	Net change	+1.83(+54.02%)
Off-Site Watercourse	Pre-intervention Units	1.60
	Post-Intervention Units	1.86
	Net change	+0.27 (+16.62%)
Combined Net Unit Change	Habitats	0.84 (+31.41%)
	Hedgerows	0.29(+123.78%)
	Watercourse	0.27

Protected and Notable Species

- 5.24 Following a review of the desktop data and the preliminary ecological assessment of the site in April 2024, the site was considered to have the potential to support the following species/groups:
- Bats
 - Breeding birds
 - Great-created newt (GCN) *Triturus cristatus*
 - Hazel dormice
 - Reptiles
 - Riparian mammals
 - Western European hedgehog *Erinaceus europaeus*
- 5.25 Species were either ruled out of further assessment, or further faunal surveys were subsequently undertaken in 2024. Full details of the further surveys methodologies or results are provided in the appended reports, and species/group assessments summarised in Table 5.

Table 5: Protected and notable species suitability and results

Species/Group	Site suitability and survey results	Conclusion
Bats	Desktop: At least 7 species within 2km including barbastelle and greater horseshoe. Habitat: The hedgerows and trees provide suitable foraging and commuting habitats. Survey results (Appendix D: Bat Survey Results) shows a low use of the site by bats with the majority of the bat activity consisting of common and soprano pipistrelles. Levels of activity from other bat species were very low. A single barbastelle pass was recorded in August. 8 confirmed species were recorded in total. Static detectors were placed in fixed locations, one along the western hedgerow boundary and another on the eastern tree line. The eastern boundary accounted for higher levels of activity than the western boundary as expected.	Site used by a small number of common and widespread species of bat.
	Buildings: Two buildings are present on site, an old changing facility for the historic sports pitches that were present and a livestock shelter. The changing room facility is a pre-fabricated type building made from converted shipping containers. It has no features suitable to support bats. The livestock shelter is an open-sided timber framed structure with a corrugated tin roof. No suitable bat roost features are present. Both buildings have negligible bat roosting potential. Trees: No trees with bat roost potential were identified within the site boundaries.	No potential for bat roosts on site.
Badgers	The hedges and grassland have the potential to provide foraging habitat for badgers. No signs of badger were noted during surveys. Badgers are likely to be present locally given the habitat corridor along the River Itchen valley.	No setts present on site.

Birds	The desktop study returned results of a variety of bird species within 1km. Mature hedges and trees have the potential to provide cover for nesting birds. A scoping survey recorded a low diversity breeding bird assemblage predominantly composed of commonly occurring and widespread species, typical of urban-edge habitat, two of which (robin <i>Erithacus rubecula</i> and blackbird <i>Turdus merula</i>) were confirmed breeders.	Site habitats provide breeding sites for a variety of passerine species. Confirmed breeding of two species.
Dormice	The hedgerows are suitable for dormice; however, there were no local records of dormouse occurrence within the 2km search radius. The site is poorly connected to known local populations. Presence/absence surveys were not undertaken as dormice were ruled out at the desktop assessment stage.	Likely absent from site.
GCN	Breeding: No breeding habitat is present on site. A large pond is present approximately 210m southeast of the site boundary. There are records of GCN breeding in the ditch network approximately 300m east of the site on the other side of the Barton River and another River Itchen channel. District Level Licence mapping shows the site to fall within the amber consultation zone for these ditches. Terrestrial: The site habitats, including grassland and scrub are suitable for GCN. The Barton River to the east of the site, as well as another main River Itchen Channel and urban Eastleigh on all other sides completely isolate the site from known nearby populations. Rivers, continuous urban areas and major roads are known to provide barriers to dispersal to GCN. They are normally unable to cross these when dispersing from breeding sites into terrestrial habitats. It is unlikely GCN can disperse from known nearby breeding ditches onto the Chickenhall Lane site. GCN are scoped out of further assessment.	Suitable habitat within amber consultation zone. Site isolated from known populations by major barriers to dispersal. Presence ruled out.
Reptiles	The habitats within central site areas of the site are managed too intensively for reptiles, however periphery habitats including grassland, scrub, hedgerows and the Barton River banks form a network of good, structurally diverse habitat for reptiles. Presence/absence surveys for reptiles, conducted during 2024 by FPCR identified a low population of common lizard <i>Zootoca vivipara</i> (peak count 1) and grass snake <i>Natrix helvetica</i> (Peak count 2 grass snake, 1 common lizard) on-site. (Appendix F: Reptile Survey Results). These were restricted to the River Barton corridor and associated unmanaged margin. This connects well to other marginal habitats on site. (Figure 8: Reptile Survey Plan).	Common lizard and grass snake present in low numbers on site.
Riparian mammals	There are records of otter <i>Lutra lutra</i> and water vole <i>Arvicola amphibius</i> within 1km of the site and the adjacent Barton River is connected to the wider River Itchen habitat network. No evidence of otters or water voles was recorded in the proposed swale area that enters the Barton River or along the	Otter and water vole not present in impact area at time of survey.

	300m surveyed stretch of the Barton River that runs north to south to the east of the site.	
Hedgehog	Records within 1km. Habitats on site are suitable for foraging hedgehogs and connected to further areas of suitable habitat in the local area. No incidental evidence was found on-site during surveys.	Assumed presence on site.

Summary of Important Ecological Features

- 5.26 The suite of surveys has demonstrated that the site supports a range of important ecological features. These are summarised in Table 6 and assigned a geographic context based on survey results and relevant legislation and policy.
- 5.27 Species likely to be absent from site have been scoped out.

Table 6: Important Ecological Features On-Site

Important Ecological Feature	Relevant Legislation/ Policy	Geographic Scale	Rationale
Designated Sites (SAC, SPA, Ramsar, SSSI, SINC)	Habitats Directive, NPPF	International (SAC, SPA, Ramsar) National (SSSI) County (SINC)	The River Barton channel, designated within the River Itchen SAC and SSSI is approximately 8m east of the site boundary. Site surface water drainage will enter the protected site from a headwall within the site boundary, where water will flow out into a natural swale that enters the river. A likely significant effect on the protected site should be assumed in the absence of mitigation. The site is outside of the 5.6km scoping area for the Solent protected sites network but falls inside the scoping distance for the New Forest Protected sites network. The proposals are for a care home that will not result in any additional recreational pressure on these sites and therefore potential impacts are scoped out at this stage. 26 non-statutory sites were located within 1km.
Hedgerows	NERC S41	Local	H1 and H2 Identified as habitats of principal importance as they comprised >80% native woody species.

Important Ecological Feature	Relevant Legislation/ Policy	Geographic Scale	Rationale
Bats	CHSR, WCA Sched 5	Local	The hedgerows and trees bordering along the eastern boundary provided the most suitable foraging and commuting habitats for bats. Baseline light levels are high due to the adjacent road and industrial park being very well lit. The Barton River corridor provides a commuting route for bats. Common and widespread species were recorded on site in relatively low numbers during the automated and manual activity surveys conducted from April to September 2024, with common and soprano pipistrelle being the most frequently recorded. A total of 8 species/species groups were identified on site during the automated detector surveys.
Birds	WCA	Local	On-site habitats were suitable for a range of species typical of edge-of-settlement type sites. Two confirmed breeding species. No evidence of breeding schedule 1 riparian species including Cetti's warbler or kingfisher was recorded.
Reptiles	WCA Sched 5, NERC S41	Local	Low population of common lizard and grass snake recorded along eastern boundary.
Riparian mammals	WCA Sched 5, NERC S41	Local	Otter and water vole may colonise bankside habitats at any time.
Hedgehog	NERC S41	Local	Assumed to be present in suitable habitats.

6.0 IMPACT ASSESSMENT

Development Proposals and Intrinsic Mitigation

6.1 The proposed outline scheme includes the following intrinsic ecological avoidance, mitigation and enhancement measures:

- Surface water treatment is engineered into the site design to ensure water draining from the proposed site carpark and building roofs is clean upon entry into the River Barton. A soft engineered swale is proposed between the drain headwall and River Barton to ensure habitat is maintained along the bank edge.
- The River Barton is enhanced by reducing encroachment of the current bank edge that is intensively managed. Willow/alder scrub planting is proposed to further enhance this buffer zone between the River and site.
- The areas of main ecological importance, the hedges and mature trees, will be largely retained and, where appropriate, enhanced through removal of invasive cherry laurel and planting of new trees and scrub.
- Areas of retained other neutral grassland will have additional forb species sown into the sward. These will be placed into a favourable management regime to maintain the condition and value to protected species including reptiles and bats.
- Bat corridors are retained along boundary features with no built environment encroaching into these other than where access is proposed on the western site boundary. These are placed in sensitive lighting schemes to maintain bat use.

Core Documents

6.2 A LEMP is to be submitted at the application stage to secure the long-term management of all retained and enhanced and newly created habitats. A CEMP that includes some ecological mitigation has also been submitted. Other core documents that will secure the mitigation and enhancement measures described in this report can be secured through appropriately worded pre-commencement planning conditions attached to planning statement if the proposals are approved.

a) Specific Ecological Construction and Environmental Management Plan (ECEMP): This pre-commencement document contains the necessary Method Statements to ensure protected habitats species are not unlawfully harmed during ground clearance, earthworks and during construction. The document will include a detailed strategy for protecting the River Barton (River Itchen SAC, SSSI) corridor from proposed works not limited to but including;

- Pollution event safe working and protection methods
- Works exclusion zone
- Materials and aggregate storage methods
- Pre-planting of corridor to ensure enhancement habitat in place

An Ecological Constraints and Mitigation Plan drawing that clearly shows the location of constraints and details mitigation required will also be included.

- b) Biodiversity Net Gain Plan/Habitat Management and Monitoring Plan (HMMP): To be secured as a pre-commencement condition as per BNG PPG. This document specifies the creation, 30 year management and monitoring of all on-site and off-site habitats that contribute to the site achieving 10% BNG.

Assessment of Likely Significant Effects on Important Ecological Features

- 6.3 The status of the important ecological features (IEFs) identified on site have been reviewed against the proposals and intrinsic mitigation to determine whether there are any impact pathways to IEFs and whether any of these will lead to a likely significant effect in Table 7. The requirement for additional mitigation measures above the intrinsic mitigation has been considered for each of the IEFs where they can reduce the scale of negative effects or encourage a positive effect.

Table 7: Assessment of Effects on Important Ecological Features

IEF: Designated Sites	
Assessment of Impacts	<u>Direct impact</u> A surface water drainage outfall is proposed to enter the Barton River, which forms part of the River Itchen SAC/SSSI. A natural swale will form the outfall into the river itself, with an exit headwall approximately 8m from the river edge within the site boundary. Water will drain from the site car park and building roofs into a series of treatment features prior to exiting into the river. Work to create the swale will include works within the protected sites boundary. The discharge of water into the river will be continuous over the life of the development. This has the potential to impact the qualifying features of the River Itchen SAC/SSSI although not direct loss of qualifying habitat would take place. Surface water drainage has been designed at the site based on high groundwater levels that do not allow for natural surface drainage. Utilising the surface drainage hierarchy, the next accepted method is discharge to nearby watercourse. Given the proposed series of drainage and storage/treatment features slow drainage rates significantly, discharge into the Barton River is not expected to be any faster than current site drainage rates. The care home site is within 10m of the SAC boundary.
	<u>Water Quality</u> The River Itchen SAC/SSSI is adjacent to the site and all wastewater from the proposals will be treated at Chickenhall WWTW prior to entering the SAC/SSSI. The development will result in increased nitrate and phosphate input via wastewater discharge, which will negatively impact water quality, in the absence of mitigation.
	<u>Care home</u>

	The 70 bed care home metric utilises an occupancy rate of 0.93. This is based on all rooms being single occupancy and the nationally agreed total occupancy rate for care facilities which are typically never fully occupied. The total annual phosphorous load to mitigate is 2.15 kg TP/yr and the total annual nitrate load to mitigate is 88.27 kg TP/yr <u>Recreational Pressure</u> The proposed 70 bed care home has been scoped out of any recreational impacts as the residents will not leave the facility for recreation at the protected sites. The development is not expected to impact any of the remaining statutory designated sites, given the low impact nature of the site use and intervening distances between them and the application site.
Predicted Effect	Moderate at International and National scale
Mitigation	<u>Construction works within SAC boundary</u> The proposed drainage swale is within the SAC/SSSI boundary. This feature will provide improved bankside habitat over the existing modified grassland which is mown right to the bank top regularly throughout the summer months. The proposed headwall is approximately 8m away. An ECEMP will be submitted to specify safe working methods that prevent impacts on the river. Given the small scale and low impact nature of the works to create the natural swale feature, with safe working methods utilised there is unlikely to be a significant effect on the qualifying features of the SAC. <u>Overall site impacts</u> The proposals are within 10m of the SAC boundary through the installation of a headwall for drainage and green infrastructure proposed for the care home. Care home residents will not have access to the river and encroachment is completely removed through the provision of new scrub planting in a buffer zone 8-15m wide along the entire length of the Barton River within the ownership boundary. The proposals are therefore unlikely to directly impact the Barton River and no likely significant effect is predicted with mitigation in place. <u>Water Quality</u> The development will offset the additional phosphate input to wastewater discharge via purchase of locally available credits, which will allow the development to achieve nutrient neutrality in relation to potential water pollution impacts to the River Itchen.
Compensation	None (no qualifying habitat lost)
Enhancement	A willow/alder scrub buffer will be planted along the Barton River edge where habitat is currently managed as modified grassland. This reduces encroachment and creates additional habitat for protected species including water vole and otter. This planting has been assessed through the BNG metric and increases the condition of the watercourse feature overall.
Residual Effects	Not significant at International, National, or Local Scale

IEF: Hedgerows	
Assessment of Impacts	Proposals include the retention or enhancement of 110m of hedgerows. Some minor losses are required for access facilitation No likely significant effect is anticipated as a result of the small losses to H1 and H3, as enhancement will increase the condition of hedgerow habitat on site. It is recognised that there will be a short-term loss in the overall presence of mature hedgerows while enhancement planting and management takes place.
Predicted Effect	Neutral
Mitigation	In order to maintain the integrity of the retained hedgerows and avoid their degradation through individual residential management (i.e. removal of sections, excessive cutting by homeowners), hedgerows will not be incorporated into the care home gardens and instead are managed as part of the site-wide green infrastructure.
Compensation	N/A
Enhancement	Hedgerows H1 and H3 will be enhanced by allowing them to naturally grow to over 1.5m in both width and height and through planting up of gaps and the placement into a long term management strategy.
Residual Effects	Not significant at Site Scale
IEF: Bats	
Assessment of Impacts	Overall levels of bat activity recorded were low, with the eastern River Corridor identified as the feature of most value to bats adjacent to the site. Other areas were not assessed as being important due to the existing high light levels and sub-optimal habitats. A single barbastelle bat was recorded during the August static deployment. Barbastelle are afforded additional protection under Annex II of the Habitats Regulations in relation to SAC sites designated for the species. None of these sites are within scope of the proposals. This species utilises features such as the river corridor for commuting whilst foraging. A single registration is not significant given the suitable commuting habitat present and it is unlikely the site is regularly utilised by this species. Post-development, the eastern boundary feature will be maintained as a corridor for bats with a sensitive lighting scheme implemented. Retained and enhanced areas of grassland and scrub will remain a foraging resource for bats. No bat roosts were recorded on site.
Predicted Effect	Minor at a local scale
Mitigation	Sensitive lighting corridors along eastern site boundary to maintain function of site boundary features for bats. Buffer planting along the river corridor will also prevent light spill onto the river feature, including existing sources outside of the site boundary.
Compensation	None
Enhancement	Retained grassland and scrub areas will be managed to maintain a foraging resource for bats at the site.

	Site boundary hedgerows will be enhanced through additional planting to increase diversity and structure. These will be maintained to allow mature trees to establish where not currently present to further enhance their value to bats. A total of seven bat boxes will be integrated into the care home structure on the northern, eastern and southern aspects.
Residual Effects	Not significant at Local Scale Not significant at Regional Scale (Annex II species)
IEF: Reptiles	
Assessment of Impacts	Low population of common lizard and grass snake found on site along eastern boundary and River Barton (Figure 8) in site periphery habitats. Regular management of the field is likely to prevent reptiles colonising central areas over time. Suitable reptile habitat will be lost. Construction activities could negatively impact reptiles within habitats on site.
Predicted Effect	Negligible
Mitigation	During construction precautionary methods will be followed as set out in a suitable method statement within the ECEMP. This will be through standard passive displacement measures that will include: • Two-stage vegetation removal under ECOW April to October when temperatures above 10°C • Area walked and searched prior to cutting. • Directional cutting towards retained habitat.
Compensation	To compensate for the small losses to grassland areas and hedgerows, additional planting and enhancement is proposed in existing reptile habitat areas.
Enhancement	Off site grassland and scrub is created with some retained areas enhanced. Management plan will be beneficial for reptiles. Two hibernacula features will be created in proposed ONG enhancement areas to the south of the site.
Residual Effects	Not significant at Local Scale
IEF: Riparian mammals	
Assessment of Impacts	No evidence of water vole or otters was recorded in likely impacts areas along the River Barton.
Predicted Effect	Negligible
Mitigation	The construction area for the swale will be managed and reinspected prior to works commencing to ensure water vole have not colonised this area or 5m either side. An update survey for otter rest sites will also be undertaken. Prior to works taking place alongside the river, vegetation will be strimmed under supervision to deter water voles creating burrows in this zone. It will then be fingertip searched under ECOW. If water vole or otter rest places are recorded, work would not commence until a licence had been sought from Natural England.
Compensation	None
Enhancement	The proposed reduction in encroachment of the River Barton through willow and alder scrub planting that also includes clear areas for riparian vegetation will

	benefit water voles and otters. The currently intensively managed banks are likely to discourage both species.
Residual Effects	Not significant at a Local Scale
IEF: Birds	
Assessment of Impacts	The majority of nesting habitat shown to support the breeding bird assemblage on site will be retained, although some small sections of hedgerow and some trees and introduced shrubs will be lost to facilitate access and the care home curtilage. Construction activities during breeding bird season could negatively impact nesting birds within habitats on site.
Predicted Effect	Negligible
Mitigation	Vegetation removal will be avoided during breeding bird season (March to September inclusive) or will be carried out immediately following a nesting bird check by a suitably qualified ecologist. Retained hedgerows and other woody habitats should be protected with Heras fencing, or similar, during the construction phase, to protect them from accidental damage or disturbance from construction operations.
Compensation	Small losses of hedgerows and trees is compensated for through enhancement hedgerow planting and new tree and scrub planting.
Enhancement	Nest boxes will be integrated into proposed buildings on site. Six swift bricks will be integrated into the care home building. These should be installed in groups of 3 for this colony nesting species. The inclusion of green infrastructure planting and the maturation of gardens will lead to additional opportunities for a range of species found on site. A hedgerow management scheme, which will include a detailed management plan, and enhancements, to create thick structures, will be implemented. This will be achieved through hedge laying or rotational cutting on a three-year cycle, ensuring that entire habitats are not cut at the same time. Suitable management of existing and proposed scrub habitats will provide further nesting and foraging opportunities for birds.
Residual Effects	Not significant at a Local Scale
IEF: Hedgehog	
Assessment of Impacts	Hedgehogs have been recorded locally and are likely to be present on site intermittently. Construction activities could harm hedgehogs. The proposals may isolate individuals from their full current range.
Predicted Effect	Negligible
Mitigation	Hedgehog safe working methods to be proposed in ECMP and include safe storage of materials and provision of escape from excavations. Hedgehog passes to be installed in all proposed fences and walls. Shallow areas must be implemented on edges of all rain gardens and drains must be grated.
Compensation	N/A

Enhancement	Proposed enhancement planting across the site will benefit hedgehogs by increasing the extent of foraging and rest habitat overall.
Residual Effects	Not significant at Local Scale

7.0 CONCLUSIONS

- 7.1 The ecology surveys identified important ecological features on site and within its zone of influence. The impacts on these were assessed against the proposals for a 70 bed care home development and associated infrastructure.
- 7.2 In the absence of mitigation, likely significant effects would be generated on the River Itchen SAC/SSSI from construction works within the protected sites boundary, surface water drainage entering the site and increased nutrients arising from the proposals entering the same SAC/SSSI.
- 7.3 On site storage and treatment will ensure that water enters the protected site at a permitted rate and will meet water discharge standards. A detailed ECEMP to be conditioned for the proposed swale works ensures that the designated features of the protected site are maintained during the construction phase. The scheme will secure phosphate and nitrate credits from a local mitigation scheme to remove any likely significant effects on the River Itchen SAC.
- 7.4 No priority or irreplaceable habitats are present and the loss of the medium distinctiveness habitats is offset on and off site through the creation of new habitat to reduce encroachment along the River Barton, enhancement of retained ONG through seeding and beneficial management and removal of invasive cherry laurel with new tree and scrub planting.
- 7.5 Mitigation for minimising impacts on bats, birds, reptiles and other protected species is integrated into the site design and precautionary works methods proposed during the construction phase. Enhancements for bats and birds are integrated into the proposed buildings.
- 7.6 The assessment has demonstrated that following mitigation measures, all residual effects on IEF's are not significant.

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