



ONE
HORTON
HEATH

The Holme and The Homestall Ecological Impact Assessment

December 2025

The Holm and The Homestal, One Horton Heath

Ecological Impact Assessment

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SUMMARY

Purpose of the Report	This Ecological Impact Assessment (EclA) report presents the current ecological baseline at The Holme & The Homestall Reserved Matters Application (RMA) Site, which was included within the Outline Planning Permission (OPP) which was granted in October 2025 (LPA ref no. O/20/89498). The report provides a complete assessment of the potential effects of the proposed scheme on those ecological features (including legally protected species) associated with the Site. It provides a description of elements of the ecological baseline, presents a scope of the assessment, defines integrated and embedded ecological mitigation and enhancement measures before considering the potential effects of the proposed development. It also outlines mechanisms for future monitoring and management measures.
Description of the Scheme	Submission of Reserved Matters relating to Layout, Scale, Appearance, and Landscaping pursuant to Condition 4 (RMA Requirements) of Outline Planning Permission O/20/89498 for the erection of 357 dwellings within Phases 13A and 14 (The Holme and Homestall), with associated public open space, landscaping, and cycle and vehicular parking, to include details relevant to the following Outline Planning Permission conditions relating to Ecology: • Condition 16 (Arb Assessment) • Condition 76 (Nutrient Neutrality) • Condition 58 (Flood Mitigation) • Condition 61 (SUDs) • Condition 64 (EMMP) • Condition 67 (Landscaping) • Condition 71 (BNG) • Condition 76 (Nutrient Neutrality)
Methods	The following surveys have been conducted at the Site to provide an updated baseline: • An extended UKHab survey and Biodiversity Net Gain (BNG) habitat condition assessment was conducted on 18 June 2025 and 22 July 2025. • A Statutory BNG Metric assessment to confirm the net gain achievable by the development proposals on 11 December 2025. • Reptile presence/absence surveys from 5 September to 16 October 2025. • Dormouse surveys from July to October 2025. • Bat static surveys from June to October 2025. • Badger survey June to September 2025 • Ground level Tree Assessment (GLTA) for roosting bats August to October 2025. • Aerial tree climbing surveys for roosting bats October 2025.
Key Impacts and Mitigation Measures	The key impacts are loss of habitat, light disturbance, construction disturbance and potential pollution incidents. A Construction Ecological Management Plan, an Ecology Mitigation and Management Plan (EMMP) and a Habitat Management and Monitoring Plan (HMMP) will be produced which will outline protection measures for protected and notable species that are supported within the Site including dormouse, roosting bats, common reptiles and amphibians. A European Protected Species Licence application will be made to Natural England (NE) for dormouse. A 25 m buffer with <0.2 Lux light spill has been implemented along the northern half of the western treeline for a potential barbastelle mating roost. A reptile translocation programme will be implemented prior to construction commencing. The Green Infrastructure (GI) parcels within the OPP site boundary, in addition to strategic planting and strengthening along the Site boundary habitats provide connectivity to minimise fragmentation and isolation of habitats and species as a result of the development.
Conclusions	Minor and non-significant effects are predicted as a result of the development. The Outline site wide OPP planning application was submitted before BNG became a statutory requirement. Therefore, each RMA development parcel planning application has a target of providing a BNG. The BNG losses in each parcel will be offset with the Green Infrastructure (GI) BNG units gained from enhancement of the GI parcels (north, central and south GI) and off-site land with the ownership of the Applicant.

	Each RM development BNG will be tracked within an overall OPP BNG tracker to monitor the BNG gain/loss. The development results in a 20.89% Habitat BNG and a loss of -7.62% hedgerow BNG.
Data Valid Until	October 2026

1 INTRODUCTION

1.1 BACKGROUND

Johns Associates Ltd was commissioned by the One Horton Heath Team at Eastleigh Borough Council to undertake an EclA and Statutory Biodiversity Net Gain (BNG) assessment of the proposed The Holme & The Homestal site at One Horton Heath, Eastleigh, in support of a planning application for the site. The site is located at post code SO50 7DF (central Ordnance Survey (OS) grid reference SU 4872 1738). The site measures 11.6 ha in size and is hereafter referred to as the 'Site'.

This EclA was compiled by Tessa Pepler BSc (Hons) MSc MCIEEM and Alice Wynne-Griffiths BSc (Hons) and reviewed by Liz Johns BSc (Hons) MSc CEnv MCIEEM MRSB, Director at Johns Associates with nearly 30 years experience as an ecologist in both the public and private sectors.

1.2 SUMMARY OF PROPOSALS

The Holme and The Homestal, One Horton Heath (OHH), is a Reserved Matters Application (RMA) for the site. The Holme and The Homestal parcel is a Reserved Matters Application (RMA) and was included within the Outline Planning Permission (OPP) which was granted in October 2025 (LPA ref no. O/20/89498).

Submission of Reserved Matters relating to Layout, Scale, Appearance, and Landscaping pursuant to Condition 4 (RM Requirements) of Outline Planning Permission O/20/89498 for the erection of 357 dwellings within Phases 12A and 14 (The Holme and Homestal), with associated public open space, landscaping, and cycle and vehicular parking, to include details relevant to the following Outline Planning Permission conditions:

- Condition 16 (Arb Assessment)
- Condition 25 (Refuse)
- Condition 31 (Higher Access Standards)
- Condition 45 (Noise Assessments)
- Condition 58 (Flood Mitigation)
- Condition 59 (Foul Drainage)
- Condition 61 (SUDs)
- Condition 64 (EMMP)
- Condition 67 (Landscaping)
- Condition 71 (BNG)
- Condition 76 (Nutrient Neutrality)

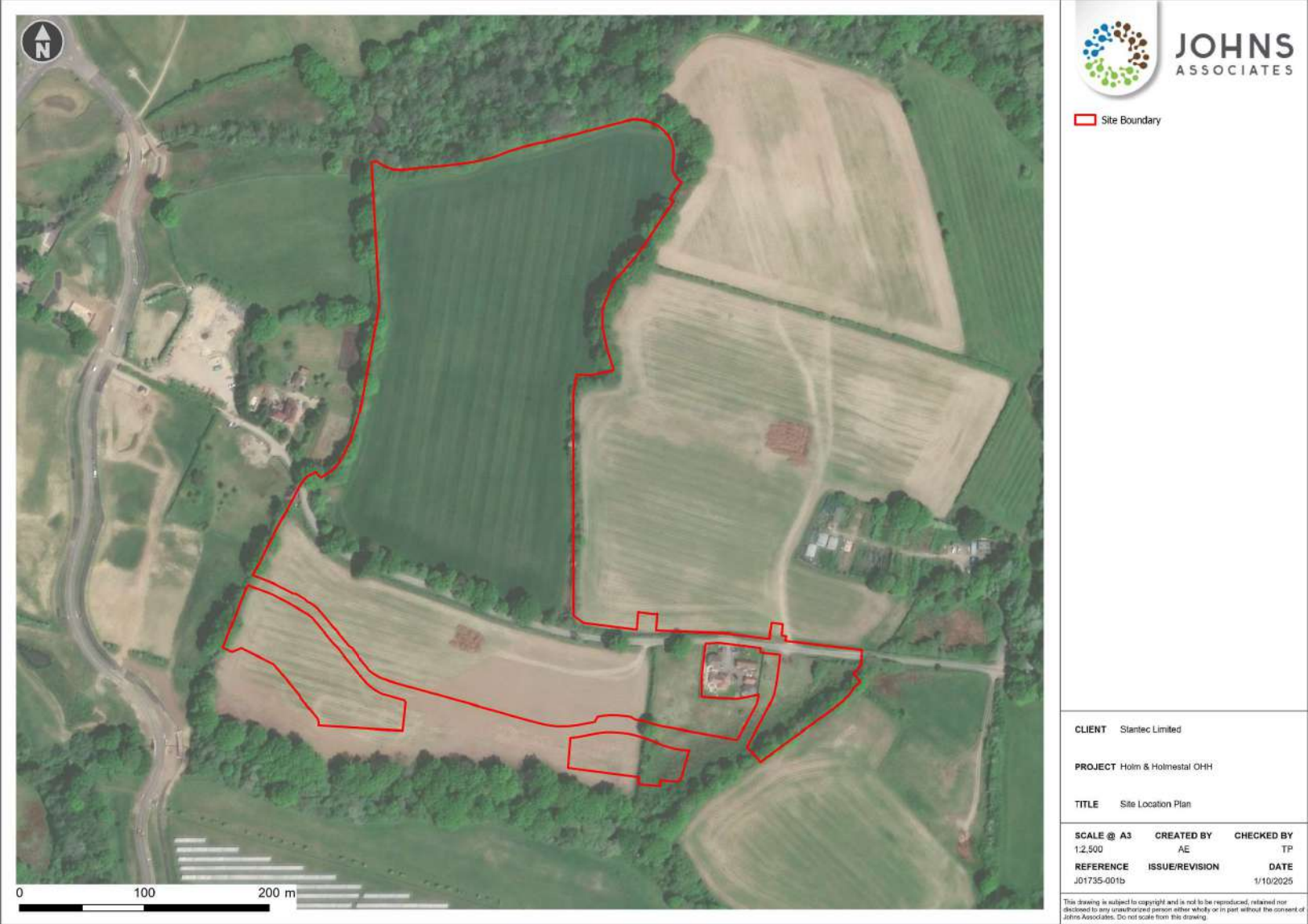
The Outline site wide OPP planning application was submitted before BNG became a statutory requirement. Therefore, each Reserved Matters (RM) development parcel planning application has a target of 1% BNG. The BNG losses in each parcel will be offset by the Green Infrastructure (GI) BNG units gained from enhancement of the GI

parcels (north, central and south GI). Each RM development BNG will be tracked within an overall OPP BNG tracker to monitor the BNG gain/loss.

1.3 SITE LOCATION AND CONTEXT

The Site is located to the west of the village of Horton Heath in Hampshire and measures approximately 11.6 ha. Fir Tree Lane is located to the south of the Site. Areas of woodland are located to the north and south, with Quobleigh pond and woods (SINC) to the north. Lapstone Playing Fields are located to the north-east, while a solar farm is located to the south beyond the area of woodland. The wider landscape consists of a matrix of agricultural fields, hedgerows, woodland patches, bodies of water and urban settlements. A plan showing the location and context of the Site is provided as Figure 1.

Figure 1: Site Location Red Line Boundaey Plan and Context



1.4 PURPOSE OF THIS REPORT

The EclA methodology used has been adapted from the Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine (Version 1.3, CIEEM, September 2024). The findings of this EclA will inform Eastleigh Borough Council of the ecological baseline, embedded mitigation measures, residual ecological effects and proposed enhancement measures when determining the planning application for the site.

The purpose of this EclA report is:

- To present an ecological baseline for the site.
- To identify and describe all potentially significant ecological effects associated with the proposed development.
- To set out the mitigation measures required to ensure compliance with nature conservation legislation and to address any potentially significant ecological effects.
- To identify how mitigation measures will/could be secured.
- To provide an assessment of the significance of any residual effects.
- To identify appropriate enhancement measures.
- To set out the requirements for post-construction monitoring.

2 LEGISLATION, PLANNING POLICY & TECHNICAL GUIDANCE

2.1 LEGISLATIVE CONTEXT

Many species of animal and plant receive some degree of legal protection. For the purposes of this report, legal protection refers to: species included on Annex II of the Habitats Directive 1992 (Council of European Communities, 22/07/1992), Schedules 2 and 5 of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (UK Government, 2019) and Schedules 1, 5 and 8 of the Wildlife and Countryside Act 1981 (as amended) (UK Government, 1981), excluding species that are only protected in relation to their sale (see Section 9[5] and 13[2]) reflecting the fact that the proposed development does not include any proposals relating to the sale of species.

Legal offences associated with species listed on Schedule 2 of the Conservation of Habitats and Species Regulations and Schedule 5 of the Wildlife and Countryside Act in England and Wales include *inter alia*:

- Deliberate capture, injury or killing of animals or taking or destroying their eggs
- Deliberately disturb animals in a way that would significantly affect their local distribution or abundance, or affect their ability to survive, breed or rear young
- Intentional or reckless disturbance of an animal in its place of shelter or protection
- Damaging or destroying a resting place or breeding site
- Intentionally or recklessly obstructing access to a place of shelter or protection; and
- Possess, control, transport, sell, exchange or offer for sale/exchange any live or dead animal or any part of an animal.

Relevant species listed on these Schedules that are potentially associated with this Site include bats, common reptiles, great crested newt *Triturus cristatus* and dormouse. All species of bat and great crested newt receive full protection from all legal offences listed above. Common reptile species receive partial protection under the Wildlife and Countryside Act in that they are protected from killing and injury only.

All species of wild bird are protected under the Wildlife and Countryside Act (1981) (as amended) from killing or injury. In addition, it is an offence to take or damage/destroy their eggs and to damage or destroy a nest whilst it is in use. Species listed on Schedule 1 (such as barn owl) receive additional protection in that it is illegal to disturb birds or their young whilst occupying, or near to, an active nest.

Badgers *Meles meles* are protected under the Protection of Badgers Act 1992 (UK Government, 1992), which makes it an offence to wilfully kill, injure or take (or attempt to kill, injure or take) a badger; or to disturb badgers whilst occupying their setts.

A number of wild plants, habitats and animals (including reptiles, hedgehog and most species of bat) are also included within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 (UK Government, 2006) which lists flora, fauna and habitats considered by the Secretary of State to be of principal importance for conserving biodiversity. The publication of the "England Biodiversity List" satisfies the requirements of Section 41 of the NERC Act 2006 for the conservation of biodiversity. Section 40 of the NERC Act 2006 requires public bodies, including local planning authorities, to have regard for the conservation of biodiversity in England, when carrying out their normal functions.

Relevant habitats listed within Section 41 that are potentially associated with the development proposals include Quobleigh Wood located to the north of the red line boundary.

Certain invasive non-native species of plant are listed on Schedule 9 Part 2 of the Wildlife and Countryside Act 1981 (as amended). Under Section 14 of the Act, it is illegal to plant or otherwise cause to grow in the wild any species listed on Schedule 9. Species listed include Japanese knotweed *Fallopia japonica*, Himalayan balsam *Impatiens glandulifera* and variegated yellow archangel *Lamium galeobdolon* subsp. *Argentatum*.

2.2 POLICY CONTEXT

2.2.1 National

There are numerous national and local planning policies associated with flora and fauna (also referred to as biodiversity) that need to be addressed as part of the planning process. The Government has issued its National Planning Policy Framework (NPPF) in December 2024, (with limited amendments in February 2025) which requires impacts to biodiversity to be minimised. Paragraph 194 of the NPPF applies the same protection to Ramsar sites as that conferred by the Habitats Regulations to SACs and SPAs, it also applies the same protection to sites identified or required as compensatory measures for adverse effects on habitat sites.

To protect and enhance biodiversity plans should:

- 192a) 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;
- 192b) 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 requires development to apply the following principles (Paragraph 193):

- 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 Site of Special Scientific Interest, 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 Sites of Special Scientific Interest;
- 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 reasons⁷⁰ and a suitable compensation strategy exists; and
- 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.

Planning authorities should follow key principles to ensure that the potential impacts of planning decisions on biodiversity conservation are considered. Circular 06/05: Biodiversity and Geological Conservation provides guidance on the application of the law relating to planning and nature conservation and complements the NPPF.

The Natural Environment Paper

"The Natural Choice: Securing the Value of Nature" outlines the Government's approach and vision for nature in the UK including protecting and improving our natural environment, growing a green economy and reconnecting people and nature.

Biodiversity 2020

A strategy for England's wildlife and ecosystem services, are the country level strategies for England and builds on the natural Environment White Paper. It sets out the strategic direction for biodiversity policy for the next decade on land (including rivers and lakes) and at sea. The priorities for action include a more integrated large-scale approach to conservation, putting people at the heart of biodiversity policy, reducing environmental pressure and improving knowledge.

2.2.2 Local – Eastleigh Borough Council

As well as national policy, there is relevant biodiversity policy contained within the Eastleigh Borough Local Plan 2016-2036, adopted in April 2022.

POLICY DM11: Nature Conservation

1. The Council will work with statutory and voluntary agencies and developers, and will determine planning applications, to:
 - a. protect, conserve and enhance all:
 - i. international, national and local nature conservation designations; and
 - ii. networks of natural habitats and features, including the Local Ecological Network, Priority Biodiversity Areas and Priority Biodiversity Links, watercourses, wetland complexes, woodland trees, and trees and hedgerows important to biodiversity and local character.
 - b. assist in achieving national, county and local biodiversity targets as set out in Biodiversity Action Plans (BAPs);
 - c. seek a net gain of biodiversity on all development sites (including sites for redevelopment) through the protection, enhancement and connection of existing and provision of new habitats and features of nature conservation interest compatible with the native biodiversity characteristics of the Borough, having regard to local geodiversity and soils; and
 - d. contribute to major elements of the PfSH Green Infrastructure Strategy and other strategies for the provision and enhancement of multifunctional green infrastructure including green routes, ecological networks and biodiversity enhancements (see strategic policy S9).
2. Development which is likely (either individually or in combination with other developments) to adversely affect the integrity of an international or European nature conservation site will not be permitted subject only to imperative reasons of overriding public interest and securing any necessary compensatory measures in the absence of alternative solutions. A 'project level' Habitat Regulations Assessment will be required where there are likely significant effects or uncertainty. Any mitigation measures required to ensure no adverse impact must be implemented at the appropriate time.

3. The Council will work with PfSH, Natural England, the Environment Agency and other wildlife organisations to develop and implement with developers a strategic approach to the protection and enhancement of international and European sites from the direct and indirect effects of development. Within Eastleigh Borough this will include:
 - a. implementing:
 - i. the Solent Recreation Mitigation Strategy (requiring contributions from residential developments within 5.6 kilometres of the Solent Special Protection Area to the Strategy); and
 - ii. the interim and any future New Forest Recreation Mitigation Strategy if required;
 - iii. or alternative agreed site specific measures to address recreational disturbance;
 - b. preserving the water quality and flows within the Itchen and Hamble, Southampton Water and Solent;
 - c. protecting the River Itchen SAC, in particular the maintenance and where appropriate restoration of habitats and qualifying species to favourable conservation status (as defined by article 1 of the Habitats Directive); and
 - d. seek contributions towards measures set out in the Southern Damselfly Conservation Strategy (or other strategy) specifically to deliver biodiversity net gain.
4. Development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on a Site of Special Scientific Interest (SSSI), Site of Importance for Nature Conservation (SINC) or Local Nature Reserve (LNR) as shown on the policies map (or on a more recent plan provided by the Hampshire Biodiversity Information Centre) unless it can be demonstrated that:
 - a. there are no alternative solutions;
 - b. the adverse effects are unavoidable;
 - c. measures are taken to mitigate or, as a last resort, compensate for the adverse effects;
 - d. there is an overall biodiversity net gain; and
 - e. if there are any residual adverse effects which cannot be avoided, mitigated or compensated, the benefits of the development must clearly outweigh the adverse effects on the nature conservation value of the site and any broader impacts on national and local designations.
5. Development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on **priority habitats, protected priority species, or on the local ecological network** unless it can be demonstrated that:
 - a. there are no alternative solutions;
 - b. the adverse effects are unavoidable;
 - c. measures are taken to mitigate or, as a last resort, compensate for the adverse effects;
 - d. there is an overall biodiversity net gain; and

- e. if there are any residual adverse effects, the benefits of the development clearly outweigh the adverse effects on priority habitats, priority and protected species, and the local ecological network.
- 6. Development will not be permitted if it results in the loss or deterioration of **irreplaceable habitats** (such as ancient woodland and ancient or veteran trees), unless there are wholly exceptional reasons and a suitable compensation strategy exists.
- 7. **Buffers** free from development will be provided to designated sites to avoid/mitigate impacts, including recreational impact and impacts on edge habitats, and to maintain dark skies.
- 8. Development will not be permitted unless it can be demonstrated that:
 - a. there have been thorough habitat and species **surveys**;
 - b. the great crested newt strategic survey and strategy have been considered in all developments within 500m of a great crested newt pond; and
 - c. the strategic bat trapping survey has been considered in all developments within the locality of a woodland or connected habitat networks.

Strategic Policy S9, Green Infrastructure

- 1. Through new development and other initiatives and the Borough Council will seek to achieve the provision, retention and/or enhancement of the following forms of multi-functional green infrastructure, including provision of:
 - a. landscape scale strategic links across the Borough boundary, to and between the Borough's settlements, the countryside, the coast, and the major areas of open space including the country parks (see strategic policy S12);
 - b. interlinked publicly accessible open space through new and existing development including for example formal sports facilities and informal amenity spaces and cemeteries (see policies DM32-DM34, Chapter 5 and detailed proposals in Chapter 6);
 - c. green infrastructure incorporated into all new development with multifunctional spaces connected by primary, secondary and tertiary green links;
 - d. interconnected urban green infrastructure within the fine grain of existing and new development including green, cycle ways, paths and linkages between community facilities and open spaces to link community facilities;
 - e. green stepping stones such as street trees, green roofs and walls, pocket parks and urban copses (see policy DM1, Chapter 5);
 - f. connected habitats linking the network of designated sites and existing priority habitats, taking account of the Hampshire ecological network map (see policy DM11, Chapter 5);
 - g. incorporation of historic buildings and landscapes, including historic parks and gardens within the wider Green Infrastructure to protect their setting (see policy DM12, Chapter 5); and
 - h. opportunities for local food growing including allotments, community orchards and farms (see policies DM32 to DM34, Chapter 5 and detailed proposals in Chapter 6).

2.2.3 Local Biodiversity Action Plans

EBC has a Biodiversity Strategy 2024 – 2034 – Securing our Natural Environment which outlines Priority Areas for Nature Recovery.

2.2.4 Local Nature Recovery Strategy

The Local Nature Recovery Strategy for Hampshire is currently in consultation and is due to be published in December 2025.

2.3 TECHNICAL GUIDANCE

There are a number of technical guidance documents that have been used to define the adopted approach to undertaking EclA. These include methods for characterising the ecological baseline and the appropriate interpretation of data, as well as the specific approach to be adopted for the EclA. Technical guidance of relevance is listed in Table 2-1.

Table 2-1: Technical guidance adopted for assessing the impacts on Biodiversity

Guidance reference	Usage
Bat Conservation Trust: Bat Surveys for Professional Ecologists, Good Practice Guidelines. 4 th Edition, 27 March 2023	Provides standard good practice guidelines for conducting bat surveys including ecological considerations, timings, preliminary roost assessments, emergence and re-entry surveys, bat activity, licensing, data analysis and interpretation and reporting.
British Standards Institute (BSI): BS 42020:2013 Biodiversity – Code of practice for planning and development	Provides recommendations on topics such as professional practice, proportionality, pre-application discussions, ecological surveys, adequacy of ecological information, reporting and monitoring.
Chartered Institute of Ecology and Environmental Management (CIEEM): Guidelines for Ecological Impact Assessment in the UK and Ireland – Terrestrial, Freshwater, Coastal and Marine. (Version 1.3, September 2024)	Provides technical guidance for assessing the potential ecological impacts of a development. EclA is a process of identifying, quantifying and evaluating potential effects of development- related or other proposed actions on habitats, species and ecosystems. EclA can be used for the appraisal of projects of any scale including the ecological component of EIA. When undertaken as part of an EIA, EclA is subject to the relevant EIA Regulations. Includes guidance on scoping; establishing the baseline; identifying important ecological features; assessing potential impacts; incorporating measures to avoid, reduce and compensate ecological impacts and the provision of ecological enhancements. Guidance on the consideration of the legal and policy framework throughout the EclA process is also included.
Froglife, 2015 Surveying for Reptiles	Provides tips, techniques and skills to inform reptile survey.
Froglife Advice Sheet 10, Reptile Survey, November 1999	Provides standard guidance for surveying reptiles including survey timing, recording data, classifying population size, recording signs of reptiles and recording habitat data.
Hazel Dormouse Conservation Handbook: The Mammals Society, 2025	Provides standard good practice guidelines for actions involving dormice including surveys and outlines dormouse ecology.

Hazel Dormouse Mitigation Handbook: The Mammals Society, 2025	Provides standard good practice guidelines for actions involving dormice including surveys, design and implementation of mitigation measures, preparation of license applications and post-development monitoring.
Surveying Badgers, The Mammal Society, 1989	Provides standard guidance for surveying badgers including survey timing, recording sett data, classifying setts, recording signs of badgers and recording habitat data.
UK Government	Provides standing advice on assessing impacts on a range of protected species, including bats, great crested newts (GCN), badgers, otters, water voles, dormouse, reptiles, wild birds, protected plants, invertebrates and ancient woodland. Includes guidance on survey effort, methods, assessing impacts and mitigation. Incorporates current Natural England (NE) guidance.
The UK Habitat Classification, Version 2.0, 2023	Provides updated guidance to the UK Habitat Classification (UKHab), which is a unified and comprehensive habitat classification system for all terrestrial, freshwater and coastal habitats in the UK. It has been developed to improve habitat categorisation, recording and geospatial analysis for land use and habitat survey and assessment.

3 METHODOLOGY

This ecological assessment includes habitats and species that are identified as being of importance either locally, regionally, nationally or internationally. The scope has been identified during the desk study and through consultation with relevant organisations. A phased approach to site surveys has also focused the assessment on those habitats and species that are potentially sensitive to the proposed scheme.

3.1 SCOPE OF THE ASSESSMENT

3.1.1 Consultation

EBC Ecology Team has been consulted with throughout the survey period from June to October to discuss the findings and recommendations for the project.

3.1.2 Zone of Influence and Features of Interest

The zone of influence has been extended to include adjoining habitats to the Site including habitats to the south and west within The Holme and The Homestall applications, the lower boundary of Quobleigh Wood and along the public foot path within woodland to the north of Hammerly Road in the north eastern corner of the Site.

Data from a desk study and field surveys was used to determine the current ecological baseline for the Site in terms of the priority habitats and species, legally protected and notable species and statutory and non-statutory designated sites located within the likely Zone of Influence (Zol) of the proposals. In line with the current CIEEM guidance, these are the sites, habitats and species that are of sufficient importance that effects upon them could be significant (see Box 3.1 and 3.2).

The data has been used to enable a full assessment of the likely impacts of the proposed activities on designated sites, habitats and species of conservation interest both on Site, in immediately adjacent areas and within the wider local area.

Box 3.1: Designated Biodiversity Sites

Statutory Biodiversity Sites

Internationally Important Sites:

Collectively referred to in this EclA as European sites – whilst recognising that Ramsar sites are designated at a global level.

- Special Areas of Conservation (SAC) and Candidate/ potential SAC
- Special Protection Areas (SPA) and potential SPA
- Ramsar sites
- Sites identified or required as compensatory measures for adverse effects on other European sites.

Nationally Important Sites:

- Sites of Special Scientific Interest (SSSI)
- National Nature Reserves (NNR)

Locally Important Sites:

- Local Nature Reserves (LNR): Statutory sites that are of importance for recreation and education as well as biodiversity. Of borough/district-level importance for biodiversity (although it may be of greater socio-economic value).

Non-statutory Biodiversity Sites

Sites of county importance: Non-statutory biodiversity sites in Hampshire are called Sites of Importance for Nature Conservation (SINC).

Priority Habitats and Species

In this EclA (and following the CIEEM guidance), the geographic level at which a species/habitat has been identified as a priority for biodiversity conservation is referred to as its level of 'species/habitat importance'.

- International importance: populations of species or areas of habitat for which European sites are designated
- International importance: populations of birds meeting the threshold for European importance (1% of the relevant international population)
- National importance: priority habitats and species of principal importance (HPI and SPI) for the conservation of biological diversity in England
- National importance: species listed as being of conservation concern in the relevant UK Red Data Book (RDB) or the Birds of Conservation Concern (BoCC) Red List
- National importance: Nationally Rare and Nationally Scarce species, which are species recorded from, 1-15 and 16-100 hectads (10x10km squares of the national grid) respectively
- National importance: populations of birds comprising at least 1% of the relevant British breeding/ wintering population (where data is available)
- Borough/district importance: habitats and species listed in the Local BAP

Notes to Box 3.1:

- SACs are designated under Article 4(4) of Directive 92/43/EEC.
- Candidate SACs are designated under Article 4.1 of Directive 92/43/EEC.
- SCIs are sites that have been nominated or submitted by Member States and entered onto the list of sites compiled by the European Commission that form (along with SACs and SPAs) the Natura 2000 network. SCIs are subject to the

provisions of Article 6(2) of Directive 92/43/EEC. SCIs are afforded full protection by law under the Conservation of Habitats and Species Regulations 2017 (regulation 8(1)(b)).

- SPAs are classified pursuant to the requirements of Directive 2009/147/EC (Article 4). As European Sites, they are provided with full protection by law under the Conservation of Habitats and Species Regulations 2017.
- Government policy in England (NPPF) is that any such compensatory land or water must itself be protected as if it were a fully classified SPA or a fully designated SAC.
- Some SSSIs also wholly or partially fall within a European Site boundary.
- The JNCC prepared guidelines to assist in the selection of SPAs (The Birds Directive: Selection guidelines for Special Protection Areas). Stage 1 of the two-stage process identifies those areas used regularly by 1% or more of the Great Britain (or in Northern Ireland, the all-Ireland) population of a species listed in Annex I of the Birds Directive in any season. The JNCC undertakes reviews of the SPA network and populations of its qualification species at roughly decadal intervals with the last (third) review published in 2016.
- Habitats and Species of Principle Importance (HPI and SPI).
- Natural England (2018). UK BAP priority species and habitats, [online]. Available at: <http://naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/prioritylist.aspx>

Box 3.2 Legally Protected and Controlled Species

Legal Protection

Many species of animal and plant receive some degree of legal protection. For the purposes of this document, legal protection refers to:

- Species included in Schedules 1, 5 and 8 of the WCA (as amended), excluding:
 - Species that are only protected in relation to their sale (see Section 9(5) and 13(2) of the WCA 1981), given that the Proposed Development does not include any proposals relating to the sale of species; and
 - Species that are listed in Schedule 1 of the WCA 1981 that are likely to breed on or near the site (given that this schedule is only applicable whilst birds are breeding).
- Species included in Schedules 2 and 5 of the Habitats Regulations 2017.
- Badgers, which are protected under the Protection of Badgers Act 1992.
- Hedgerows, some of which are protected under The Hedgerows Regulations 1997.

Legal Control

Schedule 9 of the WCA 1981 lists species of animal that it is an offence to release or allow to escape into the wild and

3.2 DESK STUDY

The desk study collates existing ecological records for priority habitats and species, controlled and legally protected species within the likely Zone of Influence (ZoI) of the proposed development site. In line with the current CIEEM guidance, these are the sites, habitats and species that are of sufficient importance that effects upon them could be significant (see Box 3.1 and Box 3.2).

An ecological desk study collating all relevant open-source information relating to the Site and its surrounding area was undertaken by Johns Associates Ltd on 10 July 2025. The data was used to inform the scope of the Site survey

and an assessment of the likely effects of the development proposals on legally protected and/or notable species that may be present at the Site. The Multi Agency Geographic Information for the Countryside (MAGIC) website was used to conduct the following desk study searches:

- Records and citations to a 2 km radius for national statutory designated wildlife sites including Sites of Special Scientific Interest (SSSI), Local Nature Reserves (LNR) and National Nature Reserves (NNRs)
- Records and citations to a 15 km radius of international statutory designated wildlife sites including Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar Sites.
- Records and citations to a 10 km radius of SACs designated for supporting species of bat.
- Records of European Protected Species (EPS) Licenses to a 2 km for e.g. bats, dormice *Muscardinus avellanarius* and great crested newts (GCN) *Triturus cristatus*.
- Records to a 1 km radius of pond surveys conducted by Natural England from 2017 to 2019 for GCN.
- Records of potential waterbodies within a 500 m radius of the Site.
- Records within a 250 m radius of Priority Habitats listed under Section 41 of the Natural Environment and Rural Communities Act (NERC) Act 2006

Google Maps aerial images were used to assess habitats at a landscape level (www.maps.google.com) in proximity to the Site.

3.3 DATA SEARCH

A data search was conducted through Hampshire Biodiversity Information Centre (HBIC) on 10 June 2025 to identify the presence of non-statutory wildlife sites and legally protected and/or notable species records within 2 km of the Site.

3.4 FIELD SURVEY

An extended UKHab survey and BNG habitat condition assessments of the Site were undertaken on 18 June 2025 and 22 July 2025 by experienced ecologist Tessa Pepler BSc (Hons) MSc MCIEEM from Johns Associates Ltd. The weather on 18 June was 24 °C, wind 4, cloud 8/8 and dry. The weather on 22 July was drizzly with cloud 8/8. This survey was completed in accordance with Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017) and BS42020:2013 Biodiversity - Code of practice for planning and development (British Standards Institute, 2013).

3.4.1 UKHab Survey

The on-Site and off-Site (where accessible) habitats were classified following the UK Habitat Classification (UKHab) Version 2.0 (UKHab Ltd, 2023) guidelines, which provides a more detailed interpretation of baseline habitat survey data than previous habitat classifications systems, such as Phase 1 Habitat Assessments. The professional edition of UKHab "UK Habitat Classification – Professional Edition1" (UKHab-P) was used which includes Priority Habitat Types, all Annex 1 Habitats and the habitats listed in EUNIS.

The classification of primary habitats is hierarchical with five levels with a list of Secondary Codes; the latter is subdivided into Essential codes and Additional codes. It is mandatory that each recorded habitat parcel is allocated single primary Habitat Code and to record the presence of all Essential Secondary Code features associated with that

habitat parcel. Additional Secondary Codes can also be associated with habitat parcels, where it is relevant to the whole parcel. Up to six Secondary Codes can be allocated to a single habitat.

UKHab v2.0 has a total of 268 Secondary Codes, sub-divided into 15 major groupings. Secondary codes are added to habitat parcels to:

- Confirm the identity of habitat mosaic and complexes.
- Add information about habitat origin and modifications.
- Add information on environmental context, management and land use in a consistent manner.

Essential Secondary Codes are identified as 2-digit numbers (10 – 90). Additional Secondary Codes (100 – 853) are 3-digit numbers and cover features including land management, land use (incorporating green infrastructure), environmental qualifiers, species features and hydrological regime descriptors. The UK Habitat Classification v2.0 Secondary Code Groupings are provided in Table 3-1.

Table 3-1: The UK Habitat Classification v2.0 Secondary Code Groupings

UKHab v2.0 Secondary Code Grouping	Description	UKHab v2.0 Codes
Secondary Essentials – Grasslands and Heathland	Habitat mosaic types and complexes that occur in the grassland, heathlands, hedgerows and scrub habitat	10 – 19
Secondary Essentials – Woodlands and Trees	Habitat complexes, origins and mosaic types that principally occur in woods associated with trees	25 – 34
Secondary Essentials – Freshwater	Habitat complexes and origins that principally occur in freshwater habitats	40 – 51
Secondary Essentials – Wetlands	Habitat complexes and environmental qualifiers that principally occur in wetlands	55 – 57
Secondary Essentials – All habitats	Habitat descriptors that can occur on any habitat	60 – 63
Secondary Essentials – Coast	Habitat complexes that principally occur on the coast	70 – 77
Secondary Essentials – Built environment	Habitat complexes, mosaics, land uses and green infrastructure principally associated with the built environment	80 – 90
Additional Secondary Codes – Grasslands and Heathlands	Habitat management, land use, environmental qualifier and species features principally associated with grassland, heathlands, hedgerows and scrub habitat	100 – 131
Additional Secondary Codes – Woodlands and Trees	Habitat management, land use, environmental qualifiers and species features principally associated with woods and trees	200 – 217
Additional Secondary Codes – Freshwater	Habitat management, land use, environmental qualifiers and species features principally associated with freshwater habitats	300 – 323
Additional Secondary Codes – Wetlands	Hydrological regime, habitat management and species features principally associated with wetlands	400 – 425
Additional Secondary Codes – All habitats	Additional habitat descriptors that can occur on any habitat	500 – 532
Additional Secondary Codes – Farming	Habitat management and land uses principally associated with farmlands	600 – 618
Additional Secondary Codes – Coast	Land use and environmental qualifiers principally associated with coastal areas	700 – 703

UKHab v2.0 Secondary Code Grouping	Description	UKHab v2.0 Codes
Additional Secondary Codes – Built environment	Land use and green infrastructure descriptors principally associated with the built environment	800 – 853

Where appropriate, maps were supplemented with target notes which provided specific information on habitats present that were too limited in extent to map at the scale at which data is presented, or the presence of species and habitats of ecological interest.

An annotated habitat map together with descriptions of the recorded habitat types was produced, which was subsequently digitised using ArcGIS software. The survey also included identification of any non-native invasive plant species. Flora taxonomy follows the nomenclature detailed in New Flora of the British Isles (4th Edition) (Stace, 2019). Flora, where appropriate, are given a descriptive score of abundance using the DAFOR scale, as follows:

- D – Dominant
- A – Abundant
- F – Frequent
- O – Occasional
- R – Rare
- L – Locally (to be used as a prefix for any of the above)
- V – Very (to be used as a prefix for any of the above)

ArcGIS Symbology

At the time of production, a complete symbology for all habitats in the UK Habitat Classification Professional Edition (UKHab-P) was not available. The UK Habitat Classification Basic Edition (UKHab-B) symbology has therefore been used, and where necessary to add in habitats not included in UKHab-B we have designed our own hatching system within the Level 2 colours for those habitats – following the guidance provided in the UK Habitat Classification Basic Edition: Suggested Symbology for Maps document (UKHab, 2020).

Minimum Mapping Units

UKHab guidance indicated that UKHab has 3 Minimal Mapping Units (MMU's):

- 25 m² and 5 m length for urban and small-scale development projects, fine scale mapping of designated sites
- 400 m² and 20 m length for landscape scale surveys
- 2500 m² for larger unenclosed upland habitats.

Large scale, simple habitats or feasibility surveys should use a larger MMU. For this project, given the size of the site and the scale of the map the 25 m² and 5 m length MMU has been applied. This will allow all habitats to be clearly visible on the map whilst enabling enough fine detail to remain to clearly show all habitats present.

3.4.2 Statutory BNG Assessment

The full methodology for the Statutory BNG assessment is provided in the submitted BNG Report.

3.4.3 Phase 2 Species Surveys

The survey was 'extended' to assess the suitability of the Site and immediately adjacent habitats to support legally protected and/or notable species, including (but not limited to) plants, badger *Meles meles*, bats, hazel dormouse *Muscardinus avellanarius*, amphibians, reptiles and breeding birds. This included recording visible signs of species presence and/or features that may indicate likely presence. Hedgerows/corridors were assessed for likely value for dormice, trees on Site were assessed for their suitability for roosting bats and waterbodies/watercourses assessed for suitability for great crested newt, otter and water vole. A search for Invasive Non-Native Species e.g. Japanese knotweed *Reynoutria japonica* was also conducted within the Site and immediately adjacent areas.

The full survey methodologies for the following species are outlined within the Technical Note Survey Reports Appended to this report: Dormouse (Appendix A), Bat Surveys (Appendix B), Reptiles (Appendix C) and Badger (Appendix D).

3.5 ASSESSMENT METHODOLOGY

3.5.1 Prediction of Effects

The method for the prediction of effects is based on the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines (September 2024); these guidelines are widely regarded by the ecology profession as the 'industry standard'.

The assessment is based upon the results of the desk study and field surveys, relevant published information (on potential biodiversity receptors' status, distribution, sensitivity to environmental changes and ecology), and professional knowledge of ecological processes and functions.

The effects on each scoped-in receptor have been assessed against the predicted future baseline conditions for that receptor: the future baseline has been defined using information about the likely future use and management of the area in the absence of the proposed development, known population trends (where available) and any other proposed developments (consented or otherwise) that may act cumulatively with the proposed development to affect biodiversity receptors.

Throughout the assessment process, identified potential likely significant effects were used to inform the requirements for additional baseline data collection and the identification of ecological avoidance and mitigation measures that are incorporated into the Proposed Development design (in order to avoid or reduce adverse effects or to deliver required enhancements as necessary for receptors where legislation has been derogated). The results of the assessment, as set out later in this EclA, reflect the final proposed scheme design (i.e. incorporating the embedded ecological measures, which include construction methodology and design) as well as location specific embedded ecological measures.

The spatial extent of the assessment of each potential likely significant effect reflects the area occupied by the receptor that is being assessed and the Zol associated with the environmental changes that are likely to affect the receptor. Thus, if part of a designated biodiversity site was located within the ecological Zol relating to a particular ecological change, an assessment was made of the effects on the site as a whole. A similar approach was taken for areas of notable habitat. For species that occur within an ecological Zol that relates to a change that could

significantly affect that species, an assessment was carried out on the total area that is used by the affected individuals or population of the species (e.g. for foraging).

Where appropriate for each receptor, the assessment deals in an integrated way, with the effects of all phases of the development being considered. The level of magnitude of change is subsequently concluded.

3.5.2 Significance Evaluation Methodology

The assessment has been informed by the specific details of all proposed development works and embedded ecological mitigation. The evaluation of effects on receptors are considered following the methodology presented below, and in the context of the scheme description. Integrated and embedded ecological measures consist of those described in Section 5.

Using information about the way in which sites/habitats/species are likely to be affected by the Proposed Development, each change (from the baseline situation) that is assessed has been assigned a level of 'magnitude', based on the definitions set out in Table 3-2.

Table 3-2: Guidelines for the Assessment of Change Magnitude

Magnitude of Change	Criteria and Resultant Effect
Major	The change permanently (or over the long-term) negatively affects the conservation status of a habitat/species, reducing the ability to sustain the habitat or the population level of the species within a given geographic area. Relative to the wider habitat resource/species population, a large area of habitat or large proportion of the wider species population is affected. For designated sites, integrity is compromised. There may be a decrease in the level of biodiversity conservation value of the receptor.
Moderate	The change permanently (or over the long-term) negatively affects the conservation status of a habitat/species reducing the ability to sustain the habitat or the population level of the species within a given geographic area. Relative to the wider habitat resource/species population, a small-medium area of habitat or small-medium proportion of the wider species population is affected. There may be a decrease in the level of biodiversity conservation value of the receptor. Although there may be some effects on individuals or parts of a habitat area or designated site, the quality or extent of sites and habitats, or the size of species populations would experience little or no reduction. Any changes are likely to be within the range of natural variability and there would be no short-term or long-term change to the conservation status of habitat/species receptors or the integrity of designated sites.
Minor	The quality or extent of designated sites or habitats or the sizes of species' populations, experience some small-scale reduction. These changes are likely to be within the range of natural variability and there is not expected to be any permanent change in the conservation status of the species/habitat or integrity of the designated site. The change is unlikely to modify the evaluation of the receptor in terms of its biodiversity conservation value
Minor/Neutral	A change to the level of which is so low, it is not discernible on designated sites or habitats or the sizes of species' populations, or changes that balance each other out over the lifespan of a project.
Will not occur	The effect will not occur due to an absence of an environmental pathway to the sensitive receptor.

The criteria in Table 3-2 refer to the terms 'integrity' and 'conservation status'. For habitat areas and species, an effect is assessed as being significant if the favourable conservation status of a receptor would be changed by the Proposed Development. Conservation status is defined by the CIEEM guidelines as follows:

- For habitats –the sum of the influences acting on the habitat and its typical species, that may affect its long-term distribution, structure and functions as well as the long-term survival of its typical species within a given geographical area; and
- For species -the sum of the influences acting on the species concerned that may affect the long-term distribution and abundance of its populations within a given geographical area.

Negative Effects

A negative effect is considered to be significant if the favourable conservation status of a receptor is compromised by the Proposed Development.

A similar procedure has been used for designated sites that are affected by the development, except that the focus is on the effects on the integrity of each site, defined by the CIEEM guidelines as:

"...the coherence of its ecological structure and function, across its whole area, that enables it to sustain the habitat, complex of habitats and/or the levels of populations of the species for which it was classified."

The assessment of effects on integrity draws upon the assessment of effects on the conservation status of the features for which the site has been designated.

The decision as to whether the favourable conservation status has been compromised is made using informed judgement based on the findings of the assessment of how the resource would be affected.

Positive Effects

A positive effect is assessed as being significant if development activities are predicted to cause:

- An improvement in the condition of a habitat/species population from unfavourable to unfavourable recovering or favourable (noting that condition data are only available for SSSIs but that professional judgement has been used to apply the same principle to habitats/species elsewhere); or
- Partial or total restoration of a site's favourable condition.

If a species population, habitat or site is already in favourable condition, it is still possible for there to be a significant positive effect. There is, however, no simple formula for determining when such effects are significant and decisions about significance therefore have to be made on a case by case basis using professional judgement.

3.6 LIMITATIONS, CONSTRAINTS AND ASSUMPTIONS

The findings of this report are valid at the time of the final Site visit conducted on 22 October 2025. Should there be delays to the project timetable and/or implementation of the proposed development, updated desk study and/or survey work may be required. In this instance, advice should be sought to ensure the data, recommendations and conclusions set out in this report remain valid.

It has been assumed that the development proposals are as described in this document and that all proposed mitigation, enhancement and management measures will be implemented in full.

This EclA has been produced by Johns Associates Ltd using data gathered from baseline surveys carried out in 2025, supported by contemporary records center data. The assessment based upon this data presented in this report is considered to be robust and no significant limitations to the survey methodologies have been encountered.

Great Crested Newt (GCN)

There are known populations of GCN in proximity to the Site at Chalcroft Farm and Quobleigh Wood. These populations have been mitigated and compensated for through the Outline OPP application under the mitigation licences 2022-62944-EPS-MIT and 2020-44604-EPS-MIT-4 and in agreement with NE through the One Horton Heath GCN Masterplan Document Updated 17 July 2023, Johns Associates and as a result are scoped out of this EclA. The avoidance and mitigation measures for reptiles and dormouse outlined within this report will also protect and avoid harm to amphibian species.

4 BASELINE ECOLOGICAL CONDITIONS

4.1 DESK STUDY

4.1.1 Statutory Designated Sites

There was one statutory Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) within 2 km of the Site, the River Itchen SSSI and SAC which is located 1.8 km to the west of the Site. The SAC and SSSI river is a sub-type 1 chalk river dominated throughout by aquatic *Ranunculus* spp. with presence of southern damselfly *Coenagrion mercurial*, bullhead *Cottus gobio*, otter *Lutra lutra*, white clawed crayfish *Austropotamobius pallipes*, and brook lamprey *Lampetra planeri*.

- Solent and Southampton Water Special Protection Area – 6.15km southeast of the Site at its closest point. This European site is designated for its estuarine bird species.
- Solent Maritime Special Area of Conservation – 5.39km southeast of the Site at its closest point, designated for its estuarine habitat and associated vegetation.
- Solent and Southampton Water Ramsar site – located 6.15km southeast of the Application Site at its closest point and designated for its wetland habitats.
- Emer Bog SAC – 9.31km northwest of The Holme and The Homestall at its closest point, designated for its transition mires and quaking bogs.

Additionally, this report considers the European sites associated with the New Forest:

- New Forest SPA – 13.28km southwest of the Site across Southampton Water (29.8km via the road network). This site is designated for five key bird species it supports.
- New Forest SAC – 13.28km southwest of the Site at its closest point, designated for its waterbodies, heathland, beech and oak woodland, depressions on peat substrates, damselflies and stag beetles.
- New Forest Ramsar site – 13.28km southwest of the Site, designated for its wetland sites.

4.1.2 Non-statutory designated sites

There were 38 non-statutory Sites of Important Nature Conservation (SINCs) identified within 2 km of the Site; these are described in more detail in Table 4-1. The SINC criteria are detailed in Table 4-2.

Table 4-1: Non-Statutory Designated Sites within 2km

SINC name	Reason for designation	Central Grid Ref	Area Size (ha)	Approximate Location from the Site
23 – Quobleigh Pond & Woods	1A/1Cii	SU49001790	8.06	Bordering the northern side
19 - Treeline Break, West End	1A/1Cii	SU48431707	0.58	138 m to the southwest
18 – Field North of Hearts Row, West End	5B	SU48401705	4.47	162 m to the southwest
25 – Wyvern Technology	1A - Known population of	SU49201780	2.98	213 m to north east

SINC name	Reason for designation	Central Grid Ref	Area Size (ha)	Approximate Location from the Site
College Meadow	great crested newt.			
24 – Ponds & Meadow adjacent to Wyvern Technology College	6A - Known population of great crested newt.	SU49121800	0.73	261 m to north east of site
17 – Hearts Copse	1A	SU48201670	3.31	520 m to the southwest
27 – Scoreys Copse	2B	SU49701670	3.17	680 m to the southeast
16 – Chalcroft Distribution Park	1B	SU48201640	4.47	710 m to the south
20 – Round Copse, West End	1A	SU48601970	1.21	720 m to the south
28 – Scorey's Copse Rush Pasture	2B/5B	SU49801660	2.65	740m to the southeast
13 – Allington Lane Pond	5B/6A	SU47701700	2.33	820 m to the east
26 – Scoreys Copse Meadow	1A	SU49701670	3.62	890 m to the south
32 – Knowlehill Copse	1A	SU50201840	3.06	900 m to the north
9 – West Horton Farm Woods	1Cii/5B/6A – Persicaria bistortia	SU47401830	8.51	1.1 km to the northwest
30 – Gore Copse	1A	SU50001890	1.72	1.1 km to the northeast
6 – Hog Wood and Gravel Pits	1A/1Cii/5A/6A – Known population of great crested newt	SU47001700	25.53	1.16 km to the east
36 – Durley Copse	1B	SU50701780	9.24	1.2 km to the east
15 – Stoke Park Wood	1B/1Cii	SU48001940	90.31	1.3 km to the north
34 – Snakemoor Farm Meadow	2B	SU0301640	1.44	1.3 km to the southeast
35 – Knowle Hill	7A	SU50701780	2.44	1.3 km to the northeast
11 – Copse by Oaklands House	1A/1Cii	SU47601610	1.31	1.4 km to the southwest
35 – Knowle Hill	7A	SU50351860	2.44	1.4 km to the northeast
33 – Alder Strip	1A/1Cii	SU50231574	1.38	1.45 km to the southeast
8 – Hogwood Lane Drove	1A	SU47151655	0.67	1.47 km to the southwest
7 – Hogwood Lane Meadow	2B/5B	SU47101660	0.77	1.5 km to the southwest
1 – Itchen Valley Country Park	2B/5A/5B/6A	SU46301600	64.12	1.5 km to the southwest
14 – Home Covert, West End	1A	SU47801580	1.17	1.5 km to the southwest
29 – Hall Land Farms Wood	1A	SU49801920	2.9	1.5 km to the northeast
14 – Home Covert, West End	1A	SU47801580	1.17	1.52 km to the southwest

SINC name	Reason for designation	Central Grid Ref	Area Size (ha)	Approximate Location from the Site
22 – Hardings Land Wooded Bank	1A	SU48881947		1.54 km to the north
37 – Land at Knowle Lane, Fair Oak	2B	SU50701843	1.22	1.56 km to the northeast
12 – Meadow adjacent to Home Covert	2B	SU47701570	2.95	1.66 km to the southwest
10 – Winslow House Meadow	2A	SU47501580	2.57	1.69 km to the southwest
21 – Crowdhill Copse	1A/1B	SU48601970	9.36	1.7 km to the north
38 – Parkers Copse/Fir Plantation/Greenwood	1B	SU51501750	55.4	1.75 km to the east
31 – Hall Lands Copse	1A	SU50001930	4.03	1.8 km to the northeast
2 – Meadow North of Railway	5B	SU46801790	0.43	1.8 km to the east
3 – Stanford Meadow	2B/5B	SU46801790	5.77	1.8 km to the east
5 – Bushy Copse, West End	1A	SU47001610	2.8	1.8 km to the southwest
4 – Withybed Covert/Ridgeway Copse	1A	SU47001600	3.37	1.97km to the southwest

Table 4-2: SINC Criteria

Classification	Main Type	Criteria
1A	Woodland	Ancient semi-natural woodlands.
1B	Woodland	Other woodland where there is a significant element of ancient seminatural woodland surviving.
1Cii	Woodland	Other semi-natural woodland if; (ii) they comprise important community types of restricted distribution in the county, such as yew woods and alder swamp woods
2A	Grassland	Agriculturally unimproved grasslands
2B	Grassland	Semi-improved grasslands which retain a significant element of unimproved grassland.
5A	Freshwater	Areas of open freshwater (e.g. lakes, ponds, canals, rivers, streams and ditches) which support outstanding assemblages of floating/submerged/emergent plant species, invertebrates, birds or amphibians.
5B	Freshwater	Fens, flushes, seepages, springs, inundation grasslands etc. that support a flora and fauna characteristic of unimproved and waterlogged (seasonal or permanent) conditions.
6A	Species and assemblages	Sites which support one or more notable species.
7A	Species and assemblages	Sites of nature conservation interest which occur in areas otherwise deficient in such interest, and known to be of particularly high value to local communities e.g. community wildlife sites.

4.1.3 Priority Species

HBIC provided records of notable and legally protected species from the area extending 2 km from the Site over the last 10 years. Results are summarised Table 4-3.

Table 4-3: Local species records (HBIC, 2025)

Species/Groups	Details
Plants	The data search produced 258 records of plant species between 1990 – 2023. The GB vulnerable species strawberry clover <i>Trifolium fragiferum</i> is located 0.1 km to the south of the Site, and spearwort <i>Ranunculus flammula</i> is located 90 m to the north of the Site. Classified as 'near threatened' on the ICUN red list – corn mint (<i>Mentha arvensis</i>) from 2014 is located 0.2 km to the south. All other species records post 2015 are classed as 'near threatened'. Records which may potentially be found on site include wood-sorrel <i>Oxalis acetosella</i> , ragged-robin <i>Silene flos-cuculi</i> , goldenrod <i>Solidago virgaurea</i> , devil's-bit scabious <i>Succisa pratensis</i> , common valerian <i>Valeriana officinalis</i> , bitter-vetch <i>Lathyrus linifolius</i> , marsh ragwort <i>Jacobaea aquatica</i> , wild strawberry <i>Fragaria vesca</i> , common cudweed <i>Filago vulgaris</i> , crossword <i>Cruciata laevipes</i> and heath speedwell <i>Veronica officinalis</i> .
Amphibians	Five locations have records of GCN from 2015 onwards, with 2 within 500m of the Site. A large population is located at Quobleigh pond, 209m to the north of the Site, with maximum counts of 300 individuals with the last known record from 2020. Common toad has been recorded 14 times, with 3 records post 2015, the nearest of which being a 2017 record 1615 m from the Site.
Badger	There were 3 records of badger from 2015 onwards, the nearest of which being 1062m away from 2017.
Bats	There were 260 bat species records post 2015, of species brown long-eared <i>Plecotus auritus</i> , soprano pipistrelle <i>Pipistrellus pygmaeus</i> , common pipistrelle <i>Pipistrellus pipistrellus</i> , Nathusius's pipistrelle <i>Pipistrellus nathusii</i> , noctule <i>Nyctalus noctula</i> , Natterers <i>Myotis nattereri</i> , whiskered bat <i>Myotis mystacinus</i> , Daubenton's bat <i>Myotis daubentonii</i> , serotine <i>Eptesicus serotinus</i> , barbastelle <i>Barbastella barbastellus</i> . Four records are within the Site boundary and include a pipistrelle bat species (2017), a brown long eared species (2017), and 2 brown long eared (2020). Roosts of whiskered bat, common pipistrelle and brown long eared have also been recorded within 100m of the Site boundary.
Birds	Bird species have been recorded 591 times since 2015. Records within the Site boundary since 2015 include house martin <i>Delichon urbicum</i> , linnet <i>Linaria cannabina</i> , red kite <i>Milvus milvus</i> , house sparrow <i>Passer domesticus</i> . Prior to this date, cuckoo <i>Cuculus canorus</i> , hobby <i>Falco subbuteo</i> , honey buzzard <i>Pernis apivorus</i> and bullfinch <i>Pyrrhula pyrrhula pileata</i> have been recorded within the Site and Site boundary.
Reptiles	Slow worm <i>Anguis fragilis</i> has been recorded at 9 locations with counts of up to 11 from 2015 onwards, between 138 m – 1669 m from the Site. Grass snake <i>Natrix helvetica</i> has been recorded at 4 locations with counts of up to 7 from 2015 onwards, between 1159 m – 1669 m from Site. Common lizard <i>Zootoca vivipara</i> has been recorded twice since 2015, between 1615 – 1976 m away from the Site.
Hazel dormouse	Hazel dormouse <i>Muscardinus avellanarius</i> has been recorded 0.24 km to the south of the Site boundary in 2020.
Water vole	Water vole <i>Arvicola amphibius</i> has been recorded within 30 m of the northwestern Site boundary in 2009.
Otter	Otter <i>Lutra lutra</i> has been recorded in 2022, 877 m from the Site
Hedgehog	Hedgehog <i>Erinaceus europaeus</i> has been recorded 24 times since 2015, the nearest records being 115m away from the Site.
Invertebrates	Species of note within the data search which may be present within the Site include; Stag beetle <i>Lucanus cervus</i> a UKBAP species, has been recorded 52 times since 2015, between 219 m – 1992 m away from the Site. The golden haired robber fly has been recorded in 2020. Poplar lutestring (Tethea or) moth has been recorded 281 m away in 2017.

4.1.4 Priority Habitats

Several Habitats of Principal Importance (as listed on Section 41 of the NERC Act 2006), have been recorded within 2km of the Site, including: Deciduous woodland, pond, floodplain grazing marsh. The Site boundary is directly

adjacent to two areas of deciduous woodland, one area of coastal and floodplain grazing marsh and one pond. Habitats and species associated with them may be impacted by the proposed works.

4.1.5 European Protected Species Licences

Seventeen European Protected Species (EPS) licenses issued by Natural England were identified within 2 km of the site, for great crested newt, brown long-eared *Plecotus auritus*, common pipistrelle *Pipistrellus pipistrellus*, Natterer's *Myotis nattereri*, and soprano pipistrelle *Pipistrellus pygmaeus*. Table 4-4 provides a summary of EPSL within 2 km of the Site.

Table 4-4: Granted EPS Licenses within 2 km of the Site

Case reference	Distance/Direction from the site	Species included	Reason	Date
2019-40025-EPS-MIT	Approximately 50 m to the north, Quobleigh Woods – OHH licence	Amphibian (great crested newt)	Destroy resting and damage resting place	25/04/2019 – 01/07/2026
2020-44604-EPS-MIT-1, 2020-44604-EPS-MIT-2, 2020-44604-EPS-MIT-3, 2020-46989-EPS-MIT 2020-46989-EPS-MIT-1	Allington Lane approx.260 m to the north – OHH licence	Amphibian (Great crested newt)	Destroy resting and damage resting place	01/05/2020 – 31/07/2023
2019-39954-EPS-MIT	Approximately 290 m to the north west, Fair oak Lodge, Allington Lane – OHH licence	Bat (common pipistrelle, soprano pipistrelle)	Destroy resting place	20/03/2019 – 31/12/2024
EPSM2009-903	Chalcroft Farm, 643 m to the south west – OHH licence	Amphibian (Great crested newt)	Destroy resting place	17/06/2009 – 30/09/2009
2023-64802-EPS-MIT	Chalcroft Farm, 643 m to the west – OHH licence	Amphibian (Great crested newt)	Injure/kill	21/04/2023 – 31/12/2027
2019-39527EPS-MIT	Approximately 643 m to the south west at Chalcroft Farm – OHH licence	Bat (Brown long-eared, common pipistrelle, natterers)	Affects breeding, destroy breeding place, destroy resting place	27/02/2019 – 22/02/2024
2021-52226-EPS-MIT-1	Foxholes Farm, Calcroft Farm, Northern building cluster – OHH licence. Approx. 140 m to the west – OHH licence	Bat (common pipistrelle mating roost & day roost, BLE day roosts, Natterer's day roost, BLE maternity roost, BLE satellite roost, soprano pipistrelle day roost	Destroy resting place	
2021-52226-EPS-MIT-2	Victoria House (now demolished) 47 m to the west – OHH licence	Bat (brown long-eared (satellite roost), whiskered, Soprano pipistrelle, common	Destroy breeding place	

		pipistrelle (all day roosts)).		
2018-35734-EPS-MIT 2018-35734-EPS-MIT, 2018-35734-EPS-MIT-2	Approximately 300m to the northern most point of the Site	Amphibian (Great crested newt	Damage resting place and destroy resting place	16/08/2018 – 31/12/2025
2020-48450-EPS-MIT	Approximately 330m to the northern most point of the Site	Bat (Soprano pipistrelle)	destroy resting place	01/08/2020 – 31/12/2026
2016-25450-EPS-MIT	Approximately 1.17km to the northwestern most point of the Site (northern field)	Bat (Common pipistrelle)	Destroy resting place	29/09/2016 – 30/09/2021
2015-14282-EPS-MIT 2015-14282-EPS-MIT-1	Approximately 1.17km to the southwest of the western most point of the Site	Amphibian (Great crested newt)	Destroy resting place Destroy resting place and damage resting place	20/08/2015 – 30/04/2016 22/04/2016 – 31/07/2019
2015-16719-EPS-MIT	Approximately 1.17km to the southwest of the western most point of the Site	Bat (Common pipistrelle)	Destroy resting place	02/11/2015 – 31/10/2020
2018-36779-EPS-MIT	Approximately 1.33km to the southeastern most point of the Site	Bat (Common pipistrelle)	Destroy resting place	01/09/2018 – 30/09/2019
2014-1914-EPS-MIT	1.73km to the eastern most point of the Site	Bat (Common pipistrelle, soprano pipistrelle)	Destroy resting place	02/04/2015 – 31/03/2020

4.1.6 Great Crested Newt (GCN) Pond Surveys 2017 – 2019

Class licence returns for surveys of GCN have been recorded at five locations within 1 km of the Site which are all licence returns from the OPP OHH NE Mitigation Licence, held by Johns Associates Ltd. GCN are recorded within the compensation ponds created to the northwest of the Site at Allington Lane, to the north of the Site within Quobleigh Woods located approximately 50 m to the north of the Site at the closest record and within the pond at Chalcroft Farm located 643 m to the south of the Site, which was also surveyed from 2017 to 2019 by NE as part of informing the District Level Licensing scheme and was found to have GCN present.

4.2 FIELD SURVEYS

4.2.1 Habitats

The Existing UKHab Plan (Figure 1) and the baseline BNG habitat condition sheets (Appendix C of the BNG Report) should be referred to throughout this section.

Cereal Crops c1c

The south western field at the Site comprised cereal crops (C3). A Small area of crops C2 is included along the northern boundary of Fir Tree Lane.

Plate 1: Crop Field



Other Neutral Grassland g3c

Habitat parcel 1 comprised a 215 cm wide other neutral grassland field margin along the eastern boundary of the southwestern field at the Site. Within 1m² the following species were present: bracken *Pteridium aquilinum* (F), horsetail *Equisetum arvense* (O), curled dock *Rumex crispus* (R), bramble *Rubus fruticosus* agg (R), false oat grass *Arrhenatherum elatius* (R), ivy *Hedera helix* (O), sorrel *Rumex acetosa* (R), creeping thistle *Cirsium arvense* (R) and creeping bent *Agrostis stolonifera* (F). Other species present within this habitat parcel included wood dock *Rumex sanguineus*, common nettle *Urtica dioica*, meadow vetchling *Lathyrus pratensis* and common figwort *Scrophularia nodosa*.

Plate 2: Parcel 1



Habitat parcel 8a comprised a 1.8 m wide other neutral grassland field margin along the south-western tree line (TL1). Within 1m² the following species were present: False oat grass (F), cocksfoot *Dactylis glomerata* (O), creeping bent (F), bramble (O), ivy (O), smooth meadow grass (O). Other species in the sward included Yorkshire fog, common nettle, broadleaved dock *Rumex obtusifolius* and wood dock.

Habitat parcel 9 comprised a 1 m width average field margin to the north of the cereal crop field. Within 1m² the following species were present: wood dock (F), false oat grass (F), dandelion (R), bracken (O), creeping buttercup *Ranunculus repens* (R), hedge bindweed *Calystegia sepium* (R), ash *Fraxinus excelsior* saplings (R) and ivy (O). Other

species present include common nettle, creeping thistle, broadleaved dock, oxeye daisy *Leucanthemum vulgare* and hogweed *Heracleum sphondylium*.

Modified Grassland g4

The northern central field comprised modified grassland with limited species diversity (Habitat parcel 36). Creeping bent (F), cocks foot (F), perennial rye grass (F) and Yorkshire fog (O) were present within 1m². A 2.5 m wide footpath was present along the northern field boundary with perennial rye grass (A) and annual meadow grass (F) present in 1m², as well as abundant bare ground.

Plate 3: Parcel 36



Habitat parcel 35a comprised a small area of modified grassland adjacent to the bramble scrub along the southern boundary of Quobleigh Wood. Within 1m² the following species were present: curled dock (D), smooth meadow grass *Poa pratensis* (O), meadow foxtail (R) and Yorkshire fog *Holcus lanatus* (O). Along the bramble edge there were clumps of remote sedge *Carex remota* and soft rush *Juncus effusus*.

Bracken g1c

Bracken was present to the east of the northern modified grassland field (Habitat parcels 39 and 40)

Arrhenatherum Neutral Grassland g3c5

Habitat parcel 10 comprised an Arrhenatherum neutral grassland field to the south-east of the Site. False oat grass was dominant. Other species recorded within this habitat parcel were red fescue *Festuca rubra*, soft rush, creeping thistle, common mouse ear *Cerastium fontanum*, ragwort *Senecio jacobaea*, dandelion, cut-leaved cranesbill *Geranium dissectum*, sweet vernal grass *Anthoxanthum odoratum*, pendulous sedge *Carex pendula*, common nettle, bramble, curled dock, creeping buttercup, field bindweed *Convolvulus arvensis*, meadow foxtail *Alopecurus pratensis*, hemlock water dropwort *Oenanthe crocata*, birds foot trefoil *Lotus corniculatus*, fleabane *Pu;ocaroa dysenterica*, hedge woundwort *Stachys sylvatica*, marsh thistle *Cirsium palustre*, silverweed *Potentilla anserina*, hard rush *Juncus inflexus*, cleavers *Galium aparine*, broadleaved dock, hedge bindweed, water mint *Mentha aquatica*, creeping cinquefoil *Potentilla reptans* and ribwort plantain *Plantago lanceolata*.

Plate 4: Parcel 10



Willow Scrub h3j

The south-eastern boundary of the Site supported a band of goat willow *Salix caprea* scrub (Plate 12).

Plate 5: Parcel 12



Bramble Scrub h3d

There were several areas of bramble scrub within the Site. There was bramble scrub within the south-eastern field (Habitat parcel 11), to the north of the Site adjacent to along the southern boundary of Quobleigh Wood (Habitat parcel 35) and along the treeline along the eastern boundary of the Site (Parcels 42 and 38).

Plate 6: Parcel 42



Species-rich Native Hedgerows h2a5

There were two hedgerows within the Site boundary (H1 and H2). H1 was a species rich native hedgerow with trees that was not recently managed. Species present included ash (R), cherry plum (O), hazel (A) hawthorn (O), dog rose (R), bramble, field maple (O), blackthorn, honey suckle, holly (O), elm (F). Elm becomes more dominant moving east. The verge had broadleaved dock, meadow buttercup, creeping bent, dandelion, cocks foot, false oat grass, ivy, hogweed, perennial ryegrass, Yorkshire fog, greater plantain *Plantago major*, great willowherb and horsetail.

Plate 7: H1 (to right) TL7 (to left)



H2 (Plate 2) was a species-rich native hedgerow with elm (A), oak (O), field maple (O), field rose (O), blackthorn (F), buckthorn (R), hazel (O), hawthorn (O) and ash (R).

Line of Trees w1g 33

There were several lines of trees within the Site, which are described in Table 4-5 below. The treeline adjacent to the eastern boundary of the Site has been included within the BNG of The Folds RMA and is therefore omitted from the UKHab baseline. The treelines along the western boundary of the Site are included within the Quobleigh Breach RMA and are therefore also omitted, other than the section of TL6 which is located adjacent to Fir Tree House.

Table 4-5: Lines of Trees within the Site

Treeline reference number	Description
TL2 (Plate 5)	Treeline associated with ditch. Grey willow and oak treeline behind the area of willow scrub.
TL6	Line of trees supporting mature oak, field maple, blackthorn, ash, hazel, field maple and grey willow.
TL7 (Plate 7)	Line of trees associated with ditch. Oak (A), ash (O), field maple (F), blackthorn (F), holly (R), bramble (O), hawthorn (O), rose (R), hazel (F) and grey willow (O).

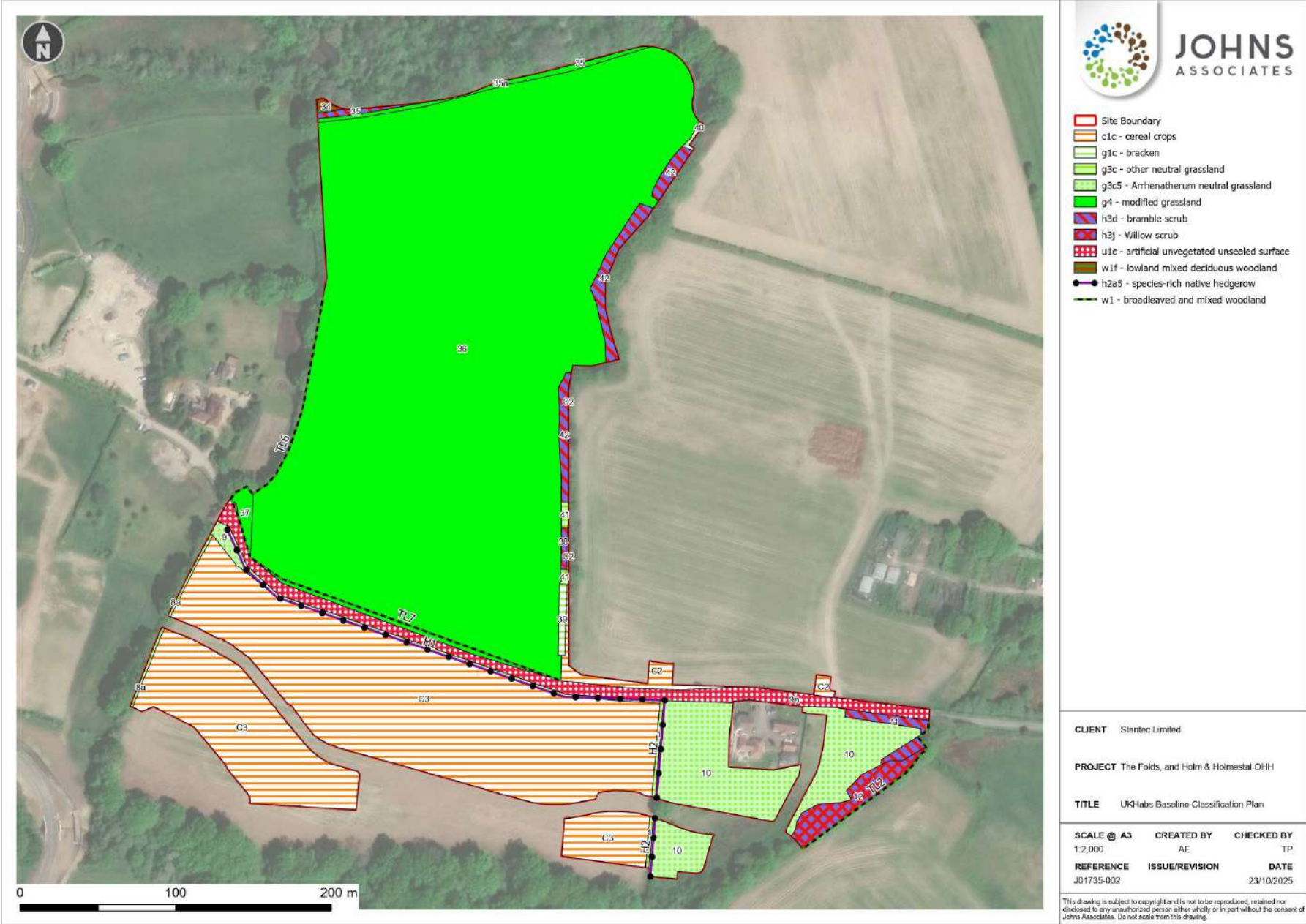
Individual Rural Trees

The individual veteran trees within the Site boundary are outlined within Table 4-6. The trees are numbered as per the Tree Constraints Plan produced by Tyler Grange (Drawing No. 11705_P36, Revision D). The BNG sizes of the trees are also provided. All other trees within the Site are included within the hedgerows and treelines.

Table 4-6: Individual Trees

Tree Number	Species Common Name	Species Latin Name	DBH (cm)	BNG Tree Size
T37	English oak	<i>Quercus robur</i>	125	Very large
T46	English oak	<i>Quercus robur</i>	130	Very large
T230	English oak	<i>Quercus robur</i>	110	Very large

Figure 1: Baseline UKHab Habitat Plan



4.2.2 Species and Species Groups

Dormouse

Appendix A provides the full dormouse survey results in the Dormouse Survey Technical Note. One live dormouse and three dormouse nests were previously identified in 2020 during surveys conducted by Johns Associates Ltd in Foxwalks Wood, the woodland adjacent to the south of the Site. Three dormouse nests and one live dormouse were recorded in nest boxes associated with the Avenue Road development within Foxwalks Woods on 1 December 2025.

A current Natural England (NE) Mitigation Licence is held by Johns Associates Ltd for the Secondary Road application (The Avenue Road) to cover the loss in the Foxwalks Wood woodland habitat for the road, which runs through the eastern section.

Hazel dormouse was confirmed to be present during 2025 footprint tunnel surveys conducted at The Folds and The Holme and the Homestal RM application sites to the south of Quobleigh Wood and within the line of trees and scrub which extends south from Quobleigh Wood along the western boundary of The Folds. It can therefore be assumed that dormouse is present within all hedgerows, scrub and treelines within the Site.

Roosting Bats

An incidental record of a potential mating barbastelle roost was identified on Site on 27 October 2025. A minimum of one barbastelle bat was observed emerging in the vicinity to Tree 259. A second barbastelle was observed foraging up and down the tree line for approximately 20 minutes. Based upon the presence of the bats appearing so close to sunset, it may indicate that the bats were roosting within the treeline. Further analysis of acoustic recordings collected on static detectors (see Section 7.5 of Appendix B Bat Survey Technical Note) confirmed high barbastelle activity on this tree line at static ST2, with post emergence behaviour recorded along with numerous social calls. Considering all data recorded it is likely but not confirmed that a mating roost for barbastelle is present in the vicinity of Tree 259.

The GLTA and tree climbing survey has assessed 44 trees to have potential features to support maternity roosts (PRF-M), 33 trees with potential features to support individual bats (PRF-I) and 22 trees that would require further assessment to determine the roost suitability (PRF-FAR).

OPP Bat Roosts Summary

Eleven species have been confirmed to be present on Site through various surveys carried out comprising barbastelle, serotine, brown long-eared, Natterer's, Daubenton's, Whiskered, nathusius pipistrelle, noctule, common pipistrelle and soprano pipistrelle.

A NE licenced compensation bat roost is present in a building at Fir Tree House located 50 m at its closest point to the west of the Site. The building supports a brown long eared bat maternity roost, common pipistrelle and possible whiskered bat day roosts. A serotine bat maternity roost and brown long eared maternity roost are supported within the roof void of Fir Tree House and common and soprano pipistrelle bat day roosts are present under roof tiles of Fir Tree House.

Bat boxes are present in Quobleigh Wood and within the tree line around Fir Tree House. The Fir Tree House tree boxes were confirmed in 2025 licence monitoring surveys for the compensation of Victoria House EPSL to support a brown long-eared bat day roost (1 bat) and a soprano pipistrelle bat mating roost (4 bats).

Roosts of the following species are confirmed to roost to the north of the OPP site and in proximity to The Folds, The Holme and The Homestal. The roost locations are provided in Appendix B to the Bat Survey Technical Note provided in Appendix B of this report.

- Barbastelle – 1 x potential mating roost: In tree in the vicinity of T259 within The Folds.
- Serotine – 1 x potential maternity roost: Fir Tree Farmhouse.
- Brown long-eared – 1 x maternity roost, 2 x satellite maternity roost, 1 x day roosts: Fir Tree Farmhouse, Fir Tree Bat House (compensation roost), crab apple tree in vicinity of Bat Box CA18, Bat Box VH17.
- Whiskered – Minimum 1 x day roost: Fir Tree Bat House (compensation roost).
- Common pipistrelle – Multiple day roosts: Fir Tree Farmhouse, Fir Tree Bat House (compensation roost).
- Soprano pipistrelle - Multiple day roosts: Fir Tree Farmhouse, Fir Tree Bat House (compensation roost), 1 x mating roost: Bat Box VH21.

Bats Foraging and Commuting Habitat Survey Results

The Site provides high suitability foraging and commuting habitat for bats. Appendix B provides the full static survey results and R Analysis Report which presents the statistical analysis of the results. At least eight bat species were recorded across the site during the 2025 static monitoring surveys across five static locations. As discussed in Section 3.9, identification to species level is not always possible for *Myotis spp.*, *Plecotus spp.* and *Nyctalus spp.*, therefore, the overall total of individual species may be higher. Table 4-7 provides the total number of bat passes recorded on the five statics at the OHH Site over the 129 survey nights of data and Table 4-8 provides the peak mean bat passes per hour across the survey locations over all months.

Table 4-7: Number of Passes per Species per Static Detector and Total Species Recorded for all Statics 2025

Species	ST1	ST2	ST3	ST4	ST5	Total
Common pipistrelle	7,952	10,432	10,653	1,480	8,555	39,072
Soprano pipistrelle	95	414	85	209	553	1,356
Myotis sp.	165	175	165	49	341	895
Nyctalus sp.	184	259	52	86	258	839
Barbastelle	40	388	0	0	24	452
Plecotus sp.	110	108	69	63	93	443
Nathusius pipistrelle	1	12	5	0	1	19
Serotine	0	0	3	3	0	6
TOTAL	8,547	11,788	11,032	1,890	9,825	43,082

Table 4-8: Bat activity in 2025, indicated by peak mean bat passes per hour, across all survey months and locations. The highest recorded level of activity per species is indicated in green.

Static Number	Bat species/genus							
	Common pipistrelle	Soprano pipistrelle	Nathusius pipistrelle	Nyctalus spp.	Serotine	Plecotus spp.	Myotis spp.	Barbastelle
ST1	50.70	0.64	0.13	1.17	0.71	0.85	1.24	0.54
ST2	42.48	1.83	0.24	1.48	0.51	0.52	0.80	1.93
ST3	73.64	0.92	0.16	0.49	2.31	0.75	1.67	0
ST4	3.58	0.69	0	0.43	0.20	0.36	0.23	0
ST5	31.11	3.42	0.08	2.70	0.83	0.88	3.20	0.30

Pipistrelle species are common and widespread and are usually the highest recorded species on surveys in England. Common pipistrelle is a light tolerant species. A high number of *Myotis* species were recorded on the statics. It is likely that at least three species will have been included within this species group, comprising Natterer's, Daubenton's and Whiskered bat. There is a whiskered bat roost located in Fir Tree House compensation roost and Lactating whiskered, Daubenton's and post-lactating Natterer's bats were recorded during the trapping surveys conducted between 2018 - 2020.

There are brown long-eared bat maternity roost, satellite roost and day roosts at Fir Tree House. There are a very high number of barbastelle bat passes, in particular at ST2 which was located within the treeline where a mating roost was recorded in October 2025, in proximity T259, where a peak mean pass rate of 1.93 passes per hour was recorded.

The static detector (ST4) on hedgerow H6 (which is to be removed) recorded the lowest amount of bat passes within the 2025 static surveys, with common pipistrelle, soprano pipistrelle, *Myotis* sp. *Nyctalus* sp. and long-eared bats recorded, however it recorded the highest level of post-emergence behaviour across all locations, with significant numbers of bat passes recorded before dusk common pipistrelle, soprano pipistrelle and long-eared bats. This indicates that hedgerow H6 forms a key post-emergence commute feature for these species of bats. Common pipistrelle were increasingly recorded through the survey season with 35 passes recorded in June, 179 in July, 251 in August, 259 in September and 756 recorded in October 2025.

Core Sustenance Zones

The Site is located within the core juvenile sustenance zone for brown long-eared bat, Natterer's bat, Daubenton's bat, whiskered bat, common pipistrelle and soprano pipistrelle as informed by the known roosts in proximity to the Site and from the results of the 2018 - 2020 bat trapping surveys. The site is therefore confirmed to provide foraging resource for maternity roosts of these species.

Reptiles

Appendix C provides the full reptile survey results. Suitable reptile habitat has been identified within and immediately adjacent to the Site, comprising predominantly grassland of varying type and quality, scrub, with a network of hedgerows and tree line edges. Reptiles may utilise the scrub, hedgerows and tree lines for foraging and hibernating and the more open grassland areas adjacent for basking and foraging. Less suitable habitats included areas towards the centre of fields where refugia were not present, and areas of artificial sealed surfaces: however, reptiles may still utilise artificial surfaces for basking.

The reptile surveys confirmed the following:

- There is a Good Population of breeding slow worm within the southern boundary of Quobleigh Woods.
- There is a Low Population of slow worm within the northern boundary of The Holme along the southern boundary of Fir Tree Lane.
- Two common toads were recorded within the northern boundary of The Holme along the southern boundary of Fir Tree Lane.

A good population of slow worm *Anguis fragilis*, a low population of common lizard *Zootoca vivipara* and a low population of grass snake *Natrix helvetica* had been previously recorded in surveys conducted by Johns Associates in 2018 and 2020 within the wider OPP site.

Previous surveys undertaken by Ecologica Associates Ltd in 2014 recorded six grass snake, five common lizard and 76 slow worm in total over the survey period. The repeat survey in 2015 recorded one common lizard and 27 records of slow worm in total. All records are associated with field boundaries, with most of the records associated with the northern-most boundary of the Site. The totals provided are the total reptiles across all surveys and not the peak adult counts.

Two common lizards were recorded on 1 October 2025 during the UKHab survey within the Quobleigh Breach parcel of land to the west of the Site.

Nesting Birds

The hedgerows, lines of trees, willow and bramble scrub are suitable to support nesting birds. The cereal crop habitat was dense and unsuitable for ground nesting birds. The modified grassland areas were suitable to support ground nesting birds, however the high level of public usage of the Site including dog walkers is likely to deter nesting by ground nesting birds.

There were 25 bird species recorded within the OPP boundary during surveys conducted by Johns Associates in 2020. The following notable species were recorded within the wider site:

- Barn Owl *Tytus alba* (Breeding)
- Skylark *Alauda arvensis* (non-breeding)
- House Sparrow *Passer domesticus* (Breeding)
- Song Thrush *Turdus philomelos* (Breeding)
- Linnet *Carduelis Cannabina* (possible breeding)
- Starling *Sturnus Vulgaris* (Breeding)
- Mistle Thrush *Turdus viscivorus* (probable breeding - off site)

Barn owl was recorded within a tree box within parkland to the south of Chalcroft Farm and could forage within the Site. There is no nesting habitat within the Site for barn owl. The construction disturbance within the Site makes it unsuitable for skylark, however, other species listed above could use the hedgerows and tree line at the Site for nesting and could forage within the Site.

Badger

No evidence of badger was found during the badger survey.

Other Mammals

The Site is suitable to support hedgehog, although no direct evidence of presence of this species was recorded. The Site is disturbed by dog walkers and walkers and it is unlikely to support brown hare *Lepus europaeus*; none have been recorded during any site visits by Johns Associates Ltd over the past 5 years at the Site.

Invertebrates

A large number of stag beetle records exist within 2 km of the Site. Nine butterfly species were recorded during the surveys at the Site in 2025 and included meadow brown *Maniola jurtina*, small heath *Coenonympha pamphilus*, comma *Polygonia c-album*, peacock *Aglais io*, marbled white *Melanargia galathea*, large white *Pieris brassicae*, blue, species unknown, small white *Pieris rapae*, gatekeeper *Pyronia tithonus*, small tortoiseshell *Aglais urticae* or painted lady *Vanessa cardui*. Emperor dragonflies *Anax imperator* were also recorded.

4.3 POTENTIAL ECOLOGICAL RECEPTORS AND SIGNIFICANT EFFECTS

Table 4-9 summarises information regarding the ecological receptors that have been identified through the scoping process as having the potential to be significantly affected by the proposed development and the legislation that could be contravened as a result of the proposals without implemented mitigation and the potential effects that need to be assessed.

Additionally, Table 4-9 summarises the details of receptor habitats and species that have been scoped out of further assessment due to non-presence or no potential impacts predicted as a result of the proposals.

Table 4-9: Scoping Results of Potential Ecological Receptors and Legislation.

Potential Receptor	Important/ and/or Protected?	Valued Legally	Relevant Criteria (from Box 3.1) and Legislation (from Box 3.2)	Potentially Significant Effects/Legal Contravention and Causal Changes
Statutory Designated Wildlife Sites: River Itchen SSSI and SAC	Biodiversity conservation value Legal status		International importance Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 NERC Act 2006 S.41 Habitats and Species of Principal Importance	Discharge of soil/sediment from construction activities into the adjacent receiving watercourse and into the River Itchen. Accidental pollutants from construction activities e.g. hydrocarbons discharge into adjacent receiving watercourses and into the River Itchen. Modification of on-site hydrological regime or change in flood regime resulting in a change in flow characterisation and water quality entering the River Itchen. Scoped into the assessment.
Statutory Designated Wildlife Sites: Solent and Southampton Water Special Protection Area	Biodiversity conservation value Legal status		International importance Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 NERC Act 2006 S.41 Habitats and Species of Principal Importance	Discharge of soil/sediment from construction activities into the adjacent receiving watercourse and into the SPA. Accidental pollutants from construction activities e.g. hydrocarbons discharge into adjacent receiving watercourses and into the SPA. Recreational disturbance from increased public access during occupation of the new dwellings. Scoped into the assessment.
Statutory Designated Wildlife Sites: Solent Maritime Special Area of Conservation	Biodiversity conservation value Legal status		International importance Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 NERC Act 2006 S.41 Habitats and Species of Principal Importance	Discharge of soil/sediment from construction activities into the adjacent receiving watercourse and into the SAC. Accidental pollutants from construction activities e.g. hydrocarbons discharge into adjacent receiving watercourses and into the SAC. Recreational disturbance from increased public access during occupation of the new dwellings.

Potential Receptor	Important/ and/or Protected?	Valued Legally	Relevant Criteria (from Box 3.1) and Legislation (from Box 3.2)	Potentially Significant Effects/Legal Contravention and Causal Changes
				Scoped into the assessment.
Statutory Designated Wildlife Sites: Solent and Southampton Water Ramsar	Biodiversity conservation value		International importance	There are predicted effects to the Ramsar and no source/receptor pathways exist Scoped out of the assessment.
	Legal status		Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019	
			NERC Act 2006 S.41 Habitats and Species of Principal Importance	
Statutory Designated Wildlife Sites: Emer Bog SAC	Biodiversity conservation value		International importance	Emer Bog SAC is located 9.31 km from The Holme and the Homestall site, in a different catchment area. The surface water catchment of Emer Bog is restricted to a zone of about 500 m around the SAC. The Waste Water Treatment Works (WWTS) associated with the proposals for The Holme and The Homestall do not discharge near this SAC. The SAC is at minimum 15km from OHH by road and involves driving through the centre of Eastleigh. A visitor survey in 2011 found that the SAC has few (albeit well-used) parking spaces, which controls the number of visitors; and that it is only used by visitors from a local catchment, with no visitors from Eastleigh Borough. The SAC is small (37ha) compared with other nearer recreational areas (e.g. Itchen Country Park at 178ha). It is considered more likely that residents at The Holme and The Homestall will go to other, nearer, larger recreational facilities than to this SAC. Emer Bog SAC is located more than 400m from an A road, and so unlikely to be significantly affected by anything other than very significant increases in traffic. The SAC is at a minimum 15km from OHH by road and it is necessary to drive through the centre of Eastleigh to reach it from the Site. As such, it is considered unlikely that additional traffic movements from the development will affect air quality at Emer Bog SAC.
	Legal status		Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019	
			NERC Act 2006 S.41 Habitats and Species of Principal Importance	

Potential Receptor	Important/ and/or Protected?	Valued Legally	Relevant Criteria (from Box 3.1) and Legislation (from Box 3.2)	Potentially Significant Effects/Legal Contravention and Causal Changes
				Scoped out of the assessment.
Statutory Designated Wildlife Sites: New Forest SPA, SAC & Ramsar	Biodiversity conservation value Legal status		International importance Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 NERC Act 2006 S.41 Habitats and Species of Principal Importance	Potential for an increase in air pollution as a result of additional traffic movements. Recreational disturbance from increased public access during occupation of the new dwellings. Scoped into the assessment.
Non-statutory Designated Site: Quobleigh Pond & Woods SINC	Biodiversity conservation value Legal obligation for conservation of NERC Habitats.		County importance NERC Act 2006 S.41 Habitats of Principal Importance	Accidental damage to SINC as a result of un-authorised access by machinery/vehicles during the construction phase. Accidental release of pollutants from construction activities e.g. dust and hydrocarbons discharged into adjacent watercourse and soils within the SINC. Recreational disturbance from increased public access during occupation of the new dwellings. Scoped into the assessment.
Non-statutory Designated Sites: Treeline Break, West End SINC and Field North of Hearts Row, West End SINC	Biodiversity conservation value Legal obligation for conservation of NERC Habitats.		County importance NERC Act 2006 S.41 Habitats of Principal Importance	Accidental pollutants from construction activities e.g. dust and hydrocarbons and discharge into adjacent watercourse and soils are unlikely to reach the SINC's due to the new access road now creating a barrier to dispersal. Recreational disturbance from increased public access during occupation. Scoped into the assessment.
Non-statutory Designated Site: Wyvern Technology College Meadow SINC	Biodiversity conservation value Legal obligation for conservation of NERC Habitats.		County importance NERC Act 2006 S.41 Habitats of Principal Importance	Accidental release of pollutants from construction activities e.g. dust and hydrocarbons and discharge into adjacent watercourse and soils within the SINC. Recreational disturbance from increased public access during occupation of the new dwellings. Scoped into the assessment.

Potential Receptor	Important/ and/or Protected?	Valued Legally	Relevant Criteria (from Box 3.1) and Legislation (from Box 3.2)	Potentially Significant Effects/Legal Contravention and Causal Changes
Non-statutory Designated Site: Ponds & Meadow adjacent to Wyvern Technology College SINC	Biodiversity conservation value Legal obligation for conservation of NERC Habitats.		County importance NERC Act 2006 S.41 Habitats of Principal Importance	Accidental release of pollutants from construction activities e.g. dust and hydrocarbons and discharge into adjacent watercourse and soils and into SINC. Recreational disturbance from increased public access during occupation. Scoped into the assessment.
Non-statutory Designated Sites:	Biodiversity conservation value Legal obligation for conservation of NERC Habitats.		County importance NERC Act 2006 S.41 Habitats of Principal Importance	The remaining SINC are located between 100 m and 1.97 km from the Site. These sites are considered to be at a sufficient distance whereby significant effects are unlikely and/or source receptor pathways do not exist. Scoped out of assessment.
Lines of trees	Biodiversity conservation value		Local importance	Accidental damage to the retained lines of trees through un-authorised access by machinery/plant leading to damage to root protection areas and/or trunks/ limbs during the construction phase leading to loss or degradation of this habitat. Accidental release of pollutants from construction activities e.g. dust and hydrocarbons and discharge into soil. Recreational disturbance from increased public access during occupation. Scoped into the assessment.
Hedgerows	Biodiversity conservation value.		Local importance NERC Act 2006 S.41 Habitat of Principal Importance (species rich hedgerows only)	Accidental damage to retained hedgerows through un-authorised access by machinery/plant leading to damage to root protection areas during the construction phase leading to loss or degradation of this habitat. Accidental release of pollutants from construction activities e.g. dust and hydrocarbons and discharge into soil. Fragmentation of hedgerows as a result of habitat loss to facilitate the creation of footpaths and roads. Recreational disturbance from

Potential Receptor	Important/ and/or Protected?	Valued Legally	Relevant Criteria (from Box 3.1) and Legislation (from Box 3.2)	Potentially Significant Effects/Legal Contravention and Causal Changes
				increased public access during occupation.
				Scoped into the assessment.
Dormouse	Biodiversity conservation value Legal status		District importance Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 Wildlife & Countryside Act 1981 NERC Act 2002 S.41 Species of Principal Importance	Fragmentation and isolation of dormouse population as a result of the creation of footpaths and roads through hedgerows. Habitat loss as a result of hedgerow/treeline/scrub removal Risk of harm to dormouse or their resting place or breeding site offences being committed from the removal of hedgerows. Recreational disturbance from increased public access during occupation.
				Scoped into the assessment.
Bats	Biodiversity conservation value Legal status		County importance Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 Wildlife & Countryside Act 1981 NERC Act 2006 S.41 Species of Principal Importance	The Site provides high quality foraging and commuting habitat for bats. Loss of foraging habitat, and interruption of flight lines and light disturbance will affect foraging and commuting bats, in particular maternity roosts and bat roosts in proximity to the Site. Two trees and one group of trees are to be removed which are potentially suitable to support roosting bats G95 and G97, and T18, T47 and T219. The removal of trees could result in harm to roosting bats, and loss/damage/modification to roost offences being committed. One potential barbastelle mating roost located within/in proximity to T259. Risk of disturbance to bats and/or accidental damage to resting/ breeding places leading to offences being committed as a result of construction activities. Permanent change in habitat connectivity through the site including loss of hedgerow H6 which is a post- emergence commute route for brown

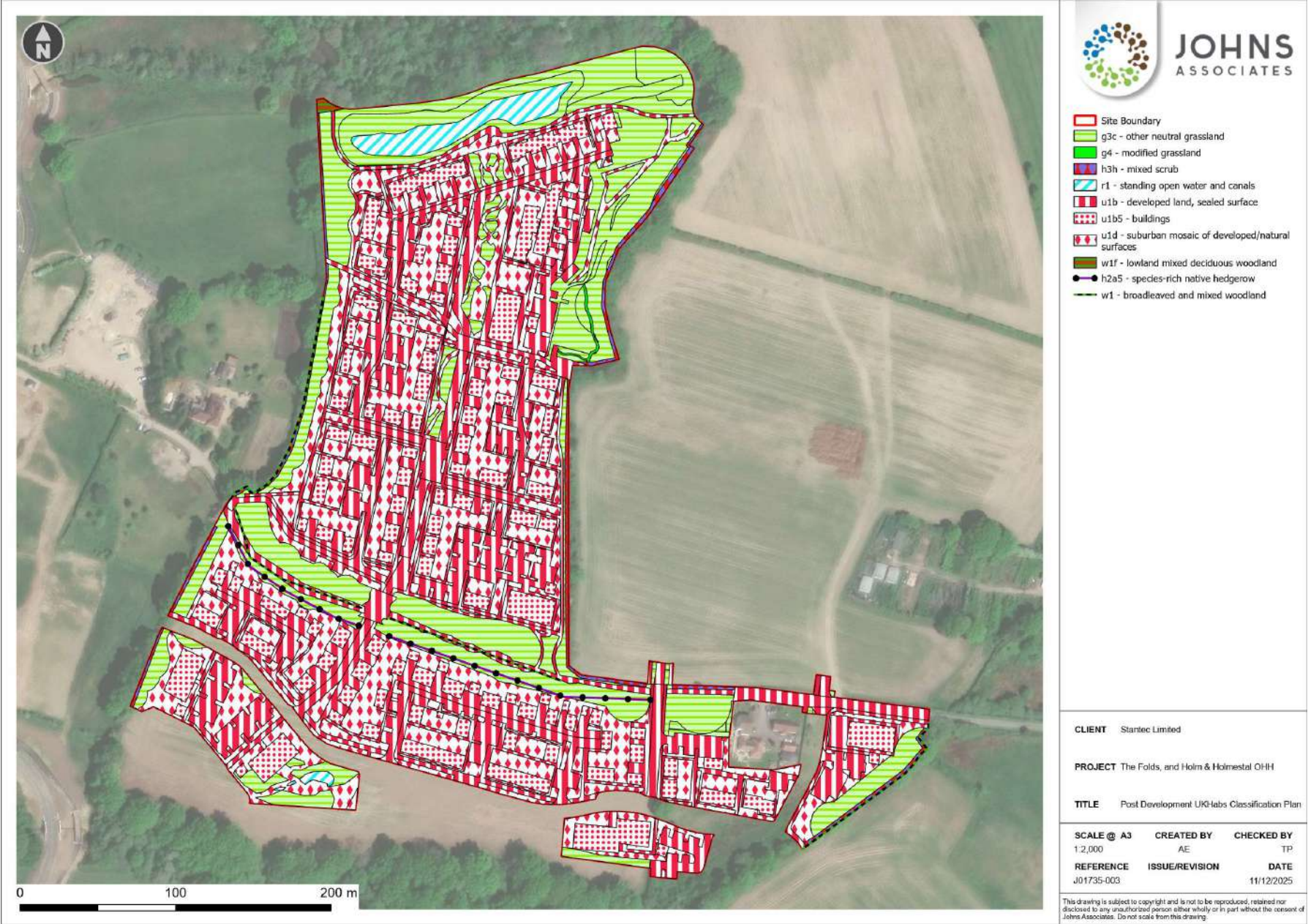
Potential Receptor	Important/ and/or Protected?	Valued Legally	Relevant Criteria (from Box 3.1) and Legislation (from Box 3.2)	Potentially Significant Effects/Legal Contravention and Causal Changes
				long-eared, soprano and common pipistrelle bats. Trees to be removed/disturbed with suitability for bats and will require further survey and possible mitigation licencing. Recreational disturbance from increased public access during occupation. Scoped into the assessment.
Common Reptiles and Amphibians	Biodiversity conservation value Legal status	Local Importance Wildlife & Countryside Act 1981		The Site supports a good population of slow worm and a low population of common lizard and grass snake. Common toads are present. Risk of killing/injury offences being committed as a result of construction activities. Permanent habitat loss for reptiles and amphibians. Recreational disturbance from increased public access during occupation. Scoped into the assessment.
Nesting birds	Biodiversity conservation value Legal status	Local Importance (BoCC Red List Species) Wildlife & Countryside Act 1981 NERC Act 2006 S.41 Species of Principal Importance		The line of trees, scrub and hedgerow habitat provide suitable nesting habitat for tree and scrub nesting species. Longer areas of grassland provide opportunities for foraging and ground nesting species. Risk of offences being committed from abandonment of active nests due to disturbance caused by vehicle movements/the operation of machinery. Risk of offences being committed as a result of the direct loss of nests/adults/young/eggs as a result of the removal of hedgerows during construction phase and the movement of machinery/ plant. Permanent loss of foraging and nesting habitat for birds.

Potential Receptor	Important/ and/or Protected?	Valued Legally	Relevant Criteria (from Box 3.1) and Legislation (from Box 3.2)	Potentially Significant Effects/Legal Contravention and Causal Changes
				Recreational disturbance from increased public access during occupation. Scoped into the assessment.
Badger	Legal status		Local Importance Protection of Badgers Act 1992	Potential for traversing badger to be harmed during the construction works by falling into open holes/trenches. Scoped into the assessment
Invertebrates	Biodiversity conservation value Legal status		Local Importance NERC Act 2006 S.41 Species of Principal Importance	Invertebrate species will be negatively affected through the loss of grassland, scrub and hedgerow at the Site. Scoped into the assessment
Hedgehog	Biodiversity conservation value Legal status		Local Importance NERC Act 2006 S.41 Species of Principal Importance	The removal of hedgerows and scrub could result in harm to hedgehogs. Loss of habitat. Risk of harm to commuting hedgehogs during the construction works as a result of falling into open excavations/trenches. Scoped into the assessment.
Brown hare	Biodiversity conservation value Legal status		Local Importance NERC Act 2006 S.41 Species of Principal Importance	Brown hares have not been encountered during any site visits over the last five years. The Site is disturbed by dog walkers. Scoped out of the assessment.

5 DESCRIPTION OF THE PROPOSED DEVELOPMENT

A range of environmental measures have been integrated and embedded into the development proposals as outlined in this Section. The design process for the proposed development has included consideration of the ecological constraints and has incorporated measures to reduce the potential for adverse ecological effects in accordance with the 'mitigation hierarchy' and relevant planning policy. The measures identified and adopted include those that are inherent to the proposed development and can be expected to be applied as part of the construction environmental best practice a result of legislative requirements. Figure 3 provides the post-development UKHab Plan.

Figure 3: Post-Development UKHab Habitat Plan



The development design and impact avoidance measures will be adopted during the construction and operation phases of the proposed development. Table 5-1 outlines how these embedded measures will influence the biodiversity assessment. A Construction Ecological Management Plan (CEMP), a Habitat Management and Monitoring Plan (HMMP) and an Ecological Mitigation and Monitoring Plan (EMMP) will be produced that will set out the full detail of all appropriate measures for the delivery/aftercare/monitoring and long-term management for these measures.

Table 5-1 Summary of Integrated and Embedded Biodiversity Mitigation and Enhancement Measures

Receptor	Changes and Effects	Integrated/Embedded Measures and Influence on Assessment
Statutory Designated Wildlife Sites: River Itchen SSSI and SAC	Discharge of soil/sediment from construction activities into River Itchen SAC. Accidental pollutants from construction activities into River Itchen SAC. Modification of on-site hydrological regime or change in flood regime resulting in a change in flow characterisation and water quality entering the River Itchen. Change in nitrated and phosphates entering the watercourse.	1. Preparation of a CEMP through Condition to avoid and minimise all potential construction related pollution (water quality) and water quantity effects using best practice tried and tested industry methods (such as the NetRegs Guidance for Pollution Prevention Documentsⁱ and Ciria Control of water pollution from construction sites. Guidance for consultants and contractors (C532)ⁱⁱ) and a monitoring program. Installation of site demarcation fencing to prevent accidental access. 2. Ecological toolbox talk and supervision of certain tasks by Ecological Clerk of Works (ECoW). 3. One Horton Heath does not need to provide mitigation measures beyond the Upper Acre Drainage and Flood Risk strategy and SUDS discussed at Section 5.2 of the HRA Report, as Southern Water is providing mitigation measures for water abstraction over its entire area. There will be no significant changes to surface water entering the River Itchen as a result of the development proposals at The Folds. 4. Temporary offsetting nutrient losses from land changes during the pre-2030 phase, SUDs system designed to promote deposition of fine sediment and promote settling and binding of sediment in vegetated areas, offsetting through purchase of 9.44 P nutrient credits, minimising impermeable areas, silt traps.
Statutory Designated Wildlife Sites: Solent and Southampton Water Special Protection Area, Solent Maritime SAC	Discharge of soil/sediment from construction activities into River Itchen SAC. Accidental pollutants from construction activities into River Itchen SAC.	Construction Measures: 1 to 4 5. The OPP will incorporate on-site recreational provisions including a network of foot and cycle routes and public open space to reduce impacts from recreational disturbance. The applicant has committed

	Modification of on-site hydrological regime or change in flood regime resulting in a change in flow characterisation and water quality entering the River Itchen. Change in nitrated and phosphates entering the watercourse. An increase in recreational disturbance and habitat degradation to species and habitats.	to making a proportional financial contribution to SANGs at Stoke Farm if required. If this does not fully compensate for recreational disturbance, a payment to the Bird Aware Scheme will be made.
Statutory Designated Wildlife Sites: New Forest SPA, SAC & Ramsar	An increase in recreational disturbance and habitat degradation to species and habitats.	Construction Measures: 1 to 5 6. Natural England has accepted that the provision of Alternative Natural Recreational Greenspace (ANRG) at One Horton Heath can be included as mitigation for the New Forest Protected sites, provided it is of a suitable design and quality. Additional funding (if required) to be secured via a Section 106 Agreement.
Non-Statutory Designated Site: Quobleigh Pond & Woods SINC	Accidental damage to SINC habitat in close proximity to the proposed Site from construction activities from pollution spillages to ditches. Potential for dust arising from the Site during the construction phase to settle on vegetation within the SINC, thereby reducing the vigour of plants due to reduced photosynthesis/ smothering which in turn may lead to a reduction in the favourable conservation status of the vegetative designated features of interest associated with the SINC woodland, watercourse and pond habitats. Modification of on-site hydrological regime or change in flood regime resulting in a change in hydrological regime or change in flood regime of SINC. Additional recreational pressure from residents on the habitats and species present within the SINC, including potential changes in plant communities arising from the effects of nutrient enrichment of soils within the SINC as a result of dog faeces.	Construction: Measures 1 to 4 7. Installation of site demarcation/tree protection fencing around retained hedgerow and tree habitats in accordance with BS5837:2012 to prevent accidental access and use of signage as necessary. 8. A 10-30m construction buffer around retained line of retained trees including those adjacent to the SINC. 9. A Homeowner pack will be produced for each new dwelling, to include information on responsible use of the wildlife area on-Site for amenity purposes. Dwellings with artificial bat boxes/tiles within their properties should also receive information concerning these features. Dog waste bins will be provided within the SINC. 10. To compensate for the increase in recreational effects upon the SINC a financial contribution to management and enhancement of the SINC habitats may be made if required to minimise the long-term effect of the increased recreational impacts.
Non-Statutory Designated Sites: Wyvern Technology College Meadow SINC and Ponds & Meadow adjacent	Potential for dust arising from the Site during the construction phase to settle on vegetation within the SINC, thereby reducing the vigour of plants due to reduced photosynthesis/ smothering which in turn may lead to a	Construction Measures 1 – 4, 9 and 10.

to Wyvern Technology College SINC	reduction in the favourable conservation status of the vegetative designated features of interest associated with the SINC woodland, watercourse and pond habitats. Additional recreational pressure from residents on the habitats and species present within the SINC, including potential changes in plant communities arising from the effects of nutrient enrichment of soils within the SINC as a result of dog faeces.	
Non-Statutory Designated Sites: Treeline Break, West End SINC and Field North of Hearts Row, West End SINC	Additional recreational pressure from residents on the habitats and species present within the SINC, including potential changes in plant communities arising from the effects of nutrient enrichment of soils within the SINC as a result of dog faeces.	Construction: Measures 9 and 10
Lines of Trees and Hedgerows	Loss of hedgerow habitat. Accidental damage to retained line of trees adjacent to the Site from construction activities including from dust generation, pollution spillages, vehicle movement within root protection zones, rubbish/waste deposition. The construction phase to settle on vegetation within the treelines and hedgerows, thereby reducing the vigour of plants due to reduced photosynthesis/ smothering which in turn may lead to a reduction in the favourable conservation status of the vegetative designated features of interest associated with the treeline and hedgerow habitats. Fragmentation from creation of footpath and roads through hedgerows. Additional recreational pressure from residents on the habitats and species present within the hedgerows and treelines, including potential changes in plant communities arising from the effects of nutrient enrichment of soils within the LNR as a result of dog faeces.	Construction: Measures 1, 2, 7 to 10 11. Enhancement of the retained tree lines and hedgerows through mixed native scrub buffer planting along the treeline and hedgerow lengths. Full details to be provided in Bat Technical Note and EMMP. 12. Additional planting around roads and footpaths that cut through hedgerows/treelines has been included within the landscape plan. 13. Preparation of a Habitat Management and Monitoring Plan (HMMP) through Condition to introduce a long-term programme (30 years) of high quality and appropriate management of all created compensation habitats to increase habitat diversity, quality and ecological value. All works to be supervised where necessary by a suitably qualified ecologist and carried out by appropriate ecological contractors. 14. Treelines and hedgerows will be managed at suitable times of the year (avoiding impacts to roosting bats in trees, nesting birds and dormice) and enhanced through replanting. 15. New treeline to be created (TL9) and existing hedgerows to be enhanced through additional species planting with species beneficial to dormouse to enhanced to be species rich. Trees to be allowed through management avoidance to enhance to hedgerows with trees.

		16. Light spill avoidance on treelines and hedgerows to <0.5 Lux on both the horizontal and vertical plane across all heights. Operation: 17. HMMP will be implemented during operation to manage the retained, enhanced and created habitats within the Site. Habitats will be monitored, and the results will feed into updated HMMP specifications.
Hazel Dormouse	Fragmentation and isolation of dormouse population from creation of footpath and road through hedgerows. Harm to dormouse, or their resting place or breeding site from the removal of hedgerows. Additional recreational pressure from residents on the habitats present within the hedgerows and treelines, including increased predation from cats. Increased negative effects from lighting from street lights, external housing lights and footpath lighting resulting in habitat loss for dormouse from occupation.	Construction: Measures 1, 2, 7 to 16 18. Production of an Ecology Mitigation and Management Plan (EMMP) which will provide mitigation strategies for the protection of protected and notable species. This will include a phased approach to development co-ordinating all OPP RM applications. 19. Mitigation Licence application to Natural England. 20. One phase directional cut of hedgerows to be removed in autumn or spring or two-phase cut in winter to 0.5 m and completed in spring under supervision of dormouse licenced ecologist. 21. Enhancement of the habitats within the GI parcels to increase species diversity, vegetation structure and connectivity and remove INNS. This will be included within a GI parcel HMMP and will be of benefit to protected and notable species which are supported at the Site. 22. Dormouse boxes to mitigate habitat loss and enable a 10-year monitoring programme during operation following PTES Guidelines. Operation: Measure 17
Bats	Loss of potential roosts through removal of Trees within G27 and G23B (central oak in group) and T25. Damage to additional potential roosts in trees with a <25m buffer on perimeter habitats.	Construction: Measures 1, 2, 7 to 18, 21 23: MEWP inspection of T18 which is unsafe to climb, precautionary inspection of T47 prior to removal, precautionary inspections of T219 prior to removal, inspection of G95

Loss of foraging and commuting habitat.

Disturbance and damage to trees with potential roost features that could support maternity roosts.

Loss and interruption of flight lines through severance with road and footpath, with particular respect to the compensation brown long-eared maternity and bat species roosts within Fir Tree House and the potential barbastelle mating roost in proximity to T259. In addition the loss of hedgerow H6 will remove a flight line for foraging and commuting bats including a post-emergence commuting route for common and soprano pipistrelle and long-eared bats.

Habitat loss resulting in isolation and fragmentation of foraging and commuting bat populations from increased lighting from street lights, external housing lights and footpath lighting for light sensitive bats and in particular the brown long-eared bat roost at Fir Tree House and barbastelle bat species.

Additional recreational pressure from residents on the habitats present within the hedgerows and treelines and adjacent woodlands Quobleigh Breach and Foxwalks Wood.

and G97 following removal of scrub vegetation to allow access to trees.

24. Bat licensed ECoW present for vegetation clearance works to in proximity to T17, T252, T11, T12, T21, G19, T46, T48, T201, T192 and G94 to ensure that the trees are not damaged during the vegetation clearance works.

25. Mitigation licence application to be submitted to Natural England if bat roosts are present. Compensation roost features to be provided in retained trees on Site and in wider GI parcels/Applicant ownership land for any loss in roosts and for trees with roost suitability that will be indirectly damaged through development in the 25 m buffer zone. Limbs with PRFs will be translocated to retained trees on and adjacent to the Site and in a designated compensation habitat at a ratio of 2:1 for each PRF lost/damaged to ensure no net loss in roost resource post development. Appendix B provides further detail on compensation for potential roost features.

26. To compensate for damage to foraging and commuting routes through habitat loss and where there is development within a 15 m buffer zone of treelines, new foraging and commuting habitat equal in distance to the lengths affected will be created within the GI parcels and on land under the control of the Applicant. Planting specifically tailored to the insect prey of bat species on site will be provided to compensate for the decreased foraging opportunity on site. Appendix B provides further detail on compensation for foraging and commuting habitat.

27. Provision of artificial bat boxes mounted on retained mature trees and/or chainsaw roost features and/or bat features in buildings and structures throughout the Site and within woodland in the wider OPP to provide additional enhanced roosting habitat. Chainsaw tree features suitable for barbastelle will be created in appropriate habitats connected to the Folds to increase roost resource for this Annex II species. The numbers and locations of features will be agreed through the planning process.

		28. Provision of one crevice features on a SW aspect of every suitable residential building that faces boundary vegetation comprising either a gaps in mortar under tiles on roof or a specific built in bat roosting feature. Bat-safe roofing felt will be installed on properties. 29. A bat sensitive lighting strategy will be designed to ensure that <0.5 Lux is achieved within all buffer habitat and boundary habitats (including woodland, treelines and hedgerow). This will be implemented across both the horizontal and vertical planes at all heights. In addition, for the tree line where the barbastelle mating roost is present lighting will be restricted to <0.2 Lux on the horizontal plane and <0.4 Lux on the vertical plane on a moonless night within the 25 m buffer zone. The lighting strategy will be informed and reviewed by a suitably qualified ecologist. Operation: Measure 17
Reptiles	Good population of slow worm and low population grass snake and common lizard. Loss of shelter and foraging habitat from removal of hedgerow, sparsely vegetated land and other neutral/modified grassland. Accidental injury/killing though removal of vegetation, movement of soil, falling in trenches/holes. Additional recreational pressure from residents on the habitats present within the hedgerows and treelines and adjacent woodlands Quobleigh Breach and Foxwalks Wood.	Construction: Measures 1, 2, 7 to 18, 20, 21 30. A Reptile Method Statement will be produced for the Site within the EMMP to outline measures to protect reptiles at the Site with the details of a vegetation manipulation/clearance/ translocation programme to move reptiles to retained habitats to the north of the Site along the southern boundary with Quobleigh Wood. 31. Reptile hibernacula, basking areas, habitat piles, scrapes created within suitable boundary habitats or adjoining OPP habitats, locations to be outlined within the Reptile Mitigation Strategy in the EMMP. Operation: Measure 17
Breeding Birds	Disturbance, damage or destruction of active nests, birds, young and/or eggs associated with vegetation removal/disturbance. Loss of hedgerows and grassland which provide shelter and foraging habitat for birds. Additional recreational pressure from residents on the habitats present within the hedgerows and treelines and adjacent woodlands Quobleigh Breach and Foxwalks Wood.	Construction: Measures 1, 2, 7 to 18, 20, 21 32. Avoidance of potential effects on actively nesting birds, young, eggs and nest through the avoidance of vegetation clearance between March to August inclusive, or through the use of a suitably qualified ecologist who has confirmed no nesting activity present within 48 hours of clearance occurring between March and August.

		33: Each new suitable residential building facing the boundary habitats to have provision of one built-in bird nesting feature. Bird nest boxes to be installed within retained trees at the Site. Operation: Measure 17
Hedgehog	Accidental injury/killing through movement of soil, falling in trenches/holes. Loss shelter and foraging habitat from hedgerow and grassland removal. Displacement of hedgehog and population fragmentation from increased lighting. Barriers to dispersal for hedgehog including walls/fencing around gardens and public areas. Additional recreational pressure from residents on the habitats present within the hedgerows and treelines and adjacent woodlands Quobleigh Breach and Foxwalks Wood.	Construction: Measures 1, 2, 7 to 18, 20, 21 34. Access planks left in construction trenches and holes overnight, or open holes covered. 35. Access holes for hedgehog to be built into all barriers around gardens and public areas. Operation: Measure 17
Badger	Potential risk of accidental injury/killing through movement of soil, falling in trenches/holes.	Construction: Measures: 1, 2, 11 to 16, 18, 21, 31 Operation: Measure 17
Invertebrates	Loss of invertebrate habitat from loss of modified grassland, sparsely vegetated land, other neutral grassland and hedgerow.	Construction: Measure 1, 2, 7 to 15, 18, 21 36. 20No. Invertebrate and bee boxes to be installed within the Site within hedgerows and the treeline. Dead wood to be retained within the treeline. 37. Periodic scrapes, soil/gravel mounds and bee banks will be created within the GI parcel grassland habitats. Dead wood piles will be created in GI parcel treelines, woodland and grassland habitats. Operation: Measure 17

6 ASSESSMENT OF EFFECTS AND MITIGATION MEASURES

Based on the assessment methodology set out in Section 3, Table 4-9 presents those receptors that have been identified (through the scoping process) as having the potential to be significantly affected by the proposed development (due to their biodiversity conservation value and/or for which legislation could be contravened). Table 5-1 identifies the potential changes and effects that need to be assessed for each of these receptors.

In broad terms, the changes and effects that may occur as a result of the proposals and which may give rise to significant effects on those ecological receptors scoped into this assessment have been identified as:

- Habitat loss/degradation as a result of construction.
- Pollution incidents occurring during construction including dust generation and accidental spillages (e.g. hydrocarbons).
- Damage/harm to flora and fauna during construction activities from machinery/plant or as a result of unauthorised access into valued areas of habitat to be retained.
- Disturbance (from noise, vibration and visual) to surrounding habitats and associated species during construction.
- Habitat enhancement and creation prior to or during the construction phase.
- Light disturbance on retained and created habitats for nocturnal wildlife during occupation.
- Damage/harm to flora and fauna during occupation of the new dwellings including recreational disturbance.
- Habitat management and/or monitoring during the occupation phase.

The following sections present the assessment of effects on each of the receptors that have been scoped into this EclA, taking the embedded mitigation measures into account for both the construction and occupation phases of the development. Where significant residual effects remain, Section 8 presents the additional compensation measures (if required) that will be implemented in order to further reduce these residual effects until they are considered to be not significant (or are as low as is reasonably practicable).

6.1 INTER-RELATED EFFECTS

There are two types of inter-related effect:

- Combined effects: when individual effects of the proposed development combine to create a cumulative effect; and
- Interactive effects: consideration of interactions between different effects in relation to a specific receptor.

Combined effects normally occur when different activities associated with a project act upon the same environmental receptor (e.g. the additive effect of physical disturbance from construction activities upon nesting birds may occur at the same time as transport related noise and lighting, that may act upon the same receptor(s) during the construction phase). In determining such effects, consideration would be given to the sensitivity of the receptor and the magnitude of environmental change. This is considered directly within the assessments included in this EclA and, as such, is not reported separately.

Interactive effects are assessed in relation to a specific receptor where the effect could be caused by the interactions of different types of effect from project activities even if individually these are insignificant (e.g. the interaction of noise disturbance on bats).

The assessment of effects on biodiversity receptors has the potential to be exacerbated by climate change, and this has been incorporated into the approach to integrated and embedded mitigation as set out in this EclA.

6.2 ASSESSMENT OF RESIDUAL EFFECTS: RIVER ITCHEN SAC & SSSI

A Shadow Appropriate Assessment (AA) Report has been produced for the Site to assess the impacts upon The River Itchen SSSI and SAC. A summary/conclusion of the AA findings is provided below.

6.2.1 Pollution Incidents to River Itchen SSSI and from Construction

Production and implementation of a detailed Construction Environmental Management Plan (CEMP) (measure 1) for the construction phase, including (but not limited to):

- Clear construction site demarcation to ensure minimal footprint of temporary/permanent development;
- General best practice pollution prevention and response measures;
- Careful access and construction routing;
- Phasing and timing schedule;
- A comprehensive suite of measures to avoid sediment transport and deposition at source, (e.g. locations of stockpiles away from watercourses; grassing/sheeting of longer-term spoil heaps; methodologies for the transportation of materials and the cleaning of machinery, and control measures for the suppression of construction dust; the installation of temporary SuDS features as appropriate), combined with additional interception measures (e.g. erection of silt barrier fencing, settlement lagoons) and the provision of other control measures e.g. Siltbuster or equivalent to prevent sediment discharge in extreme weather;
- Ecological toolbox talk and supervision of certain tasks by Ecological Clerk of Works (ECoW) (measure 2).
- Suppression of construction dust and litter;
- CEMP management responsibilities, duties, monitoring, reporting etc.

6.2.2 Nutrient Neutrality and River Itchen SSSI and SAC

As part of the proposals, the following mitigation measures (measure 4) in turn are proposed to deliver nutrient neutrality in The Holme and The Homestall development site:

- Temporary offsetting nutrient losses from land changes associated with land within the Applicant's control during the pre-2030 phase;
- Removal of nutrients from local watercourses through the potential construction of on-Site wetlands; and
- Off-setting through a purchase of nutrient credits from EBC.

Consequently, the impacts of the proposals will be fully mitigated and will ensure that they do not detrimentally affect local biodiversity or the conservation status of the River Itchen SAC or downstream European Designated Sites.

6.3 ASSESSMENT OF RESIDUAL EFFECTS: SOLENT AND SOUTHAMPTON WATER SPA AND SOLENT MARITIME SAC

A Shadow Appropriate Assessment (AA) Report has been produced for the Site to assess the impacts upon the Solent and Southampton Water SPA and Solent Maritime SAC. A summary/conclusion of the AA findings is provided below.

6.3.3 Pollution Incidents European Sites from Construction

Additional mitigation measures are proposed to deal with any residual, post-avoidance impacts on the integrity of the Solent and Southampton Water SPA and Solent Maritime SAC. The measures relevant to The Holme and The Homestall Site (measures 1-4) include:

- Construction measures to minimise the likelihood of silt and pollutants reaching the 'main river', e.g. locations of stockpiles away from watercourses, grassing/sheeting of longer-term spoil heaps;
- Professionally designed and extensive SuDS system including permeable surfaces, vegetated swales, and basins to include sediment forebays at the inlets and outlets, and functional wetland vegetation (as required) to promote the deposition of fine sediment and promote settling and binding of sediment in vegetated areas.
- Rigorous programme of water quality monitoring (e.g. turbidity, suspended solids, conductivity, pH, nitrates, phosphates) during construction and operation, at each SuDS and leaving the site, to confirm the efficacy of the system in capturing fine sediment and capturing nitrates in particular. A management intervention mechanism will enable removal of sediment from settlement areas and improvement in the system if required, to ensure no net emissions of fine sediment.

6.3.4 Nutrient Neutrality and European Sites

As part of the proposals, the following mitigation measures in turn are proposed to deliver nutrient neutrality in The Holme and The Homestall development site (measure 4):

- Temporary offsetting nutrient losses from land changes associated with land within the Applicant's control during the pre-2030 phase;
- Removal of nutrients from local watercourses through the potential construction of on-Site wetlands; and
- Off-setting through a purchase of nutrient credits from EBC.

Consequently, the impacts of the proposals will be fully mitigated and will ensure that they do not detrimentally affect local biodiversity or the conservation status of the Solent and Southampton Water SPA and Solent Maritime SAC.

It is concluded that no likely significant effects associated with a deterioration in water quality in the Solent Maritime SAC/Solent and Southampton Water SPA as a result of The Holme and The Homestall development will occur.

6.3.5 Recreational Disturbance to European Sites

The high-quality green infrastructure at One Horton Heath, characterised by woodland, grassland and wetlands, together with the connected wider Public Right of Way Network provides an extensive resource for walking, exercising dogs and other recreational activities that will be available and of value to the new residents of The Holme

and The Homestal (measure 5). These on-site facilities will contribute to limiting the number and frequency of visits to the Solent and Southampton Water SPA and Solent Maritime SAC, thereby reducing the magnitude of any disturbance to features of interest that are sensitive to recreational disturbance. The applicant has committed to making a proportional financial contribution to EBC projects to provide Suitable Alternative Natural Greenspace (SANG). Through the provision of SANGs within the Borough both existing and future residents will be encouraged away from the New Forest and Solent sites thereby reducing and mitigating impacts associated with recreational disturbance.

Subject to the outcome of final negotiations with Natural England, any residual recreational pressure will be fully mitigated through the provision of an appropriate payment to the Solent Bird Aware scheme.

6.4 ASSESSMENT OF RESIDUAL EFFECTS: NEW FOREST SPA, SAC, RAMSAR

A Shadow Appropriate Assessment (AA) Report has been produced for the Site to assess the impacts from recreational disturbance to The Holme and The Homestal development upon the New Forest SPA, SAC and Ramsar. A summary/conclusion of the AA findings is provided below.

6.4.6 Recreational Disturbance to New Forest SPA, SCA & Ramsar

The One Horton Heath team will look to confirm a package of mitigation against the 8ha per 1000-person standard. This would be on a 'commercially expedient' basis so as to not undermine the EBC Interim Mitigation Strategy which remains the current adopted policy approach (measure 6).

The extent of on-site recreational mitigation can only be comprehensively quantified once the Reserved Matters application for Green Infrastructure has been submitted. It is expected that the level of mitigation provided through on-site mitigation will increase as there is additional land within and adjacent to the site that can be utilized (measure 5). It is expected that the level of mitigation provided via the on-site land within the wider OHH site will increase in due course. Correspondingly, the requirement for a supplemental payment will reduce, or potentially fall away altogether.

Consequently, the impacts of the proposals will be fully mitigated and will ensure that they do not detrimentally affect the conservation status of the New Forest SPA and SAC.

6.5 ASSESSMENT OF RESIDUAL EFFECTS: QUOBLEIGH POND & WOODS SINC

Quobleigh Pond & Woods SINC is located in adjacent to the northern boundary of the Site and supports Section 41 habitats of Principal Importance.

6.5.1 Damage/Harm to Quobleigh Pond & Woods SINC from Construction

There is the potential for accidental damage to the SINC through compaction of soil around scrub/tree roots to occur as a result of vehicle movements, direct damage from machinery/plant and accumulation of rubbish/waste.

The installation of site demarcation fencing to prevent accidental access will protect tree/scrub habitat from damage by vehicle movements and plant/machinery, with signage to be used as appropriate. The implementation of embedded mitigation measures 1 to 4, 7 and 8 as set out in Table 5.1 will ensure these potential effects are avoided or minimised. The production of a CEMP will minimise the potential for construction related effects through the implementation of standard industry working methods. Trees/scrub adjacent to the Site will be protected through the use of appropriate root protection fencing. Ecological toolbox talks will be mandatory for all construction personnel, with certain tasks being supervised by an Ecological Clerk of Works (ECOW).

With the mitigation measures including a CEMP in place and regular inspections and supervision conducted by an ECoW it is considered that there is a **minor non-significant negative** effect predicted as a result of construction damage/harm incidents to the Quobleigh Pond & Woods SINC habitats in adjacent to the proposed development site.

6.5.2 Pollution Incidents to Quobleigh Pond & Woods SINC from Construction

There is the potential for accidental pollution to occur during the construction phase of the proposals through the accidental release of pollutants/silt/soils into the adjoining habitats as a result of a spillage of pollutants such as hydrocarbons from site machinery/vehicles onto soil. This could result in a change to water soil chemistry or siltation within the woodland, watercourse and/or ponds within Quobleigh Pond & Woods SINC and as such there is the potential that it could cause damage to vegetation, animals or birds by direct contact with the contaminant (especially fuels), leading to chronic or acute effects.

There is the potential for dust generation as a result of soil movements and construction traffic and dust could become deposited on the SINC habitats causing degradation.

The implementation of embedded mitigation measure 1 (preparation of a CEMP) will avoid or minimise potential construction related effects through the implementation of standard industry working practices. The establishment of bunded storage compounds for fuels (or self-bunded tanks) and soils located a sufficient distance from the SINC, will ensure that no accidental discharge will reach the adjacent SINC habitats. Mandatory ecological toolbox talks prior to works commencing on Site and the supervision of key tasks with the potential to affect the non-statutory designated habitats on-Site by an ECoW (measure 2) will minimise the potential for negative effects to the SINC habitats to the north.

Although the likelihood or frequency of accidental pollution risks are low, a one-off event could be acute to retained SINC habitats. However, with the implemented avoidance measure of locating fuel and soil in a location at a distance from the SINC and the additional mitigation measures including a CEMP in place and regular inspections conducted by an ECoW it is considered that there is a **minor non-significant negative** effect predicted as a result of construction pollution incidents to the habitats and species within Quobleigh Pond & Woods SINC.

6.5.3 Recreational Disturbance to Quobleigh Pond & Woods SINC during Operation

A Homeowner pack will be produced for each new dwelling, to include information on the local non-designated sites, (including their features of importance, habitats and species they support and responsible amenity use by new residents to preserve their value i.e. keeping dogs on leads, picking up dog waste, using the bins provided and keeping to footpaths); responsible use of the wildlife area on-Site for amenity purposes, including information on the species likely to be using the area; dwellings with artificial bat boxes/tiles within their properties should also receive information concerning these features, including their maintenance, importance to local bat populations and the legal requirement to maintain clear access to these features for bats. Dog waste bins should be provided within the SINC to ensure habitats are protected from the potential effects of nutrient enrichment of soils.

To compensate for the increase in recreational effects upon the SINC as a result of the proposed development, funding mechanisms to improve the habitat condition of the site eg a financial contribution to management and enhancement of the SINC habitats will be made if required to compensate for any changes to habitats as a result of the increased visitor and dog numbers. Habitats at the site will be enhanced to improve their condition and minimise the long-term effect of the increased recreational impacts.

With the mitigation measures in place it is considered that there is **a minor non-significant negative** effect predicted as a result of recreational disturbance to the Quobleigh Pond & Woods SINC habitats in close proximity to the proposed development site.

6.6 ASSESSMENT OF RESIDUAL EFFECTS: WYVERN TECHNOLOGY COLLEGE MEADOW SINC AND PONDS & MEADOW ADJACENT TO WYVERN TECHNOLOGY COLLEGE SINC

Wyvern Technology College Meadow SINC and Ponds & Meadow adjacent to Wyvern Technology College SINC is located to the north east of the Site.

6.6.1 Pollution Incidents to Wyvern Technology College Meadow SINC and Ponds & Meadow adjacent to Wyvern Technology College SINC from Construction

There is the potential for accidental pollution to occur during the construction phase of the proposals through the accidental release of pollutants/silt/soils into the adjoining habitats as a result of a spillage of pollutants such as hydrocarbons from site machinery/vehicles onto soil which could leak into the SINC. This could result in a change to water soil chemistry or siltation within the woodland and meadow habitats within the SINC and as such there is the potential that it could cause damage to vegetation, animals or birds by direct contact with the contaminant (especially fuels), leading to chronic or acute effects.

There is the potential for dust generation as a result of soil movements and construction traffic and dust could become deposited on the SINC habitats.

The implementation of embedded mitigation measure 1 (preparation of CEMP) will avoid or minimise potential construction related effects through the implementation of standard industry methods. The establishment of bunded storage compounds for fuels (or self-bunded tanks) and soil stores will ensure that no accidental discharge will reach the SINC habitats. Mandatory ecological toolbox talks prior to works commencing on Site and the supervision of key tasks with the potential to affect the non-statutory designated habitats on-Site by an ECoW (measure 2) will minimise the potential for negative effects to the SINC habitats to the north east of the Site.

Although the likelihood or frequency of accidental pollution risks are low, a one-off event could be acute to the SINC habitats. However, with the implemented avoidance measure of locating fuel and soil in a location at a distance from the SINC and the additional mitigation measures including a CEMP in place and regular inspections conducted by an ECoW it is considered that there is **a minor non-significant negative** effect predicted as a result of construction pollution incidents to the habitats within the Ponds & Meadow adjacent to Wyvern Technology College SINC.

6.6.2 Recreational Disturbance to Wyvern Technology College Meadow SINC and Ponds & Meadow adjacent to Wyvern Technology College SINC during Occupation

A Homeowner pack will be produced for each new dwelling, to include information on the local non-designated sites, (including their features of importance, habitats and species they support and responsible amenity use by new residents to preserve their value i.e. keeping dogs on leads, picking up dog waste, using the bins provided and keeping to footpaths); responsible use of the wildlife area on-Site for amenity purposes, including information on the species likely to be using the area; dwellings with artificial bat boxes/tiles within their properties should also receive information concerning these features, including their maintenance, importance to local bat populations and the legal requirement to maintain clear access to these features for bats. Dog waste bins should be provided within the SINC to ensure habitats are protected from the potential effects of nutrient enrichment of soils.

To compensate for the increase in recreational effects upon the SINC as a result of the proposed development, funding mechanisms to improve the habitat condition of the site eg a financial contribution to management and enhancement of the SINC habitats will be made if required to compensate for any changes to habitats as a result of the increased visitor and dog numbers. Habitats at the site will be enhanced to improve their condition and minimise the long-term effect of the increased recreational impacts.

With the mitigation measures in place it is considered that there is **a minor non- significant negative** effect predicted as a result of recreational disturbance to the Wyvern Technology College Meadow SINC and Ponds & Meadow adjacent to Wyvern Technology College SINC habitats.

6.7 ASSESSMENT OF RESIDUAL EFFECTS: TREELINE BREAK, WEST END SINC AND FIELD NORTH OF HEARTS ROW, WEST END SINC

The Treeline Break, West End SINC and Field North of Hearts Row, West End SINC are located 138 m to 162 m to the south west of the Site respectively.

6.7.3 Recreational Disturbance to The Treeline Break, West End SINC and Field North of Hearts Row, West End SINC during Occupation

A Homeowner pack will be produced for each new dwelling, to include information on the local non-designated sites, (including their features of importance, habitats and species they support and responsible amenity use by new residents to preserve their value i.e. keeping dogs on leads, picking up dog waste, using the bins provided and keeping to footpaths); responsible use of the wildlife area on-Site for amenity purposes, including information on the species likely to be using the area; dwellings with artificial bat boxes/tiles within their properties should also receive information concerning these features, including their maintenance, importance to local bat populations and the legal requirement to maintain clear access to these features for bats. Dog waste bins should be provided within the SINC to ensure habitats are protected from the potential effects of nutrient enrichment of soils.

To compensate for the increase in recreational effects upon the SINC as a result of the proposed development, funding mechanisms to improve the habitat condition of the site eg a financial contribution to management and enhancement of the SINC habitats will be made if required to compensate for any changes to habitats as a result of the increased visitor and dog numbers. Habitats at the site will be enhanced to improve their condition and minimise the long-term effect of the increased recreational impacts.

With the mitigation measures in place it is considered that there is **a minor non- significant negative** effect predicted as a result of recreational disturbance to the Treeline Break, West End SINC and Field North of Hearts Row, West End SINC habitats.

6.8 ASSESSMENT OF RESIDUAL EFFECTS: TREELINES AND HEDGEROWS

There are two hedgerows within the Site (H1 and H2) and three lines of trees (TL2, TL6 and TL7).

6.8.1 Habitat Loss of Treelines and Hedgerows from Construction

The proposed development will result in the loss of areas of hedgerows. Hedgerow H2 will be completely removed. Two roads will bisect the hedgerow long the southern boundary of Fir Tree Lane (H1) and the treeline along the northern boundary of Fir Tree Lane (TL7). A short area to the south of TL2 will be removed for a pavement.

A line of mixed scrub planting will be planted along the retained treelines (TL2, TL6 and TL7) and the retained section of hedgerow H1 which will provide additional connectivity for wildlife and will plug any small gaps present within the habitats.

A Habitat Management and Monitoring Plan (HMMP) will be produced for the Site which will outline the planting schedule and timing/actions/responsibilities for creation of the habitat. Planting works will be timed to avoid disturbance/harm to roosting bats, dormouse reptiles and nesting birds.

There is a loss of 0.54 high distinctiveness hedgerow units and 0.3 medium distinctiveness hedgerow units. A total of 0.95 hedgerow units will be gained through enhancement of the GI parcels at the Site or off-site within land under the control of the Applicant to reach a BNG at the Site. This will be accounted for within a separate BNG Tracker document. There is a predicted **negative non-significant effect** as a result of habitat loss of hedgerows within the Site.

6.8.2 Damage/Harm to Treelines and Hedgerows from Construction

There is the potential for accidental damage to the treelines and hedgerows adjacent to the boundaries of the Site through compaction of soil around scrub/tree roots to occur as a result of vehicle movements, direct damage from machinery/plant and accumulation of rubbish/waste.

The installation of site demarcation fencing to prevent accidental access will protect the hedgerow/tree/scrub habitat from damage by vehicle movements and plant/machinery, with signage to be used as appropriate. The implementation of embedded mitigation measures 1, 2, 7 and 8 provided in Table 5.1 will ensure these potential effects are avoided or minimised. The production of a CEMP will minimise the potential construction related effects through the implementation of standard industry working methods. Trees adjacent to the Site will be protected through the use of appropriate root protection fencing. Ecological toolbox talks will be mandatory for all construction personnel, with certain tasks being supervised by an Ecological Clerk of Works (ECoW).

With the mitigation measures including a CEMP in place and regular inspections conducted by an ECoW it is considered that there is **a minor non-significant negative effect** predicted as a result of construction damage/harm incidents to the treelines and retained hedgerow habitat.

6.8.3 Pollution Incidents to Treelines and Hedgerows from Construction

There is the potential for accidental pollution to occur during the construction phase of the proposals through the accidental release of pollutants/silt/soils into the adjoining habitats from a spillage of pollutants such as hydrocarbons from site machinery/vehicles onto soil. This could result in contamination of the soil or siltation of the tree line and hedgerows and as such there is the potential that it could cause damage to vegetation, animals or birds by direct contact with the contaminant (especially fuels), or as a result of contaminants being absorbed through roots, leading to chronic or acute effects.

There is the potential for dust generation as a result of soil movements and construction traffic and dust could become deposited on the treeline and hedgerow habitats.

The implementation of embedded mitigation measure 1 (preparation of CEMP) will avoid or minimise potential construction related effects through the implementation of standard industry methods. The establishment of bunded storage compounds for fuels (or self-bunded tanks) and soils located away from hedgerows and treelines will ensure that no accidental discharge will reach the habitats. Mandatory ecological toolbox talks prior to works commencing on Site and the supervision of key tasks with the potential to affect these on-Site habitats by an ECoW (measure 2) will minimise the potential for negative effects to the treeline and hedgerow habitats along the eastern and western boundaries of the Site.

Although the likelihood or frequency of accidental pollution risks are low, a one-off event could be acute to retained treeline and hedgerow habitats. However, with the implemented avoidance measure of locating fuel and soil in a compound at a distance from the retained boundary vegetation and the additional mitigation measures including a CEMP in place and regular inspections conducted by an ECoW it is considered that there is a **minor non-significant negative** effect predicted as a result of construction pollution incidents to the retained treeline and hedgerow habitats.

6.8.4 Habitat Management and Monitoring of Treelines and Hedgerows during Occupation

A Habitat Management and Monitoring Plan (HMMP) will be produced for the Site and off-site GI parcels which will outline the planting schedule and timing/actions/responsibilities for the management and monitoring of the treeline and hedgerow habitats. Management works will be timed to avoid disturbance/harm to nesting birds, reptiles and dormouse. Management and monitoring of the treeline and hedgerow habitats to maintain a BNG in hedgerow habitats will result in a **minor non-significant positive effect** to the treeline and hedgerow habitats within the Site.

6.8.5 Recreational Disturbance of Treelines and Hedgerows during Occupation

A Homeowner pack will be produced for each new dwelling, to include information on the importance of hedgerow and treeline habitats and species they support and responsible amenity use by new residents to preserve their value i.e. keeping dogs on leads, picking up dog waste, using the bins provided and keeping to footpaths); responsible use of the habitats on-Site for amenity purposes. Dog waste bins will be provided on Site to ensure hedgerow and treeline habitats are protected from the potential effects of nutrient enrichment of soils. In addition, homeowners of perimeter housing will not be permitted to install any additional external lighting without consultation with a suitably qualified ecologist.

With the mitigation measures in place it is considered that there is a **minor non-significant negative** effect predicted as a result of recreational disturbance to the treeline and hedgerow habitats.

6.9 ASSESSMENT OF RESIDUAL EFFECTS: HAZEL DORMOUSE

A population of dormouse was recorded in Foxwalks Wood in 2020. The presence of dormouse has been recorded in footprint tube surveys conducted in 2025, within Quobleigh Woods and the treeline along the western boundary of the Site. The other hedgerows and treelines within The Holme and The Homestall Site are connected to Quobleigh Woods and Foxwalks Wood habitats and as a result dormouse must be assumed to be present within suitable dense scrub, hedgerows and treelines within the Site.

6.9.1 Habitat Loss to Hazel Dormouse from Construction

The proposed development will result in the loss of areas of hedgerows. Hedgerow H2 will be completely removed. Two roads will bisect the hedgerow along the southern boundary of Fir Tree Lane (H1) and the treeline along the northern boundary of Fir Tree Lane (TL7). A short area to the south of TL2 will be removed for a pavement.

A line of mixed scrub planting will be planted along the retained treelines (TL2, TL6 and TL7) and the retained hedgerow H1 which will provide additional connectivity for dormouse and will plug any small gaps present within the habitats. A diverse range of woody species favoured by dormouse to provide a year round food source will be included within the planting schedule.

A Phased European Protected Species Licence (EPSL) application to Natural England (NE) for the wider OPP site will be made which will show the overall strategy for dormouse within the OPP site. An EPSL application will be made to

NE following receipt of planning permission for The Holme and The Homestall RMA application, which will tie into the Phased OPP NE EPSL.

An EMMP will be produced that will outline mitigation measures for dormouse. Prior to clearance, vegetation will be inspected by a licenced dormouse surveyor (or approved ecologist under the EPS licence). Where it is not practical to check vegetation, a two-stage process of vegetation removal will be implemented with the vegetation cut back during the winter when dormouse are hibernating (November to March). The lower parts of vegetation will be retained at 0.5 m in height to avoid dormouse hibernation nests that may be present at ground level. Care will be taken to ensure that suitable conditions (in terms of temperature and humidity) are maintained at ground level to ensure that any hibernation nests present remain viable. The lower parts and roots of vegetation will then be cleared in the following spring, when dormouse is active.

Should the vegetation be cleared during the Autumn (mid-September to October) or Spring (late April to May) when dormice are active and it is practicable to check the vegetation, then a two-phase cut will not be required and a directional cut under the direct supervision of a licenced dormouse surveyor will be implemented. The surveyor will need to inspect the vegetation for summer nests immediately prior to the vegetation being removed. Clearance of suitable habitat will be phased so as to limit potential impacts to this species.

Additional scrub and tree planting will be included around the section of hedgerow and treeline to be removed to facilitate the roads through TL7 and H1 to strengthen connectivity as much as possible around the breaks. Branches of trees will be encouraged to grow and arch over the footpath in TL6 to retain arboreal connectivity for dormouse. The retained treelines will be enhanced to increase species diversity and plug gaps. The woodland, scrub and hedgerow habitat within the GI parcels will be additionally enhanced to support dormouse.

With the embedded measures to ensure the strengthening of the retained hedgerows and treeline, additional planting around breaks in the hedgerows, enhancement of GI dormouse habitat and supervision conducted by a dormouse licenced ECoW it is considered that there is **a minor non-significant negative** effect predicted as a result of habitat loss for dormouse.

6.9.2 Harm to Hazel Dormouse from Construction

There is the potential for harm to dormouse inhabiting the retained hedgerows, scrub and treelines located within the Site as a result of injury/mortality from the movement of machinery/plant.

The installation of Site demarcation fencing to prevent accidental access will protect dormouse using hedgerow and treeline habitat from harm caused by plant/machinery movements, with signage to be used as appropriate. The implementation of embedded mitigation measures 1,2, 7 and 8 provided in Table 5.1 will ensure these potential effects are avoided or minimised. The production of a CEMP will minimise the potential construction related effects through the implementation of standard industry working methods. The treelines and hedgerows will be protected through the use of appropriate root protection fencing. Ecological toolbox talks will be mandatory for all construction personnel, with certain tasks relevant to dormouse being supervised by an experienced and licenced Ecological Clerk of Works (ECoW).

With the mitigation measures including a CEMP in place and regular inspections conducted by a dormouse licenced ECoW it is considered that there is **a minor non-significant negative** effect predicted as a result of construction harm to dormouse.

6.9.3 Disturbance to Hazel Dormouse (from Noise and Vibration) from Construction

Disturbance to dormouse may occur as a result of noise and vibration from the construction works at the Site. Dormouse can become acclimatised to regular low levels of noise disturbance and are more affected by irregular

and loud noise. The dormouse population that likely inhabit the treeline and hedgerows at the Site may become temporarily displaced by the construction works to retained suitable habitats outside of the Site boundary including Quobleigh Woods and Foxwalks Woods.

An EMMP will be produced which will outline the measures within the phased OPP NE licence that will take account of the timing of each phase of the OPP development. Works in certain areas of the RMA parcels will be carefully timed so that effects of noise on dormouse are minimised throughout the phasing of the development construction works.

With a phased approach implemented for the construction works avoiding significant construction works being located in proximity to both the eastern and western boundaries of the Site at the same time, and timing of the construction works in phases within the wider OPP site works, there is a predicted **minor non-significant negative** effect to dormouse as a result of construction noise and vibration disturbance.

6.9.4 Disturbance to Hazel Dormouse (from Light Pollution) during Occupation

Hazel dormice are nocturnal and as a result an increase in light spill onto boundary hedgerows and the treelines could negatively affect the species and deter them from using the linear habitats along the Site boundaries.

A lighting strategy will be produced for the Site which will minimise levels of lighting and use uni-directional lights, PIR timers, cowls etc to reduce light spill onto the treeline and hedgerow habitats within the Site to a minimum. The lighting strategy will need to demonstrate that the development meets lux levels to <0.5 Lux along buffers along the linear habitats along the boundaries. Lighting along the footpath that cuts through TL8 along the western boundary will use recessed ground lights spaced so that the widest distance between lights is located where the path traverses through the hedgerow and thus retaining a dark corridor. A similar approach will be followed for the lighting along the roads that lead through H1 and TL7 along the southern boundary of the Site, with any required lighting being spaced to allow a dark corridor through the hedgerow habitat.

A Homeowner pack will be produced for each new dwelling, to include information on the effects of lighting to nocturnal species including dormouse and will provide specification for external lighting to homes that are low-spill, unidirectional to avoid boundary habitats, PIR timers, LED and warm light.

The implementation of a carefully planned and implemented lighting strategy, a homeowner pack with lighting specifications, supported by a thorough lighting assessment will ensure that light spill onto the eastern and western linear boundary habitats is avoided or minimised. There is a predicted **minor non-significant negative** effect to dormouse as a result of operational light disturbance once The Holme and The Homestall development is occupied.

6.9.5 Harm to Hazel Dormouse during Occupation

An increase in predation from cats as a result of an increased number of residential dwellings, could negatively affect the dormouse population.

Homeowner packs will be issued to all new homeowners outlining the presence of dormouse and informing them of the impact of cats on dormouse to try and dissuade a significant increase in cat ownership at the Site. Mixed scrub will be planted along the eastern and western boundaries of the Site and bramble will be encouraged within the buffer zone, which will provide an additional buffer of protection to linear habitats from cat predation. Dormouse nest boxes will be installed at height by ladder within the treelines and off-site woodland areas to avoid predation by cats/foxes.

With the increased buffer and installation of dormouse boxes to provide safe nesting sites, there is a predicted **minor non-significant negative** effect to dormouse as a result of harm during occupation of the new dwellings.

6.9.6 Recreational Disturbance to Hazel Dormouse during Occupation

A Homeowner pack will be produced for each new dwelling, to include information on dormouse including their ecology and responsible amenity use by new residents to preserve the population i.e. keeping dogs on leads and keeping to footpaths and responsible use of the woodlands for amenity purposes. Predation of dormouse by cats will be highlighted.

With the mitigation measures in place it is considered that there is **a minor non-significant negative** effect predicted as a result of recreational disturbance to dormouse.

6.9.7 Habitat Management and Monitoring for Hazel Dormouse during Occupation

The on-going management of the scrub, treeline and hedgerows in accordance with the proposed HMMP by Condition, in addition to the GI parcels within the wider OPP site will result in maintaining the habitats and connectivity in a favourable condition to support dormouse at the Site.

As part of the NE Mitigation Licence that will be required for the Site, the dormouse population will be monitored. Following standard current guidance outlined in the Hazel Dormouse Mitigation Handbook (The Mammal Society, March 2025) for <2ha of habitat affected/large scale housing developments, the Site will be monitored from the commencement of the construction work for ten years. Dormouse boxes per will be installed in woodland area as per the methodology provided by the Peoples Trust for Endangered Species (PTES) within the Guidelines will be installed for this purpose.

Boxes will be installed high in trees (to avoid disturbance by the public and cats) using ladders within Quobleigh Woods which will be monitored twice per year in May/June and September/October for ten years.

The monitoring will commence in 2026 prior to the commencement of construction works in order to provide a baseline set of data. Should the monitoring show a decrease in the breeding population, this will trigger additional on-site habitat management and/or off-site compensation that may be required to stabilise the population. The monitoring will result in a **minor positive non-significant** effect to dormouse as a result of management and monitoring during operation.

6.10 ASSESSMENT OF RESIDUAL EFFECTS: BATS

The Site has a high suitability for roosting, foraging and commuting bats. A potential barbastelle mating roost has been recorded within/in proximity to T259, the north of the western tree line and 19 trees have potential features that could support maternity roosts. The site is a confirmed Core Sustenance Zone for maternity roosts of common pipistrelle, soprano pipistrelle, brown long-eared, Natterer's, Daubenton's and Whiskered bats. Static surveys, radio tracking and trapping surveys conducted in 2020 by Johns Associates Ltd and updated static surveys conducted on The Folds, The Holme and The Homestall RM Sites in 2025, have been used to inform this assessment.

6.10.1 Habitat Loss to Bats from Construction

The proposed development will result in the loss of areas of hedgerows. Hedgerow H2 will be completely removed. Two roads will bisect the hedgerow long the southern boundary of Fir Tree Lane (H1) and the treeline along the northern boundary of Fir Tree Lane (TL7). A short area to the south of TL2 will be removed for a pavement.

A line of mixed scrub planting will be planted along the retained treelines (TL2, TL6 and TL7) and the retained hedgerow H1 which will provide additional connectivity for foraging and commuting bats and will plug any small gaps present within the habitats. A diverse range of native woody species to increase invertebrate prey for foraging bats will be included within the planting schedule. Planting specifically tailored to the insect prey of bat species on

site will be provided to compensate for the decreased foraging opportunity on site. The total area of new bat foraging habitat required to compensate for the loss of foraging and commuting habitat will be agreed through the planning process and outlined within the updated EMMP.

Additional scrub and tree planting will be included around the section of hedgerow and treeline to be removed to facilitate the footpath through TL6 and the roads through H1 and TL7 to strengthen connectivity as much as possible around the breaks. Branches of trees will be encouraged to grow and arch over the footpath in TL6 to retain arboreal connectivity for commuting bats. No artificial lighting will be permitted where the footpaths cut through tree lines with a buffer width either side of these habitats. The woodland, scrub and hedgerow habitat within the GI parcels will be additionally enhanced to support bats including increasing species diversity, plugging gaps and increasing structural diversity.

The majority of trees within the Site will be protected and retained throughout the development. Sixteen trees or groups of trees are scheduled to be removed for the development (G17, G13, T18, T13, G19, G95, G94, T47, T163, T164, T165, G35, G92, G97, G18 and T219). Out of these trees/groups of trees T18, T47, G95 and G97 had potential suitability for individual roosting bats and T219 had potential suitability to support a maternity roost.

T18 is dead and unsafe to climb to inspect the upper sections. The lower sections had a weld and a dead stem with two PRF-I's. A MWEF will be required to inspect the upper sections prior to removal by a licenced bat worker to assess the suitability for roosting bats. T47 will be inspected in season (summer) prior to removal. G95 and G97 were obscured by vegetation and will be inspected prior to construction commencing once scrub has been cleared. T219 will require precautionary inspections to be conducted prior to works commencing from May to August.

An EPSL mitigation licence application to NE will be made, should bats be present. Compensation roosts in retained trees will be provided for loss in PRFs through translocation of limbs and/or creation of new bat roost features at a 2:1 ratio for lost PRFs to retained trees and bat boxes installed in trees within the Site and in the GI parcels.

There is the potential for damage and loss to bat roosts that could be present within trees T17, T252, T11, T12, T21, G19, T46, T48, T201, T192 and G94 which have potential roosting features, as a result of accidental damage from machinery/plant and by falling trees/tree limbs during the removal works to adjacent vegetation. A licenced bat ECoW will be present during the tree works that occur in proximity to these trees to ensure that the trees are not damaged during the vegetation clearance works.

Compensation roost features will be provided in retained trees on Site and in wider GI parcels/Applicant ownership land indirect damage to trees with maternity suitability that will be impacted by the development occurring within the 20 – 25 m buffer zone of the trees. PRFs will be created through translocation of tree limbs from trees to be removed and affixed to retained trees within the OPP area and land under the Applicants control, at a ratio of 2:1 for each PRF on each tree that is likely to be damaged as a result of the development. This will ensure there is no net loss in roost resource on site post development. Appendix B provides further detail on compensation for potential roost feature damage.

The western tree line within which a potential barbastelle bat mating roost is located will be protected and retained with a 25 m buffer implemented each side of the tree canopy to avoid habitat loss. Light spill in this area will be <0.2 Lux on the horizontal plane and <0.4 Lux on the vertical plane on a moonless night within the entire 25 m buffer zone. All other boundary vegetation will have <0.5 Lux lighting levels across both the horizontal and vertical planes from the edge of the buffer zone to avoid habitat loss for bats as a result of light spill. A lighting assessment will be provided through the planning process to measure light spill on the tree lines and hedgerows to inform a bat friendly lighting strategy. The lighting assessment will be informed and reviewed by a suitably qualified ecologist.

A strategic site wide network of retained and dark wildlife corridors (including for light sensitive bats) have been established through the development of this reserved matters application and taking into account adjacent land parcels. This has drawn on principals established in the Outline Planning Permission, and has been refined by site-specific criteria and constraints.

The retained and dark corridor minimum width has been defined through the application of the root protection areas and up to 25m either side of certain retained trees, the root protection area for all other retained trees, 20m for all SNCI woodland and Ancient woodland, 30m for Quobleigh Woods, and a minimum of between 5m to 10m either side of all hedgerows where large hedgerow trees do not exist.

In addition, the wildlife corridors extend beyond the Application boundary into the adjacent existing habitats, extending their spatial function. Whilst there is some variability in the minimum unlit wildlife corridor width, the core ecological functionality of these key structural habitat features are retained throughout.

Further specific details on location specific and strategic bat mitigation and enhancement measures (alongside pre and post-construction monitoring that will help calibrate long-term management of this ecological resource), will be provided through an appropriately worded and enforceable planning condition.

To compensate for damage to foraging and commuting routes through habitat loss and where there is development within buffer zone of treelines, new foraging and commuting habitat equal in distance to the lengths affected will be created within the GI parcels and on land under the control of the Applicant. Appendix B provides further detail on compensation for foraging and commuting habitat.

The installation of site demarcation fencing to prevent accidental access will protect the trees from damage by vehicle movements and plant/machinery, with signage to be used as appropriate. The implementation of embedded mitigation measures 1, 2, 6 and 7 provided in Table 5.1 will ensure these potential effects are avoided or minimised. The production of a CEMP will minimise the potential construction related effects through the implementation of standard industry working methods. Trees adjacent to the Site will be protected through the use of appropriate root protection fencing. Ecological toolbox talks will be mandatory for all construction personnel.

Provision of artificial bat boxes mounted on retained mature trees and/or chainsaw roost features and/or bat features in buildings and structures throughout the Site and within woodland in the wider OPP to provide additional enhanced roosting habitat. Chainsaw tree features suitable for barbastelle will be created in appropriate habitats connected to the Folds to increase roost resource for this Annex II species.

One crevice feature will be provided in a SW aspect of suitable residential buildings that border the boundary habitats at the Site, comprising either a gaps in mortar, under tiles on roofs or through a specific integrated bat roosting feature to enhance the Site for light tolerant bat species.

The grassland, SUDs ponds, woodland, scrub, other neutral grassland and hedgerow habitat within the GI parcels will be additionally enhanced to provide ongoing foraging and commuting habitat for bats.

With the implemented strengthening of the retained hedgerows and treelines, additional planting around breaks in the hedgerows and other measures to be implemented within the GI parcels it is considered that there will be a **minor non-significant negative** effect predicted as a result of habitat loss for bats.

6.10.2 Harm to Bats from Construction

T18 is dead and unsafe to climb to inspect the upper sections. The lower sections had a weld and a dead stem with two PRF-I's. A MWEF will be required to inspect the upper sections prior to removal by a licenced bat worker to assess the suitability for roosting bats. T47 will be inspected in season (summer) prior to removal. G95 and G97 were

obscured by vegetation and will be inspected prior to construction commencing once scrub has been cleared. T219 will require precautionary inspections to be conducted prior to works commencing from May to August.

Trees with a less than 25 m buffer from development where PRFs have been identified will also be inspected prior to development taking place. Should bat roosts be confirmed at these trees, suitable compensation for potential roost damage will be implemented.

A bat mitigation licence application to NE will be made, should roosts be present. The licence would outline measures to ensure no bats are harmed by the tree removal. Compensation roosts in retained trees will be provided through translocation of limbs with PRFs to retained trees and/or creation of new bat roost features and bat boxes installed in trees within the Site and in the GI parcels at a ratio of 2:1 for each PRF lost.

There is the potential for harm to bats that could be present within trees T17, T252, T11, T12, T21, G19, T46, T48, T201, T192 and G94 with potential roosting features, as a result of accidental damage from machinery/plant and by falling trees/tree limbs during the removal works to adjacent vegetation. A bat experienced ECoW will be present during the tree works that occur in proximity to these trees to ensure that the trees are not damaged during the vegetation clearance works.

The installation of site demarcation fencing to prevent accidental access will protect all retained trees with suitability for roosting bats from harm by plant/machinery, with signage to be used as appropriate. The implementation of embedded mitigation measures 1,2, 5 and 6 provided in Table 5.1 will ensure that these potential effects are avoided or minimised. The production of a CEMP will minimise the potential for construction related effects to occur through the implementation of standard industry working methods. Trees adjacent to the Site will be protected through the use of appropriate root protection fencing. Ecological toolbox talks will be mandatory for all construction personnel.

With the mitigation measures including a CEMP in place and regular inspections conducted by an ECoW it is considered that there is **a minor non-significant negative** effect predicted as a result of construction harm to roosting bats.

6.10.3 Disturbance to Bats (from Noise and Vibration and Light Pollution) from Construction

Disturbance to roosting bats may occur as a result of noise and vibration from the construction works at the Site including tree removal works adjacent to trees with a high suitability for roosting bats. Bats can become acclimatised to regular low levels of noise disturbance and are more affected by irregular and loud noise/vibration. Bats that may roost within trees at the Site may become temporarily displaced by the construction works to retained roosts outside of the Site including within Quobleigh Woods and Foxwalks Woods.

Construction works will be avoided in proximity to the potential barbastelle bat roost within/in proximity to T259 from August to mid-November. The full details of the protection buffer and examples of disturbing works are provided in Appendix B.

An EMMP will be produced to outline the timing of each phase of the OPP development and will time construction works in certain areas of the RM parcels carefully so that disturbance throughout the phased development construction works is minimised. This strategy will apply to the protection of bats that may roost within the linear protected and retained habitats bordering the Site and particular disturbing works will be avoided in proximity to areas of treelines containing trees with potential features that may be suitable to support summer roosts during the maternity season (May to August).

No work lighting will be permitted during hours of darkness on site. This is to ensure that bats can continue to use commuting and foraging habitat through the site and potential roosts within boundary habitats are protected from disturbance by artificial light during construction.

With a phased approach implemented for the construction works avoiding significant construction works being located in proximity to both the eastern and western boundaries at the same time, there is a predicted **minor non-significant negative** effect to bats as a result of construction noise and vibration disturbance.

6.10.4 Disturbance to Bats (from Light Pollution) during Occupation

Bats are nocturnal and as a result an increase in light spill onto boundary hedgerows and the treelines will negatively affect the foraging and commuting behaviour of bats and would affect bat tree roosts, deterring bats from using the linear habitats along the western and eastern boundaries respectively, which could result in the loss of connectivity for bats and roost abandonment.

A lighting strategy will be produced for the Site through the planning process which will minimise levels of lighting and use uni-directional lights, PIR timers, cowls etc. to reduce light spill to the treeline and hedgerow habitats within the Site to a minimum. The lighting strategy will include <0.2 Lux on the horizontal plane and <0.4 Lux on the vertical plane on a moonless night for a 25 m buffer along the northern half of the western boundary avoid light spill on the potential barbastelle mating roost and <0.5 Lux within buffers along the linear habitats and woodland habitats along the Site boundaries. No lighting will be permitted where footpaths cut through tree lines or hedgerows. A similar approach has been followed for the lighting along the roads that lead through H5 along the southern boundary, with any required lighting being spaced to allow a dark corridor through the hedgerow habitat to be maintained.

To compensate for damage to foraging and commuting routes where there is light spill within a the buffer zone of treelines, new foraging and commuting habitat equal in distance to the lengths affected will be created within the GI parcels and on land under the control of the Applicant. Appendix B provides further detail on compensation for foraging and commuting habitat.

A Homeowner pack will be produced for each new dwelling, to include information on the effects of lighting to nocturnal species including bats and will provide specification for external lighting to homes that are low-spill, unidirectional to avoid boundary habitats, PIR timers, LED and warm light. In addition, homeowners of perimeter housing will not be permitted to install any additional external lighting without consultation with a suitably qualified ecologist.

To compensate for damage to foraging and commuting routes where there is light spill within a 10 m buffer zone of treelines, new foraging and commuting habitat equal in distance to the lengths affected will be created within the GI parcels and on land under the control of the Applicant. Appendix B provides further detail on compensation for foraging and commuting habitat.

A Homeowner pack will be produced for each new dwelling, to include information on the effects of lighting to nocturnal species including bats and will provide specification for external lighting to homes that are low-spill, unidirectional to avoid boundary habitats, PIR timers, LED and warm light.

The implementation of a carefully planned lighting strategy and a homeowner pack with lighting specifications, supported by a thorough lighting assessment will avoid light spill onto the linear boundary habitats and on any trees with high suitability for roosting bats and/or maternity roosts. There is a predicted **minor non-significant negative** effect to bats as a result of light disturbance during occupation of the new dwellings.

6.10.5 Recreational Disturbance to Bats during Operation

A Homeowner pack will be produced for each new dwelling, to include information on bats including their ecology and responsible amenity use by new residents to preserve the population i.e. keeping to footpaths and responsible use of the woodlands for amenity purposes.

With the mitigation measures in place it is considered that there is a **minor non-significant negative** effect predicted as a result of recreational disturbance to bats.

6.10.6 Habitat Management and Monitoring for Bats during Occupation

The on-going management of the other neutral grassland, SUDs ponds, mixed scrub, treelines and hedgerows in accordance with the proposed HMMP by Condition, in addition to the GI parcels within the wider OPP site will ensure that the habitats and their connectivity is maintained in a favourable condition to support bats at the Site.

It is considered that there is a **minor non-significant positive effect** to bats predicted as a result of habitat management during operation within the Site.

6.11 ASSESSMENT OF RESIDUAL EFFECTS: REPTILES AND AMPHIBIANS

A good population of slow worm and low populations of common lizard and grass snake inhabit the Site, in addition to common toad.

6.11.1 Habitat Loss to Reptiles and Amphibians from Construction

To compensate for the habitat loss within the Site, five reptile hibernacula will be created within suitable boundary habitats or adjoining OPP habitats, locations to be outlined within the Reptile Mitigation Strategy within the EMMP. Basking areas and habitat piles will be created around the boundary habitats. Other neutral grassland and mixed scrub buffers will be created around the perimeter of the Site which will provide foraging habitat and connectivity to Quobleigh Wood and Foxwalks Wood. The GI parcels at the Site will provide enhanced reptile habitat for hibernation, shelter and foraging including woodland, SUDs ponds, other neutral grassland and mixed scrub.

It is considered that there is a **minor non-significant negative** as a result of habitat loss for reptiles.

6.11.2 Harm to Reptiles and Amphibians from Construction

A Reptile Method Statement will be produced for the Site within the EMMP to outline measures to protect reptiles at the Site and the details of a vegetation manipulation/clearance/translocation programme to move reptiles off-site to the retained habitats to the north.

The majority of the Site boundaries will be protected and retained during the construction works. Reptile exclusion fencing will be installed along the northern perimeter of the Site to provide a barrier to the translocation area along the southern boundary of Quobleigh Woods and to prevent reptiles from re-entering the construction area.

All contractors will receive a site-specific reptile awareness Toolbox Talk (measure 2) prior to works commencing, covering identification, legal protection, and procedures to follow if reptiles are encountered.

Vegetation including bramble and mixed scrub, hedgerow and other neutral grassland will be removed: this will be conducted when reptiles are active (April to mid-October) and will be cleared in two stages using the following approach:

- Artificial refugia will be placed in the locations where scrub and hedgerow vegetation clearance is to occur as per the final Tree Removal Plan produced by Tyler Grange (Drawing Ref TYG-17-XX-DR-Y-0002) to facilitate capture.
- A minimum of ten site visits will be made prior to the vegetation clearance works commencing to check the refugia and move reptiles to the north of the exclusion fencing along the southern boundary of Quobleigh

Woods. The number of translocation Site visits may need to be increased should numbers of reptiles encountered be high. Five days with no finds will be required before Site clearance works can commence.

- Phased vegetation clearance and hand search approach.
- First Cut: Reduce vegetation to approximately 15 cm in height, working systematically towards retained habitat or the receptor area, encouraging reptiles to move away.
- Second Cut: Reduce vegetation to ground level (≤ 5 cm) after an interval of at least 48 hours.
- Any reptiles captured during the works will be moved to the retained and protected habitat to the north of the northern boundary.
- Clearance will take place in suitable weather conditions (dry, mild, overcast, and outside extreme heat or cold).

An ECoW will be present during all clearance of suitable habitat to carry out fingertip searches, ensure reptiles are moved safely, and to stop works if reptiles are encountered in significant numbers.

It is considered that there is a **minor non- significant negative** as a result of harm to reptiles.

6.11.3 Recreational Disturbance to Reptiles and Amphibians during Occupation

A Homeowner pack will be produced for each new dwelling, to include information on reptiles including their ecology and responsible amenity use by new residents to preserve the population i.e. keeping dogs on leads and keeping to footpaths and responsible use of the woodlands for amenity purposes. Predation of reptiles by cats will be highlighted.

With the mitigation measures in place it is considered that there is a **minor non-significant negative** effect predicted as a result of recreational disturbance to reptiles.

6.11.4 Habitat Management to Reptiles and Amphibians during Occupation

The on-going management of the other neutral grassland, scrub, treelines and hedgerows in accordance with the proposed HMMP by Condition, in addition to the GI parcels within the wider OPP site will result in maintaining the habitats in a favourable condition to support reptile species. By implementing the above measures, impacts to slow worm, grass snake, common toad (and other amphibians) and common lizard will be minimised, legal compliance will be ensured, and the ecological value of the Site and immediately adjacent areas for reptiles will be maintained in the long term.

It is considered that there is a **minor non-significant positive** effect predicted as a result of habitat management from operation to reptiles within the Site.

6.12 ASSESSMENT OF RESIDUAL EFFECTS: BREEDING BIRDS

There were 25 bird species recorded within the OPP boundary during surveys conducted by Johns Associates in 2020, including six notable/protected species. Consideration of how construction of the development proposals could affect breeding birds is set out below.

6.12.5 Habitat Loss for Breeding Birds from Construction

The proposed development will result in the loss of treeline, hedgerow, scrub and other neutral grassland habitat within the Site which supports populations of breeding birds.

There is the potential for accidental damage to the retained treelines, scrub and hedgerows through compaction of soil around scrub/tree roots to occur as a result of vehicle movements, direct damage from machinery/plant and accumulation of rubbish/waste.

The installation of site demarcation fencing to prevent accidental access will protect the hedgerow/tree/scrub habitat from damage by vehicle movements and plant/machinery, with signage to be used as appropriate. The implementation of embedded mitigation measures 1, 2, 7 and 8 provided in Table 5.1 will ensure these potential effects are avoided or minimised. The production of a CEMP will minimise the potential construction related effects through the implementation of standard industry working methods. Trees adjacent to the Site will be protected through the use of appropriate root protection fencing. Ecological toolbox talks will be mandatory for all construction personnel, with certain tasks being supervised by an Ecological Clerk of Works (ECOW).

Areas of other neutral grassland habitat, SUDs ponds, mixed scrub and hedgerow habitat and the provision of bird nest boxes within retained trees will be provided within the Site. The compensation habitat will maintain some nesting, shelter and foraging habitat for breeding birds. Suitable residential buildings that border the boundary habitats will have a built-in bird nesting feature. The GI parcels at the Site will provide enhanced woodland, other neutral grassland, SUDs ponds and mixed scrub providing additional habitat for nesting, shelter and foraging.

It is considered that there is a **minor non-significant negative** effect predicted as a result of a loss of foraging, shelter and breeding habitat for breeding birds as a result of construction within the Site.

6.12.6 Harm to Breeding Birds from Construction

Construction phase impacts on birds relate to the potential disturbance to foraging and active nests and breeding birds/eggs and young. Hedgerows will be removed as part of the proposals. The implementation of mitigation measures 1, 2, 7 and 8 will avoid or minimise potential effects to breeding birds during the construction phase of the proposed development.

The production and implementation of a CEMP (mitigation measure 1) will minimise potential construction related effects through the use of standard industry working methods. Potential effects to birds, their nests, eggs and/or young will be avoided through the implementation of mitigation. Vegetation clearance will occur outside the bird nesting season, (March to August inclusive). Where this is not possible, a suitably qualified ecologist will confirm no nesting activity is present within 48 hours of clearance by undertaking a careful search of the area of vegetation to be removed.

With the mitigation measures including a CEMP in place and regular inspections conducted by an ECoW it is considered that there will be a **minor non-significant negative** effect predicted as a result of construction damage/harm incidents to breeding birds within the Site.

6.12.7 Disturbance to Breeding Birds (from Noise and Vibration) from Construction

Disturbance to breeding birds may occur as a result of noise and vibration from the construction works at the Site including tree removal works. Birds can become acclimatised to regular low levels of noise disturbance and are more affected by irregular and loud noise/vibration. Breeding birds at the Site may become temporarily displaced by the construction works to retained habitats outside of the Site including within Quobleigh Woods and Foxwalks Woods.

An EMMP will be produced to outline the timing of each phase of the OPP development and will aim to time works in certain areas of the RM parcels carefully so that areas of undisturbed habitat remains present throughout the phased development construction works. This strategy will also apply to the linear protected and retained habitats bordering the Site.

With a phased approach implemented for the construction works avoiding significant construction works being located in proximity to more than one Site boundary at the same time, there is a predicted **minor non-significant negative** effect to breeding birds as a result of construction noise and vibration disturbance.

6.12.8 Recreational Disturbance to Breeding Birds during Occupation

A Homeowner pack will be produced for each new dwelling, to include information on breeding birds including their ecology and responsible amenity use by new residents to preserve the population i.e. keeping dogs on leads and keeping to footpaths and responsible use of the woodlands for amenity purposes. Predation of reptiles by cats will be highlighted.

With the mitigation measures in place it is considered that there is a **minor non-significant negative** effect predicted as a result of recreational disturbance to breeding birds.

6.12.9 Habitat Management to Breeding Birds during Occupation

The on-going management of the on-site other neutral grassland, SUDs ponds, mixed scrub, hedgerow and individual tree habitats and the GI habitats including other neutral grassland, mixed scrub, SUDs and woodland in accordance with the HMMPs by Condition, will result in maintaining the available habitats in a favourable condition for breeding bird species, however the proposed new development will create an increase in disturbance to the nesting habitat within the Site. It is considered that there is a **minor non-significant negative** effect predicted as a result of habitat management during occupation to breeding birds within the Site.

6.13 ASSESSMENT OF RESIDUAL EFFECTS: HEDGEHOG

Hedgehog are likely to be present within the boundary habitats at the Site and may forage within the grassland areas.

6.13.1 Habitat Loss for Hedgehog from Construction

The proposed development will result in the loss of hedgerow, scrub and grassland habitat within the Site which is likely to support hedgehog.

Provision of compensation shelter and foraging habitat, including other neutral grassland, hedgerow and mixed scrub habitat will be created which will provide suitable compensation hedgehog habitat following the construction works. The GI parcels at the Site will provide enhanced woodland, other neutral grassland, SUDs ponds and mixed scrub habitat for shelter and foraging.

Hedgehog access holes will be installed into closed panel fences and brick walls to allow hedgehogs to access garden and public areas.

It is considered that there is a **minor non-significant negative** effect predicted as a result of a loss of foraging and shelter habitat for hedgehog from construction within the Site.

6.13.2 Harm to Hedgehog from Construction

There is the potential for accidental damage to adjoining scrub, treeline and hedgerow habitat to occur as a result of construction activities including vehicle movements within root protection zones and direct damage from machinery/plant which could harm/kill hedgehog. There is also a potential risk of accidental injury/killing hedgehog through soil movement and vegetation clearance. The implementation of embedded mitigation measures 1, 2, 7 and 8 will ensure these potential effects are avoided or minimised.

The production of a CEMP (measure 1) will minimise the potential construction related effects through the implementation of standard industry working methods. Ecological toolbox talks will be mandatory for all construction personnel, with certain tasks being supervised by an ECoW (measure 2). The installation of Site demarcation fencing to prevent accidental access will protect boundary habitats from damage by vehicle movements and plant/machinery, with signage to be used as appropriate. Access planks will be provided within open trenches and holes overnight to allow for hedgehog to escape should they fall in overnight.

A Method Statement for reptiles within the EMMP will also protect hedgehog during pre-commencement works and the construction phase of the development. A phased directional reduction in vegetation height and extent (first cut to 15cm and then to ground level), will be implemented with arisings being removed from Site and not left in compost piles. Grassland will be maintained with a short sward height until construction works commence. A precautionary hand search followed by destructive search will be completed prior to the installation works commencing. The working area will be maintained in a condition unsuitable for hedgehog during all construction works (including introduction of potential refugia by construction materials).

With the mitigation measures including a CEMP in place and regular inspections conducted by an ECoW it is considered that there is **a minor non-significant negative** effect predicted as a result of construction damage/harm incidents to hedgehog within the Site.

6.13.3 Habitat Management for Hedgehog during Occupation

There is the potential for on-Site habitats used by hedgehog to become degraded over time through a lack of appropriate management. The production and implementation of a HMMP will introduce a long-term programme of appropriate management of all retained and created habitats within the Site and within the GI parcels, which will increase their ecological quality and function. All works will be supervised where necessary by a suitably qualified ecologist and carried out by appropriate ecological contractors.

Hedgehog access holes will be made in all closed panel fences and walls around gardens and public spaces to allow hedgehogs to move freely within the Site. The Homeowners packs will provide information regarding hedgehog ecology and will outline maintenance of the access holes.

It is considered that there is **a minor non-significant positive** effect predicted as a result of foraging and shelter habitat management and enhancement for hedgehog from operation within the Site.

6.13.4 Recreational Disturbance to Hedgehog during Occupation

A Homeowner pack will be produced for each new dwelling, to include information on hedgehog including their ecology and responsible amenity use by new residents to preserve the population i.e. keeping dogs on leads and keeping to footpaths and responsible use of the woodlands for amenity purposes.

With the mitigation measures in place, it is considered that there is **a minor non-significant negative** effect predicted as a result of recreational disturbance to hedgehog.

6.14 ASSESSMENT OF RESIDUAL EFFECTS: BADGER

Badger may traverse and forage within the boundary habitats at the Site.

6.14.5 Harm to Badger from Construction

Badger could fall into open holes or trenches at night. Access planks will be provided within open trenches and holes overnight to allow for hedgehog to escape should they fall in overnight. With this mitigation in place there is a predicted **minor non-significant negative effect** as a result of harm to badgers during construction.

6.15 ASSESSMENT OF RESIDUAL EFFECTS: INVERTEBRATES

Potential effects associated with the proposed development on the invertebrate assemblage could occur as a result of the development.

6.15.1 Habitat Loss for Invertebrates from Construction

The proposed development will result in the loss of hedgerow, scrub, other neutral and modified grassland at the Site which has suitability to support a range of invertebrates. Nine species of butterfly were recorded within the Site.

On-Site the development includes creation of other neutral grassland, SUDs ponds, mixed scrub and hedgerows around the Site boundaries. Twenty invertebrate boxes to be installed within the perimeter vegetation of the Site and dead wood piles will be created in the boundary habitats.

Within the GI parcels periodic scrapes will be created within the grassland to allow the maintenance of bare ground and early-successional stage vegetation, extending its value to invertebrates in the longer term. Bee banks will be created for many thermophilic ground-nesting invertebrate species including solitary bees, solitary wasps, beetles and spiders and are best created in open, south-facing situations. Compacted soil and gravel will be shaped into a mound with various slopes, hollows and angles that may be utilised and favoured by different species. Vertical or very steep banks often take much longer to vegetate due to the greater heat stress they experience and may require less maintenance. Dead wood piles will be created in treelines, woodland and grassland areas.

With the mitigation measures above implemented, it is considered that there is a **minor non-significant negative effect** predicted as a result of a loss of habitat for invertebrates from construction within the Site.

6.15.2 Damage/Harm to Invertebrates from Construction

There is the potential for accidental damage to adjoining scrub, grassland and woodland edge habitat to occur as a result of construction activities including vehicle movements within root protection zones and direct damage from machinery/plant which could cause a further loss in invertebrate habitat and a loss in species diversity of invertebrates. The implementation of embedded mitigation measures 1, 2, 7 and 8 will ensure these potential effects are avoided or minimised.

The production of a CEMP (measure 1) will minimise the potential construction related effects through the implementation of standard industry working methods. The installation of Site demarcation fencing to prevent accidental access will protect boundary habitats from damage by vehicle movements and plant/machinery, with signage to be used as appropriate. Ecological toolbox talks will be mandatory for all construction personnel, with certain tasks being supervised by an ECoW (measure 2).

With the mitigation measures including a CEMP in place and regular inspections conducted by an ECoW it is considered that there is a **minor non-significant negative** effect predicted as a result of construction damage/harm incidents to invertebrate habitats within the Site.

6.15.3 Habitat Management for Invertebrates during Occupation

There is the potential for on-Site habitats which support invertebrates to become degraded over time through a lack of appropriate management. The production and implementation of a HMMP will introduce a long-term programme of appropriate management of all retained, enhanced and newly-created habitats and habitat features within the Site, and within the GI parcels which will increase their ecological quality and function. All works will be supervised where necessary by a suitably qualified ecologist and carried out by appropriate ecological contractors.

It is considered that there is a **minor non-significant positive** effect predicted as a result of habitat management and enhancement for invertebrate species from operation within the Site.

6.16 CLIMATE CHANGE

Greenhouse gas (GHG) emissions contribute to climate change, which could affect the designated features of local sites, habitats and species considered in this EclA. For example: climate change may lead to grassland management changes resulting in the loss of foraging habitat for bats and/or badgers. Climate change may also lead to, for example, changes in the distribution of bats due to other areas within the UK and abroad becoming more suitable for the species, leading to decline in local populations.

The Climate Change Adaptation Manual – Evidence to Support Nature Conservation in a Changing Climate produced by Natural England (2020) supports practical and pragmatic decision making and guides reasonable judgement on the potential effects of climate change on the key habitats associated with the application site. The habitats that characterise the application site: for example, amenity grassland, woodland and hedgerows are of low relative vulnerability to climate change.

Climate change and its implications for biodiversity has been incorporated into the design of embedded ecological mitigation and enhancement habitats to reduce the risk of impact on legally protected and other species. Selection of measures that are based on habitats that are known to be more resilient to climate change and provide extended ecological functionality for a wide range of species have been selected.

This has largely been achieved through the creation of additional areas of replacement habitat that are considered to have a low level of sensitivity to climate change (subject to appropriate management). These measures are associated with the provision of hedgerow planting, enhancement of existing hedgerows, areas of other neutral grassland, and a SUDs pond which will be managed and enhanced with an objective to support native wildlife. A Habitat Management and Monitoring Plan (HMMP) will be produced to guide appropriate long-term care of these and existing habitats.

As a result, no further biodiversity mitigation for climate change as part of the proposed development is required beyond that included in the embedded mitigation and enhancements set out above, including management and monitoring beyond that identified. It is considered that the proposed development will be of benefit to biodiversity in providing a significant area of land that will be ecologically improved which will be of benefit at a local and regional strategic landscape scale.

7 CUMULATIVE EFFECTS

The Folds RM Site has been assessed in combination with other RM OPP development parcels at the Site and the cumulative effects of the developments through both the construction and occupation phases are significant when considered in combination. Additional compensation for cumulative effects are provided in Section 8.

8 COMPENSATION

The OPP GI parcels may not be of sufficient size to accommodate the full loss of habitats within the OHH OPP development area and further habitats outside of the OPP boundary may be required for inclusion within the compensation strategy. It is likely that a wider off-site area of land under the Applicants control e.g. Quobleigh Woods and Ponds SINC, will be required to be included to compensate for the cumulative effects of the RM parcels within the OPP.

The additional off-site compensation land will need to be secured via a Section 106 agreement or a suitable planning agreement at a later stage in the OPP development timeline, following submission of subsequent RM applications as required. The requirement for the inclusion of additional compensation and enhancement land will be informed by the OPP BNG tracker. The off-site habitats will be enhanced to provide habitat that is suitable to support breeding birds, bats, dormouse, reptiles and invertebrates.

9 ENHANCEMENT

An HMMP and an EMMP will be provided through planning condition, which will outline habitat enhancement measures and protected species enhancement measures for the GI parcels within the OPP and if required, within additional land within the Applicants control.

10 MONITORING

Table 10-1 summarises the ecological/environmental measures embedded within the proposed development and the means by which they will be implemented, i.e. they will be secured through planning conditions.

Table 10-1 Summary of Environmental Measures to be Implemented

Environmental measure	Responsibility for implementation	Compliance mechanism
Production and implementation of a Construction Ecological Management Plan (CEMP)	Developer/Contractor/Project Ecologist	Planning condition
Production of an Ecological Mitigation and Management Plan (EMMP) to include dormouse, reptile and bat monitoring plan.	Developer/Contractor/Project Ecologist	Planning Application
Production and implementation of a Habitat Management and Management Plan (HMMP) for The Holme and The Hoeestal and the GI parcels.	Developer/Project Ecologist	Planning condition
Ecological tool box talk and register of attendance for all persons working within the construction area	Developer/Contractor/Project Ecologist	Planning condition
Suitably Qualified Ecologist/Ecological Clerk of Works/Ecological Contractors to manage, monitor and implement all ecological aspects of the development.	Developer/Contractor/Project Ecologist	Planning condition
Retention and protection of all habitats and trees (apart from those specifically identified as being removed through the development) with suitable offsets and barriers	Developer/Contractor/Project Ecologist	Planning condition
Use of dust suppression techniques	Developer/Contractor	Planning condition
Use of pollution control and response methods during construction and operation	Developer/Contractor/Operator	Planning condition
Implementation of all on site landscape/habitat measures in accordance with CEMP/HMMP and the Integrated/Embedded Mitigation and Enhancement Plan submitted with the Planning Application.	Developer/Project Ecologist/ Contractor/Operator	Planning Condition
Implementation of a programme of robust ecological monitoring, reporting and intervention to ensure all integrated and embedded mitigation and enhancement measures are successful in the short and long term.	Operator/Project Ecologist	Planning condition

Periodic UKHab condition assessment surveys to monitor and inform the successful delivery and management of the habitat creation and Biodiversity Net Gain will be undertaken following completion of the proposed works in years 1, 3, 5, 10, 15, 20, 25 and 30.

Habitat areas and conditions will be monitored during the site visits and prescriptions for amendments to management of the site will be provided to EBC to maximise the ecological benefits of ecological management actions for habitats at the Site and the fauna that they may support.

11 CONCLUSIONS

Considering the detailed ecological baseline, the integrated and embedded ecological mitigation and enhancement measures and the assessment of likely significant effects as set out in Section 6 of this EclA; it is considered reasonable to conclude that no negative significant residual effects will occur to important biodiversity receptors, including legally protected species and designated sites, from either the construction or occupation phases of the proposed development.

There will be a cumulative effect with The Folds and the other RM applications within the OPP OHH Outline application area. This has been considered through a strategic approach to mitigation and compensation measures for the proposed OPP application, with a Strategic EMMP in place. A phased dormouse licence application will be submitted for the OPP site with an individual EPSL application made for The Folds Site.

The development masterplan has been updated to retain a 25 m buffer along the northern section of the western treeline to avoid disturbance to a potential barbastelle bat mating roost within/in proximity to T259. Appendix B provides the full bat mitigation strategy for the Site.

A reptile translocation programme will be implemented prior to the construction works commencing and reptiles will be translocated to the southern boundary of Quobleigh Woods.

Use of the Statutory Biodiversity Metric has demonstrated that the proposals will deliver a 20.89% habitat Biodiversity Net Gain and loss of -7.62% hedgerow BNG. The 0.95 hedgerow units will be provided through enhancement of the off-site GI parcels or within land under the control of the Applicant. The BNG for this application will be input into an overall OPP BNG Tracker document which will offset the losses in BNG within the Site with BNG from enhancement of the GI parcels within the wider OPP. Agreement will be sought with the Ecology Team at EBC, that the Trading Rules do apply, due to the BNG not being a statutory requirement.

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APPENDIX A DORMOUSE SURVEY TECHNICAL NOTE

EASTLEIGH BOROUGH COUNCIL

OHH – The Folds, The Holme and The Homestal Dormouse Survey Technical Note

1 INTRODUCTION

1.1 BACKGROUND

Johns Associates Ltd was commissioned by Eastleigh Borough Council (One Horton Heath Team) in June 2025 to undertake a hazel dormouse *Muscardinus avellanarius* footprint tube survey at the proposed The Folds development parcel, and The Holme and The Homestal development parcel, in support of a Reserved Matters Application (RMA) for each site. The parcels were included within the Outline Planning Permission (OPP) which was granted in October 2025 (LPA ref no. O/20/89498).

The land associated with the development is hereafter referred to as 'the Site'. The Site has the postcode SO50 7BZ and the central grid reference is SU 48897 17427. A plan showing the Site location, context and red line boundary is provided in Figure 1.

Suitable dormouse habitat was identified during the Preliminary Ecological Appraisal (PEA) and one live dormouse and three dormouse nests had been previously identified during surveys conducted by Johns Associates Ltd in Foxwalks wood, the woodland adjacent to the southern boundary of The Holme in 2020. A current Natural England Mitigation Licence is held by Johns Associates Ltd for the Secondary Road application (The Avenue Road) to cover the loss in woodland habitat for the road located to the east of Foxwalks Wood.

The Hazel Dormouse Conservation Handbook (3rd edition, Mammal Society, March 2025) states that where there are areas of woody habitat, the presence of dormice should be assumed, which mirrors advice provided at www.gov.uk. Due to the proposed disturbance and loss of woodland, tree line, hedgerow and scrub habitat to facilitate the development, a dormouse survey was required, involving the deployment of a minimum of 50 footprint tunnels at 20 m intervals, to demonstrate robust presence/likely absence results.

Surveys were required to determine presence/likely absence of dormouse to inform the planning applications and masterplan for the Site. If presence is confirmed, suitable mitigation strategies must be implemented, which may include obtaining a development (EPS) licence from Natural England to enable the works to proceed lawfully.

1.2 PURPOSE OF THE SURVEY AND REPORT

The purpose of the survey and subsequent reporting is to:

- Undertake a presence/absence survey for hazel dormouse within the Site (as shown in Figure 1).

- To identify evidence of dormouse presence and map the locations.
- Present the results of the dormouse survey.
- Present the results of a desk study, which included dormouse records held by Hampshire Biodiversity Information Centre (HBIC) for the area extending 2 km from the Site.
- Provide specifications for avoidance, mitigation, compensation and enhancement measures to protect dormouse and their habitat from harm during construction and operation of the development.

1.3 PERSONNEL

The survey work was managed and overseen by Tessa Pepler who holds a dormouse survey licence (2016-20745-CLS-CLS). Tessa is a Principal Ecologist and Ecology Team Leader at Johns Associates and has worked as an ecological consultant since 2005. Tessa has a BSc (Hons) in Environmental Studies and a MSc in Ecology and Management of the Natural Environment and is a full member of the Chartered Institute of Ecology and Environmental Management (MCIEEM). She also holds a Natural England Class 1 survey licence for bats (2019-40584-CLS-CLS-1) and great crested newt (2015-18828-CLS-CLS).

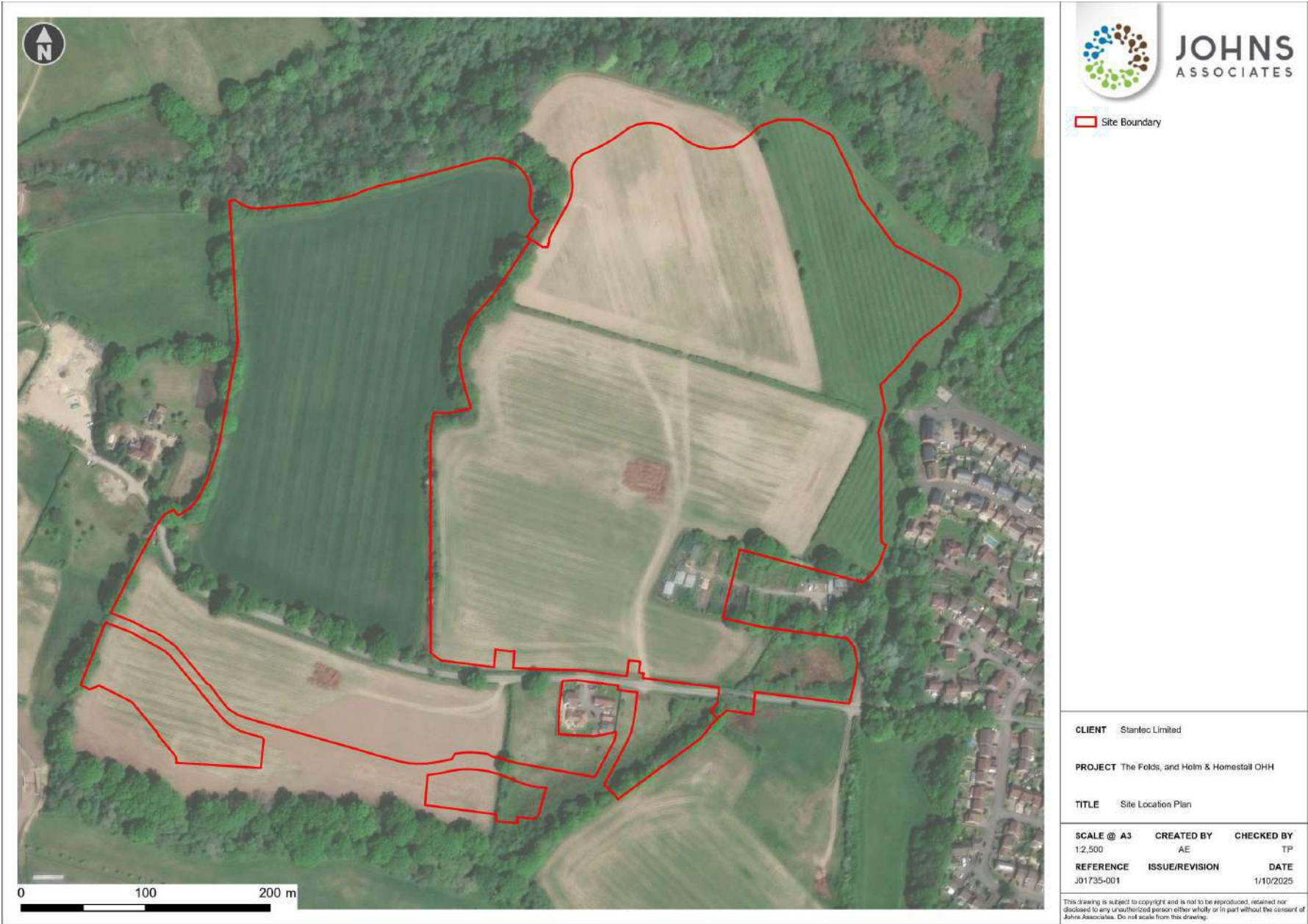
The 2025 survey was conducted by Assistant Ecologists Ben Hough BSc (Hons) ResM and George Jones BSc (Hons) and by Consultant Ecologist Josie Emmerson, all of whom are experienced dormouse surveyors. The technical note was written by Josie Emmerson, who has a BSc (Hons) in Wildlife Ecology and Conservation Science, and Tessa Pepler. The report was reviewed by Liz Johns BSc (Hons) MSc CEnv MCIEEM MRSB.

1.4 SITE DESCRIPTION AND LOCATION

The Site comprises 25.54 ha of land adjacent to the current residential area of Horton Heath, in Hampshire. Habitats within the Site consist of cereal crops, modified grassland, bramble, bracken, other neutral grassland, *Arrhenatherum* grassland, mixed and bramble scrub, sparsely vegetated ground, buildings, hedgerows, lines of trees and individual trees. Other broadleaved woodland, hedgerows and lines of trees border the entire boundary of the Site.

Within the wider landscape, the village of Horton Heath borders the eastern perimeter of the Site, a solar farm is located to the south, land currently under development (The Avenue Road) is located to the west and Quobleigh Ponds and Wood (SINC) is located to the north. The wider landscape comprises a matrix of agricultural fields, hedgerows, woodland, bodies of water and urban settlements. Southampton airport is located 3 km to the west and the outskirts of the city of Southampton is located 2.35 km to the south, along with the M27.

Figure 1: Site Location and Red Line Boundary



2 LEGAL PROTECTION OF DORMOUSE

Hazel dormouse, in addition to their breeding sites and resting places, are fully protected by law as a European Protected Species under the Conservation of Habitats and Species Regulations 2017 (as amended), and Schedule 5 of the Wildlife and Countryside Act 1981 (as amended).

This makes it an offence to:

- Deliberately capture, injure or kill a hazel dormouse;
- Deliberately disturb a hazel dormouse, in particular any disturbance which is likely to impair their ability to survive, breed or reproduce, or to rear or nurture their young or to hibernate, or to affect significantly the local distribution or abundance of the species;
- Damage or destroy a resting place or breeding site of hazel dormouse; and
- Possess, control, transport, sell, exchange or offer for sale/exchange any live or dead animal or any part of an animal.

Hazel dormouse is a 'Species of Principle Importance for the conservation of biodiversity' under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. Section 40 of the Act places a 'Biodiversity Duty' upon all public bodies to consider the conservation of biodiversity, restoration and enhancement of species and habitats when undertaking their statutory duties.

The National Planning Policy Framework (NPPF) states that local authorities should aim to conserve and enhance biodiversity through enforcing planning policies and applications must 'promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity'.

3 HABITAT SUITABILITY

Habitat within the Site including the hedgerows, treelines, scrub and adjacent wider woodland boundaries have potential to support hazel dormouse. A variety of different supporting tree, shrub and plant species are present, which provide a year-round food supply. These include key species such as hazel *Corylus avellana*, bramble *Rubus fruticosus* agg. and field maple *Acer campestre* with good arboreal connectivity and physical structure within suitable habitats.

The hedgerow, woodland and scrub habitats located within the Site and along its boundaries were assessed for their suitability to support dormouse, according to current government guidance and as contained in the Hazel Dormouse Conservation Handbook, Third Edition, (Mammal Society, March 2025). Based on these guidelines, a number of criteria were used to aid in the assessment of the available habitats, as illustrated in Table 1.

Table 1: Categorisation of Habitats for Dormouse-promoting and Limiting Factors

Effect	Key Habitat Features Affecting the Suitability of Habitat for Dormouse
Promoting	• Woodland at least 2ha and up to 20ha as a minimum size to support a viable population. • Adjacent to ancient woodland or Plantation on Ancient Woodland Sites (PAWS) (including conifer), scrub or early successional stage woodland, including conifer. • Species rich shrub layer such as in native deciduous/mixed woodland, species-rich hedgerow, scrub and heathland where considerable gorse and scattered/dense scrub. • A variety of fruiting and flowering species of known value to dormice providing a good foraging resource. • Natural features such as crevices within trees offering opportunity for summer nest sites and features such as coppice stools, logs, banks and tree root cavities, brushwood, leaf litter and moss offering potential hibernation sites. • Good lateral structure and cover to enable commuting and foraging. • Canopy connections across tracks or other connections such as hedgerows to other, nearby suitable habitat. • Good connectivity to adjacent tracts of suitable habitat. • Wide age ranges of trees (applies to woodland sites).
Limiting	• Small (<2ha) isolated wood or adjacent only to an old conifer plantation. • Densely shaded with little or no understory. • Poor range of food sources. • Few potential nesting sites/hibernation sites. • Poor cover and a lack of habitat structure. • Poor connectivity to adjacent habitat. • Seasonally waterlogged ground. • Little or no shrub understory.
Negligible	• Very small and/or isolated patches of unsuitable habitat. Isolated from adjacent suitable habitat/presence of significant barriers to movement such as buildings/extensive hard standing and short grassland (or equivalent). • Lack of suitable food sources and lack of cover. • Seasonally waterlogged ground in unsuitable habitat.

4 METHODOLOGY

4.1 ZONE OF INFLUENCE

Woody habitats within and around the Site are considered to offer high suitability for foraging, nesting and hibernating dormice and dormouse were recorded within the woodland habitat at the Site to the south of The Holme in 2020. The Zone of Influence will extend out from the Site through connecting hedgerows and woodland habitat surrounding the Site to the north, south, east and west.

4.2 DESK STUDY

A desk study was undertaken to collate all relevant existing information relating to the Site and its surrounding area. The data was used to inform the scope of the Site survey and to enable a full assessment of the likely effects of any development at the Site on any sites, habitats, or species of conservation interest to be carried out. The Multi Agency Geographic Information for the Countryside (MAGIC) website was used to conduct the following desk study searches with regards to hazel dormice on 10 July 2025:

- Records and citations to a 2 km radius of international statutory designated wildlife sites including Special Areas of Conservation (SACs) that support dormouse species.
- Records and citations to a 2 km radius for national statutory sites designated for dormouse including Sites of Special Scientific Interest (SSSI), Local Nature Reserves (LNR) and National Nature Reserves (NNRs).
- Records of European Protected Species Licenses (EPSL) to a 2 km for hazel dormice.

Google Maps aerial images were used to assess habitats at a landscape level (www.maps.google.com) in proximity to the Site to assess wider connectivity and habitat size to help determine whether the Site is suitable to support a functional population of the species.

4.3 DATA SEARCH

A data search was conducted with the Hampshire Biodiversity Information Centre (HBIC) on 10 July 2025 to identify records of dormouse within 2 km of the proposed Site.

4.4 DORMOUSE FOOTPRINT TUBE SURVEY

Footprint tunnels were chosen as the survey method to determine presence or absence of hazel dormice within the Site. This approach can be used to determine presence within areas that dormice are likely to already be present without the need for a survey license due to its non-invasive nature and the likelihood that any individuals utilising the area will remain undisturbed. It has been shown that footprint tunnels can be more successful at detecting dormice than nest tubes or nest boxes within scrub and hedgerows, and it is at least as successful within closed canopy woodland (Bullion et al, 2018). The habitat within the Site is comprised of predominantly hedgerow and scrub.

The initial Site visit and deployment of footprint tunnels was undertaken on 3 June 2025. Following methods outlined in the Hazel Dormouse Conservation Handbook, and to achieve a 97.5% success rate in detecting the presence of dormice, 100 footprint tunnels were deployed in suitable habitat and checked monthly over a period of four months from July to October 2025. Tunnels were evenly spaced at 15-20m intervals along suitable habitat.

Two additional weeks were included at the beginning of the survey to allow for neophobia to subside (for dormouse to become acclimatised to the presence of the tunnels). Commercially available safe and effective tracking ink was installed on completion of this period, with ink and paper refreshed during each monthly survey visit.

Figure 2 shows the locations of the dormouse footprint tunnels installed across the Site.

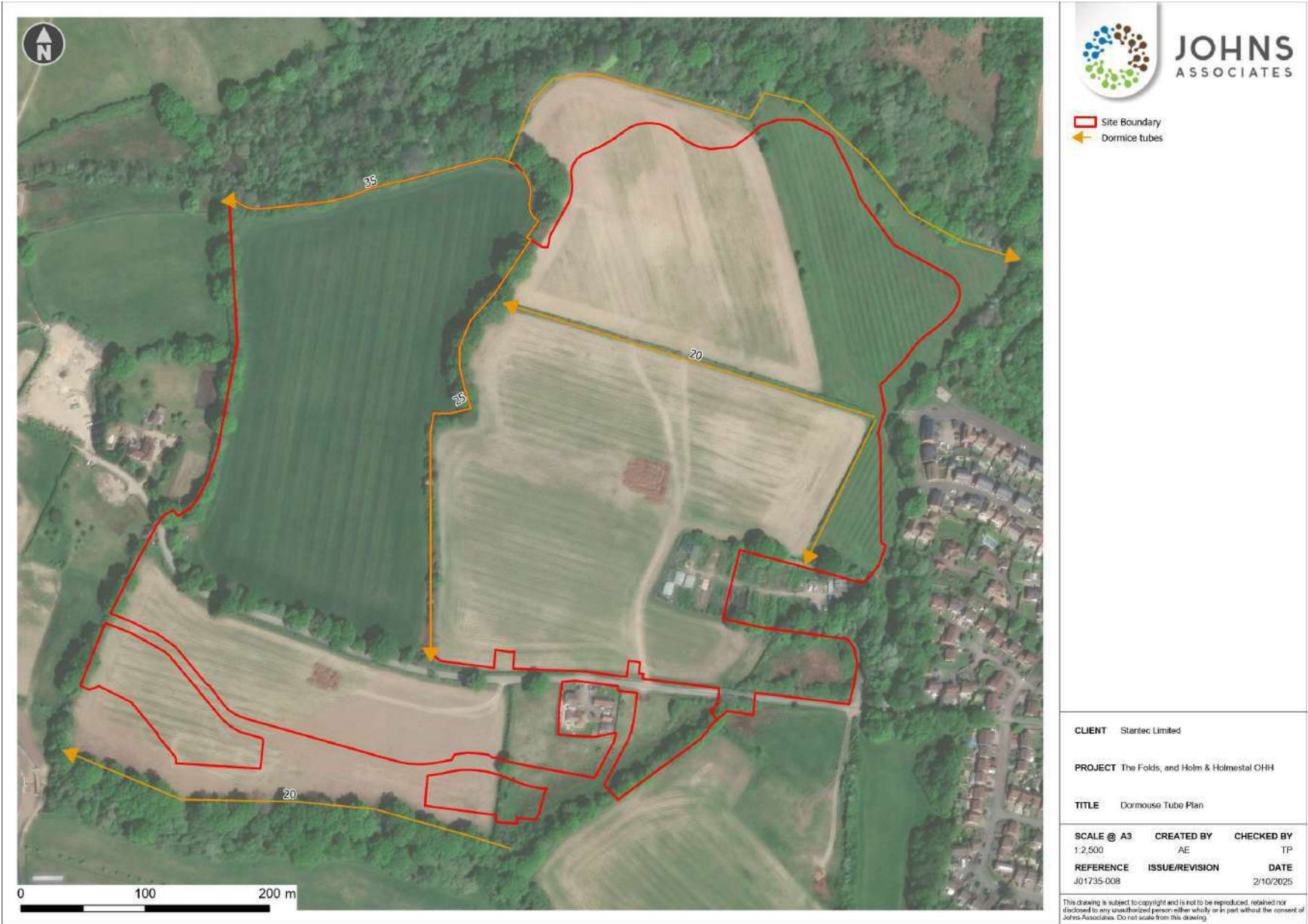
4.5 SURVEY LIMITATIONS/CONSTRAINTS

No limitations or constraints with regard to the field survey or desk study were encountered and therefore the assessment is considered valid.

The findings of this report are considered valid at the time of the final survey (21 October 2025). Should there be delays to the project timetable and/or implementation of the proposed development, updated desk study and/or survey work may be required. In this instance, advice should be sought to ensure the data, recommendations and conclusions set out in this report remain valid.

It has been assumed that the development proposals are as described in this document and that all proposed mitigation and enhancement measures will be implemented in full.

Figure 2: Dormouse Footprint Tube Locations



5 RESULTS

5.1 STATUTORY SITES

There are no SACs designated for supporting dormouse within 5 km of the proposed application Sites.

5.2 NON-STATUTORY SITES

A total of 38 non-statutory Sites of Importance for Nature Conservation (SINC) were highlighted during the data search. Of those, 27 provide suitable habitat to potentially support dormouse. Table 2 provides a summary of the 27 SINC and Table 3 provides the SINC Criteria descriptions.

Table 2: Non-Statutory Designated Local Wildlife Sites within 2 km

LWS name	Reason for designation	Central Grid Ref	Area Size (ha)	Approximate Location from the Site
23 – Quobleigh Pond & Woods	1A/1Cii	SU 4900 1790	8.06	Adjacent to the northern Site boundary
19 – Treeline Break, West End	1A/1Cii	SU 4843 1707	0.58	100 m southwest
17 – Hearts Copse	1A	SU 4820 1670	3.31	520 m southwest
16 – Chalcroft Distribution Park	1B	SU 4820 1640	4.47	710 m south
20 – Round Copse, West End	1A	SU 4860 1970	1.21	720 m south
26 – Scoreys Copse Meadow	1A	SU 4970 1670	3.62	890 m southeast
32 – Knowlehill Copse	1A	SU 5020 1840	3.06	900 m northeast
9 – West Horton Farm Woods	1Cii/5B/6A – <i>Persicaria bistortia</i>	SU 4740 1830	8.51	1.1 km northwest
30 – Gore Copse	1A	SU 5000 1890	1.72	1.1 km northeast
6 – Hog Wood and Gravel Pits	1A/1Cii/5A/6A – Known population of great crested newt	SU 4700 1700	25.53	1.16 km east
36 – Durley Copse	1B	SU 5070 1780	9.24	1.2 km east
15 – Stoke Park Wood	1B/1Cii	SU 4800 1940	90.31	1.3 km north
35 – Knowle Hill	7A	SU 5070 1780	2.44	1.3 km northeast
11 – Copse by Oaklands House	1A/1Cii	SU 4760 1610	1.31	1.4 km southwest
35 – Knowle Hill	7A	SU 5035 1860	2.44	1.4 km northeast
33 – Alder Strip	1A/1Cii	SU 5023 1574	1.38	1.45 km southeast
8 – Hogwood Lane Drove	1A	SU 4715 1655	0.67	1.47 km southwest
1 – Itchen Valley Country Park	2B/5A/5B/6A	SU 4630 1600	64.12	1.5 km southwest
14 – Home Covert, West End	1A	SU 4780 1580	1.17	1.5 km southwest
29 – Hall Land Farms Wood	1A	SU 4980 1920	2.9	1.5 km northeast
14 – Home Covert, West End	1A	SU 4780 1580	1.17	1.52 km southwest
22 – Hardings Land Wooded Bank	1A	SU 4888 1947		1.54 km north

LWS name	Reason for designation	Central Grid Ref	Area Size (ha)	Approximate Location from the Site
21 – Crowdhill Copse	1A/1B	SU 4860 1970	9.36	1.7 km north
38 – Parkers Copse/Fir Plantation/Greenwood	1B	SU 5150 1750	55.4	1.75 km east
31 – Hall Lands Copse	1A	SU 5000 1930	4.03	1.8 km northeast
5 – Bushy Copse, West End	1A	SU 4700 1610	2.8	1.8 km southwest
4 – Withybed Covert/Ridgeway Copse	1A	SU 4700 1600	3.37	1.97km southwest

Table 3: SINC Criteria

Classification	Main Type	Criteria
1A	Woodland	Ancient semi-natural woodlands.
1B	Woodland	Other woodland where there is a significant element of ancient seminatural woodland surviving.
1Cii	Woodland	Other semi-natural woodland if; (ii) they comprise important community types of restricted distribution in the county, such as yew woods and alder swamp woods
7A	Species and assemblages	Sites of nature conservation interest which occur in areas otherwise deficient in such interest and known to be of particularly high value to local communities e.g. community wildlife sites.

5.3 DATA SEARCH

The data search from HBIC identified 3 records of hazel dormouse from within 2 km of the Site, including one from the last 10 years (the 2020 record from the woodland adjacent to the southern Site boundary recorded by Johns Associates Ltd).

5.4 DORMOUSE FOOTPRINT SURVEY RESULTS

Results of the dormouse surveys are shown in Table 4. Figure 3 provides the locations of the dormouse footprints recorded during the surveys. Dormouse were recorded within the southern boundary of Quobleigh Wood and within the line of trees and bramble scrub which extends south from the woods between The Folds and The Homestal development areas.

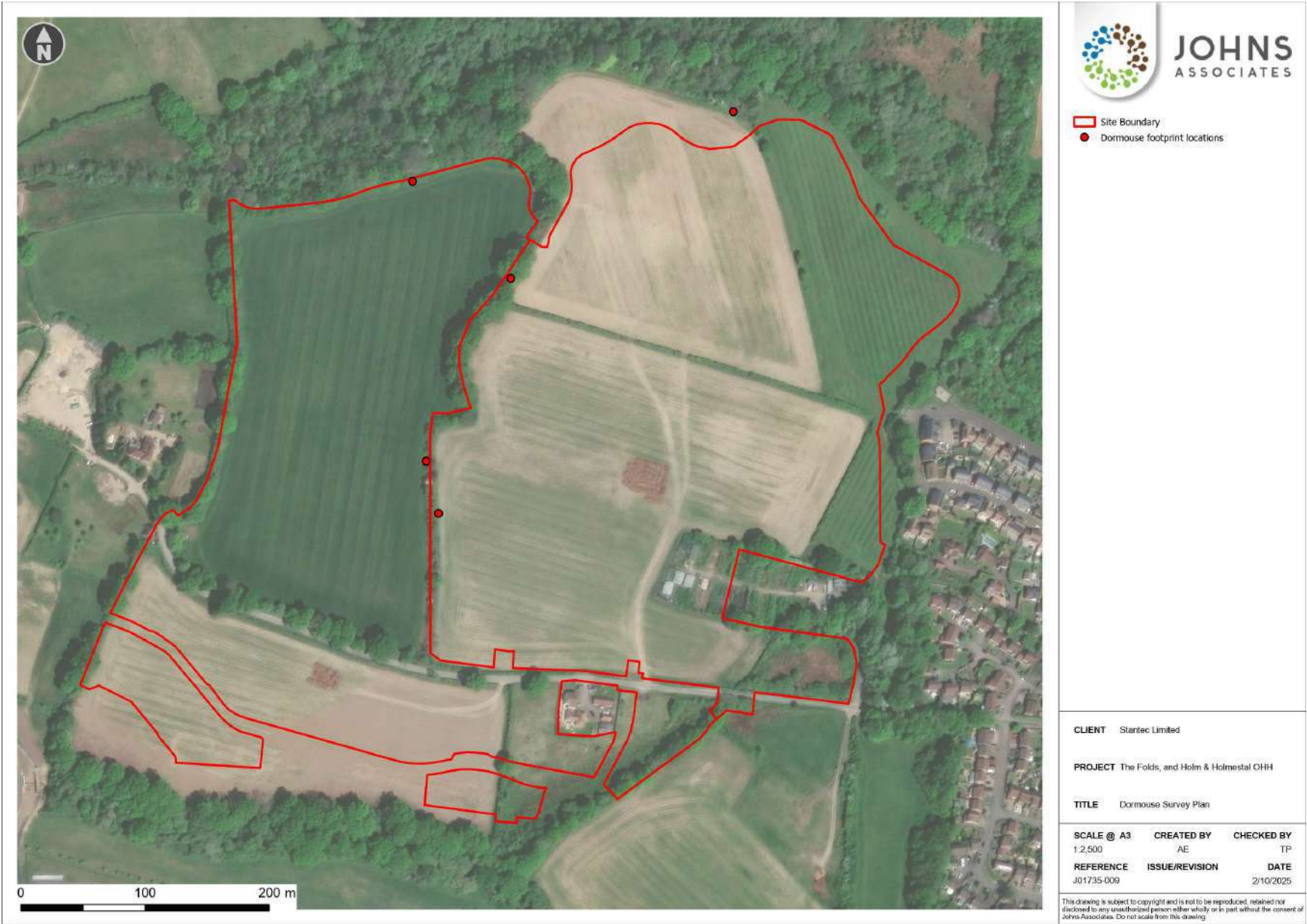
Table 4: Dormouse Footprint Survey Results July to October 2025

Survey Date	Weather	Location of Footprints Recorded (W3W)	Total Number of Positive Footprint Records	Surveyor
22-07-25	Cloud 5/8, wind 2-3, rain – on and off	cook.shady.input	4	BH & GJ
		wooden.costs.tube		
		audit.critic.dishes		
		cars.rental.dairy		
20-08-25	T 20°C, Cloud 7/8, wind 3	Nil - Weather had been extremely dry and detection rate was likely lowered due to ink drying out. Presence was confirmed in the northern sections of the Site during previous surveys, so some tunnels were taken down and relocated to the southern section to increase the likelihood of detection.		JE

26-09-25	T 14°C, cloud, 5/8, wind 0	decide.bless.ahead	1	BH
21-10-025	T 14°C, cloud 6/8, wind 2, intermittent rain	Nil – woodmouse footprints recorded in 6 tunnels therefore ink was working.		JE

Surveyors: BH = Ben Hough
 GJ = George Jones
 JE = Josie Emerson

Figure 3: Locations of Dormouse Footprints Recorded



6 ASSESSMENT OF FINDINGS, CONSTRAINTS & OPPORTUNITIES

Hazel dormouse have been confirmed within the southern boundary of Quobleigh Wood and within the line of trees and scrub which extends south from the woodland between The Folds and The Homestal. It can be assumed that dormouse are present within all suitable hedgerows and treelines within the Site since all are connected with this habitat and to the woodland habitat to the south of the Holme. Dormouse was not recorded within the northern edge of the southern woodland parcel, however this edge habitat was sub-optimal for dormouse.

There is potential for direct harm to individual dormice and loss or degradation of breeding/resting habitat during the proposed construction works. Key risks include injury or mortality during vegetation clearance, loss of breeding/resting habitat, habitat fragmentation and disturbance from increased human activity.

To avoid offences under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended) and to maintain the conservation status of the species on-Site, details of the avoidance, mitigation and compensation measures are provided below. A dormouse EPS licence will be required to allow the development to proceed lawfully.

6.1 DORMOUSE AVOIDANCE AND MITIGATION MEASURES

The majority of the Site boundaries will be protected and retained during the construction works, including the southern boundary of Quobleigh Wood. The works must be conducted to avoid the woodland edge habitat. Heras fencing will be installed along the perimeter of the Site to provide a barrier to the woodland, lines of trees and hedgerow edges and to prevent dormouse being harmed or killed.

Hedgerow H6 in the north east of The Folds will be removed in its entirety to facilitate the development and areas of bramble and mixed scrub will be removed across the Site. Openings within the hedgerow along Fir Tree Lane will be created for road access points.

The removal of this habitat will require a dormouse mitigation licence granted by Natural England (NE) post planning permission being granted.

Prior to clearance, vegetation will be inspected by a licenced dormouse surveyor (or approved ecologist under the EPS licence). A two-stage process of vegetation removal will be implemented with the vegetation cut back during the winter when dormouse are hibernating (November to March). The lower parts of vegetation will be retained at 0.5 m in height to avoid dormouse hibernation nests that may be present at ground level. The lower parts and roots of vegetation will then be cleared in the following spring.

Should the vegetation be cleared during the Autumn (mid-September to October) or Spring (late April to May) when dormice are active then a two-phase cut will not be required and a directional cut under the direct supervision of a licenced dormouse surveyor. An experienced ecological clerk of works will need to inspect the vegetation for summer nests immediately prior to the vegetation being removed. Clearance of suitable habitat will be phased so as to limit potential impacts to this species.

Where connecting habitat will be fragmented to accommodate footpaths and roads, dark corridors at those points will be maintained to mitigate the impact to nocturnal species including dormice. Additional scrub and tree planting will be included in those areas to strengthen connectivity as much as possible following construction. The majority of the eastern boundary of the Site will remain intact and will therefore retain connectivity for dormouse. Lighting will be at less than 0.5 Lux on all boundary vegetation.

Homeowner packs will be issued to all new homeowners outlining the presence of dormouse and informing them of the impact of cats on dormouse to try and dissuade a significant increase in cat ownership at the Site.

6.2 COMPENSATION MEASURES

Fifty additional dormouse boxes will be installed within Quobleigh Woods to increase nesting habitat for dormouse and compensate for habitat loss. These will be installed at an appropriate height to ensure interference by members of the public is minimized. The retained hedgerows, tree lines and woodland within the GI parcels at the Site will be enhanced for dormouse to strengthen connectivity, increase the scrub layer, thicken hedgerows and increase food source diversity for dormouse. Planting will be carefully planned to ensure the specification includes species that will provide a year-round food supply through flowers, fruits and seeds/nuts.

Mixed scrub will be planted along all boundaries to increase cover for dormouse and in particular along woodland buffers and lines of trees where there are any gaps in vegetation cover. The amount of scrub and new hedgerow creation will be equal to or higher in area than the habitat that is removed. The increase in scrub cover will make it more difficult for cats to reach and predate on dormouse.

6.3 MONITORING MEASURES

As part of the NE Mitigation Licence that will be required for the Site, the dormouse population will be monitored. Following standard current guidance outlined in the Hazel Dormouse Mitigation Handbook (The Mammal Society, 2025) for <2ha of habitat affected/large scale housing developments, the Site will be monitored from the commencement of the construction work for ten years. A minimum of 50 dormouse boxes per woodland area as per the methodology provided by the Peoples Trust for Endangered Species (PTES) within the Guidelines.

A Phased NE dormouse mitigation licence for the whole OPP which will show the overall strategy for the Site, and each RM development, or a group of developments (with construction starting within a similar timeframe) will require an individual mitigation licence which links to the overall dormouse strategy.

A total of 50 boxes will be installed high in trees (to avoid disturbance by the public and cats) using ladders in Quobleigh Wood for the Folds and Homestal RM applications and 50 boxes in the central and eastern section of Foxwalks Wood for The Holme and Primary School RM applications.

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Date: 1 July 2025

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Date: 22 October 2025

Reviewed: Liz Johns BSc (Hons) MSc CEnv MCIEEM MRSB

Date: 10 October 2025

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APPENDIX B BAT SURVEY TECHNICAL NOTE

APPENDIX C REPTILE SURVEY TECHNICAL NOTE

EASTLEIGH BOROUGH COUNCIL

One Horton Heath – The Folds, The Holme and The Homestal

1 INTRODUCTION

1.1 BACKGROUND

Johns Associates Ltd was commissioned by Eastleigh Borough Council (One Horton Heath Team) in June 2025 to undertake reptile surveys at the proposed The Folds development parcel, and The Holme and The Homestal development parcel, in support of a Reserved Matters Application (RMA) for each site. The parcels were included within the Outline Planning Permission (OPP) which was granted in October 2025 (LPA ref no. O/20/89498).

The land associated with the development is hereafter referred to as 'the Site'. The Site has the postcode SO50 7BZ and the central grid reference is SU 48897 17427. A plan showing Site location and red line boundary is provided as Figure 1.

Suitable reptile habitat was identified during the Preliminary Ecological Appraisal (PEA), and a good population of slow worm *Anguis fragilis*, a low population of common lizard *Zootoca vivipara* and a low population of grass snake *Natrix helvetica* had been previously recorded in surveys conducted by Johns Associates in 2018 and 2020 within the wider OPA site.

Previous surveys undertaken by Ecologica Associates Ltd in 2014 recorded six grass snake, five common lizard and 76 slow worm in total over the survey period. The repeat survey in 2015 recorded one common lizard and 27 records of slow worm in total. All records are associated with field boundaries, with most of the records associated with the northernmost boundary of the site. The totals provided are the total reptiles across all surveys and not the peak adult counts.

Survey effort is required to determine presence/likely absence of reptile species to inform the planning applications and masterplan for the Site. If presence is confirmed, suitable mitigation strategies must be implemented to safeguard the populations present.

1.2 PURPOSE OF THE SURVEY AND REPORT

The purpose of the survey and subsequent reporting is to:

- Undertake a presence/absence reptile survey within the Site boundary (as shown in Figure 1).
- To identify species present and map the locations.
- Present the results of the reptile survey.

- Present the results of a desk study, which included reptile records held by Hampshire Biodiversity Information Centre (HBIC) for the area extending 2 km from the Site.
- Provide specifications for avoidance, mitigation, compensation and enhancement measures to protect reptiles from harm during the construction and occupation phases of the development.

1.3 PERSONNEL

The survey work (and all ecological aspects for the application) was managed by Tessa Pepler, a Principal Ecologist at Johns Associates, has worked as an ecological consultant since 2005. Tessa has a BSc (Hons) in Environmental Studies and a MSc in Ecology and Management of the Natural Environment. Tessa is a full member of the Chartered Institute of Ecology and Environmental Management (MCIEEM) and holds a Natural England Class 1 survey licence for bats (2019-40584-CLS-CLS-1), great crested newt (2015-18828-CLS-CLS), and dormice (2016-20745-CLS-CLS).

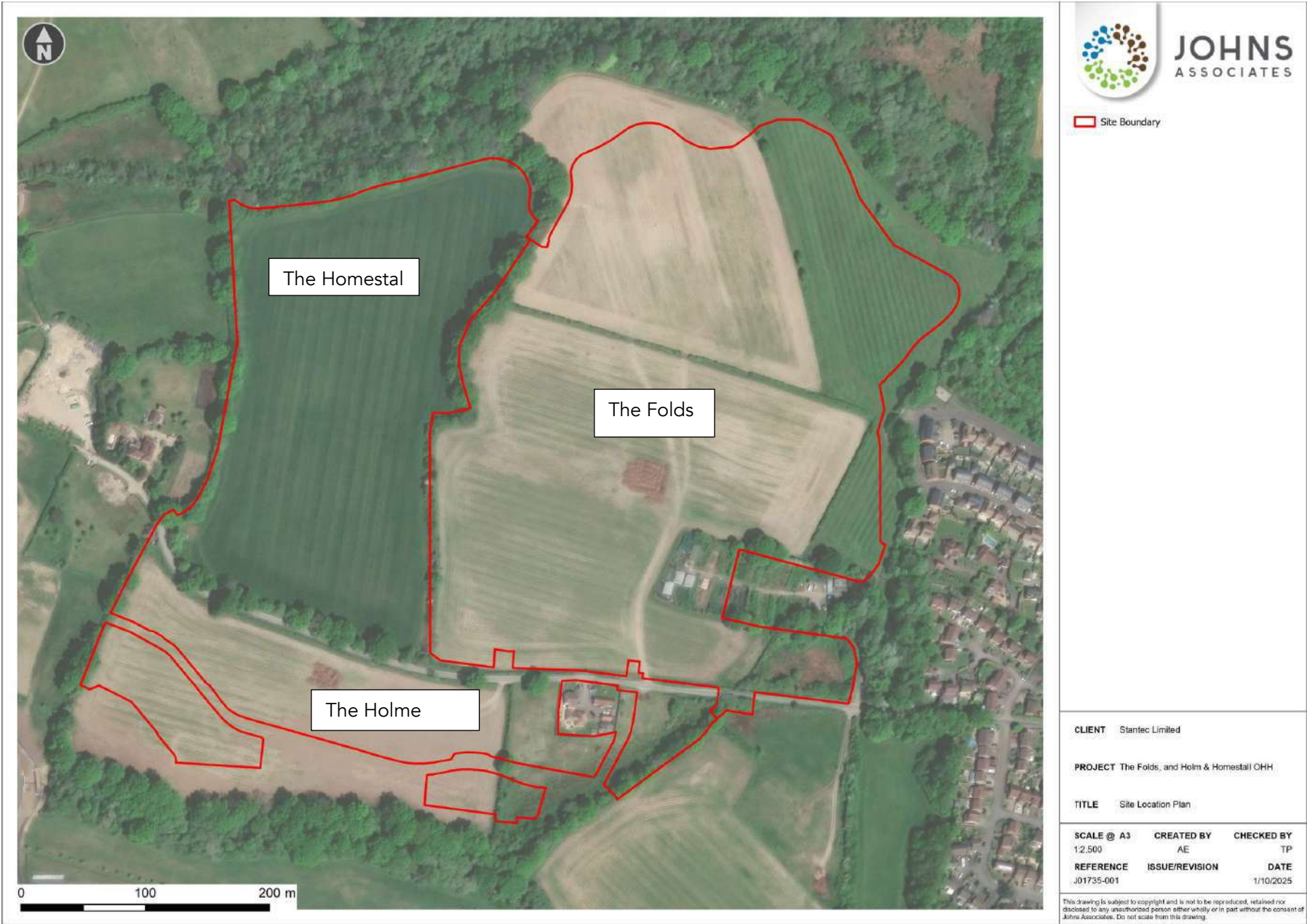
The 2025 survey work was carried out by Assistant Ecologists Ben Hough BSc (Hons) ResM and George Jones BSc (Hons), who are experienced reptile surveyors. The technical note was written by Consultant Ecologist Josie Emmerson, who has a BSc (Hons) in Wildlife Ecology and Conservation Science and Tessa Pepler. It was reviewed by Liz Johns BSc (Hons) MSc CEnv MCIEEM MRSB.

1.4 SITE DESCRIPTION AND LOCATION

The Site comprises 25.54 ha of land adjacent to the current residential area of Horton Heath, in Hampshire. Habitats within the Site consist of cereal crops, modified grassland, bramble, bracken, other neutral grassland, *Arrhenatherum* grassland, mixed and bramble scrub, sparsely vegetated ground, buildings, hedgerows, lines of trees and individual trees. Other broadleaved woodland, hedgerows and lines of trees border the entire boundary of the Site.

Within the wider landscape, the village of Horton Heath borders the eastern perimeter, a solar farm is located to the south, land currently under development (The Avenue Road) is located to the west and Quobleigh Ponds and Wood (SINC) is located to the north. The wider landscape comprises a matrix of agricultural fields, hedgerows, woodland, bodies of water and urban settlements. Southampton airport is located 3 km to the west and the outskirts of the city of Southampton is located 2.35 km to the south, along with the M27.

Figure 1: Site Location and Red Line Boundary



2 LEGAL PROTECTION OF REPTILES

Native reptiles are protected under the Wildlife and Countryside Act 1981 (as amended). It is an offence to kill or injure the following species:

- Adder *Vipera berus*
- Grass snake
- Common or viviparous lizard
- Slow worm

Slow worm, grass snake, common lizard and the amphibian common toad *Bufo bufo* are 'Species of Principle Importance for the conservation of biodiversity' under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. Section 40 of the Act places a 'Biodiversity Duty' upon all public bodies to consider the conservation of biodiversity, restoration and enhancement of species and habitats when carrying out their duties.

Rare reptile species including smooth snake *Coronella austriaca* and sand lizard *Lacerta agilis* are European protected species (EPS) and therefore legally protected under the provisions of The Conservation of Habitats and Species Regulations 2017 (as amended).

It is an offence to:

- Deliberately kill, injure, disturb or capture them.
- Deliberately take or destroy their eggs.
- Damage or destroy their breeding sites and resting places.
- Possess, control or transport them (alive or dead).

For smooth snakes and sand lizards, it is also an offence under the Wildlife and Countryside Act 1981 to intentionally or recklessly:

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

The habitats present at the Site are not suitable to support rare reptile species.

The National Planning Policy Framework (NPPF) states that local authorities should aim to conserve and enhance biodiversity through enforcing planning policies and applications must 'promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity'.

3 HABITAT SUITABILITY

Suitable reptile habitat has been identified within and immediately adjacent to the Site. Reptile habitat present is predominantly grassland of varying type and quality, with a network of hedgerows and woodland. Reptiles may utilise the wooded areas for foraging and hibernating and the more open grassland areas adjacent for basking and foraging. Less suitable habitats include crop fields which provide limited opportunities for foraging and cover, areas towards the centre of fields where refugia are not present, and areas of artificial sealed surfaces. However, reptiles may still utilise buildings and structures for hibernation or basking.

4 METHODOLOGY

4.1 DESK STUDY

A desk study was undertaken to collate all relevant existing information relating to the Site and its surrounding area. The data was used to inform the scope of the Site survey and to enable a full assessment of the likely effects of any development at the Site on any sites, habitats, or species of conservation interest to be carried out. The Multi Agency Geographic Information for the Countryside (MAGIC) website was used to conduct the following desk study searches with regards to reptiles on 10 July 2025:

- Records and citations to a 2 km radius of international statutory designated wildlife sites including Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar Sites that support reptile species.
- Records and citations to a 2 km radius for national statutory sites designated for reptiles including Sites of Special Scientific Interest (SSSI), Local Nature Reserves (LNR) and National Nature Reserves (NNRs).
- Records of European Protected Species Licenses (EPSL) to a 2 km for smooth snake and/or sand lizard.

Google Maps aerial images were used to assess habitats at a landscape level (www.maps.google.com) in proximity to the Site to assess wider connectivity and habitat size to help determine whether the site is suitable to support functional populations of reptile species.

4.2 DATA SEARCH

A data search was conducted with the Hampshire Biodiversity Information Centre (HBIC) on 10 July 2025 to identify records of reptile species within 2 km of the proposed Site.

4.3 REPTILE PRESENCE/ABSENCE SURVEY

The reptile presence/absence surveys were conducted over seven survey visits between 5 September 2025 and 10 October 2025 in line with guidance from <https://www.gov.uk/guidance/reptiles-protection-surveys-and-licences>, Natural England (2015) and Froglife (1999).

A total of 174 artificial refugia were laid out in suitable habitat areas around the Site, as shown in Figure 2. The refugia comprised roofing felt (dimensions 0.5m x 0.5m) and corrugated metal sheets (0.5m x 1m) in equal numbers. Refugia were deployed on 17 June 2025 and left to bed in before surveys commenced on 5 September 2025 when the weather conditions were cooler. South facing areas were preferentially selected as these would not be shaded during the early parts of the day and would warm quickly, thereby attracting reptiles. Mats were placed in locations with the highest suitability for reptiles.

On each survey visit, all artificial refugia were lifted and any reptiles present were recorded. The surveys were conducted between 08:00 and 11:00 or between 16:00 and 19:00 hours, and/or during suitable weather conditions throughout the day i.e. cloudy with sunny breaks and air temperatures of between 9 and 18 °C, when refugia were warmer than the surrounding habitat. Table 5 in Section 5.4 provides the weather conditions for each survey visit.

Results of the refugia survey visits are used to provide an indication of the size of any common reptile populations identified at the site, based on the Key Reptile Site Register (Froglife, 1999); however, additional survey visits would be required to enable a more accurate assessment of population size. The Key Reptile Site Register assesses the likely size of a population based on the maximum number of adults recorded during any one survey visit (peak adult count), which

may inform an objective evaluation of the importance of the reptile interest within the site as a whole. The criteria are reproduced in Table 1.

Table 1: Estimated Population Size based on Peak Adult Counts

Species	Low Population	Good Population	Exceptional Population
Adder	<5	5-10	>10
Grass snake	<5	5-10	>10
Common lizard	<5	5-20	>20
Slow worm	<5	5-20	>20

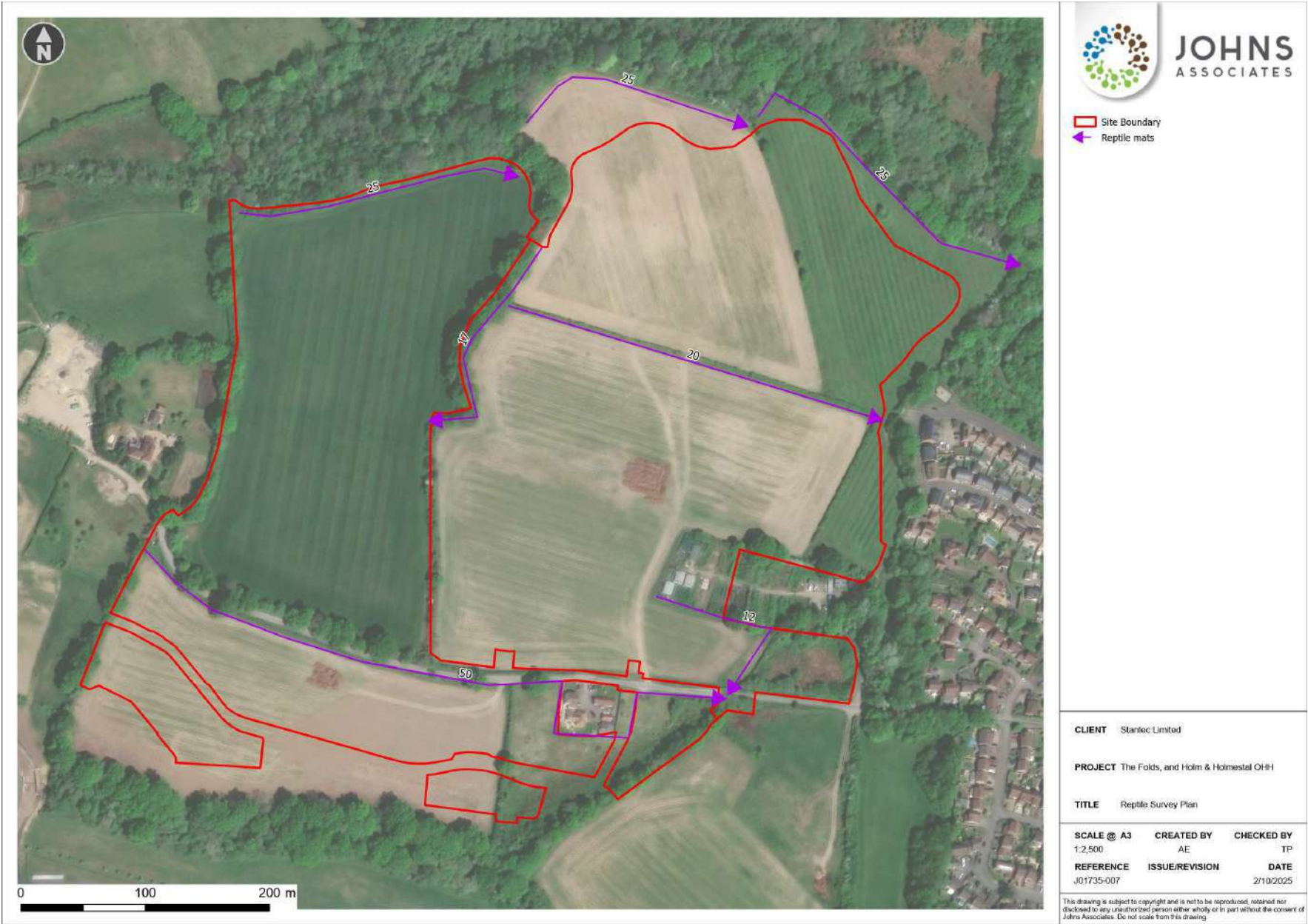
4.4 SURVEY LIMITATIONS/CONSTRAINTS

The findings of this report are considered valid at the time of the final survey (10 October 2025). Should there be significant delays to the project timetable and/or implementation of the proposed development, updated desk study and/or survey work may be required. In this instance, advice should be sought to ensure the data, recommendations and conclusions set out in this report remain valid.

It has been assumed that the development proposals are as described in this document and that all proposed mitigation and enhancement measures will be implemented in full.

No limitations or constraints with regard to the field survey or desk study were encountered and therefore the assessment is considered valid.

Figure 2: Location of Reptile Mats



5 RESULTS

5.1 STATUTORY SITES

There is one European Site within 5 km of the Site; the River Itchen SAC, which is located 1.2 km to the west of the Site. The River Itchen SSSI is located within the same boundary as the SAC and is the only nationally designated site within 2 km of the Site. The inland water bodies, bogs, marshes, fens and woodland within the designated area are likely to support reptile species.

5.2 NON-STATUTORY SITES

A total of 38 non-statutory Sites of Importance for Nature Conservation (SINC) were highlighted by the data search, all of which have potential to support reptiles. Table 2 provides a summary of these designations and Table 3 provides the SINC Criteria descriptions.

Table 2: Non-Statutory SINC within 2 km

SINC name and ID No.	Reason for designation	Central Grid Ref	Area Size (ha)	Approximate Location from the Site boundary
23 – Quobleigh Pond & Woods	1A/1Cii	SU 4900 1790	8.06	Adjacent to the northern Site boundary
25 – Wyvern Technology College Meadow	1A - Known population of great crested newt.	SU 4920 1780	2.98	Adjacent to the northern Site boundary
24 – Ponds & Meadow adjacent to Wyvern Technology College	6A - Known population of great crested newt.	SU 4912 1800	0.73	50 m north
19 - Treeline Break, West End	1A/1Cii	SU 4843 1707	0.58	100 m southwest
18 – Field North of Hearts Row, West End	5B	SU 4840 1705	4.47	150 m southwest
17 – Hearts Copse	1A	SU 4820 1670	3.31	520 m southwest
27 – Scoreys Copse	2B	SU 4970 1670	3.17	680 m southeast
16 – Chalcroft Distribution Park	1B	SU 4820 1640	4.47	710 m south
20 – Round Copse, West End	1A	SU 4860 1970	1.21	720 m south
28 – Scorey's Copse Rush Pasture	2B/5B	SU 4980 1660	2.65	740m southeast
13 – Allington Lane Pond	5B/6A	SU 4770 1700	2.33	820 m east
26 – Scoreys Copse Meadow	1A	SU 4970 1670	3.62	890 m southeast
32 – Knowlehill Copse	1A	SU 5020 1840	3.06	900 m northeast
9 – West Horton Farm Woods	1Cii/5B/6A – <i>Persicaria bistortia</i>	SU 4740 1830	8.51	1.1 km northwest
30 – Gore Copse	1A	SU 5000 1890	1.72	1.1 km northeast
6 – Hog Wood and Gravel Pits	1A/1Cii/5A/6A – Known population of great crested newt	SU 4700 1700	25.53	1.16 km east
36 – Durley Copse	1B	SU 5070 1780	9.24	1.2 km east
15 – Stoke Park Wood	1B/1Cii	SU 4800 1940	90.31	1.3 km north

SINC name and ID No.	Reason for designation	Central Grid Ref	Area Size (ha)	Approximate Location from the Site boundary
34 – Snakemoor Farm Meadow	2B	SU 030 1640	1.44	1.3 km southeast
35 – Knowle Hill	7A	SU 5070 1780	2.44	1.3 km northeast
11 – Copse by Oaklands House	1A/1Cii	SU 4760 1610	1.31	1.4 km southwest
35 – Knowle Hill	7A	SU 5035 1860	2.44	1.4 km northeast
33 – Alder Strip	1A/1Cii	SU 5023 1574	1.38	1.45 km southeast
8 – Hogwood Lane Drove	1A	SU 4715 1655	0.67	1.47 km southwest
7 – Hogwood Lane Meadow	2B/5B	SU 4710 1660	0.77	1.5 km southwest
1 – Itchen Valley Country Park	2B/5A/5B/6A	SU 4630 1600	64.12	1.5 km southwest
14 – Home Covert, West End	1A	SU 4780 1580	1.17	1.5 km southwest
29 – Hall Land Farms Wood	1A	SU 4980 1920	2.9	1.5 km northeast
14 – Home Covert, West End	1A	SU 4780 1580	1.17	1.52 km southwest
22 – Hardings Land Wooded Bank	1A	SU 4888 1947	-	1.54 km north
37 – Land at Knowle Lane, Fair Oak	2B	SU 5070 1843	1.22	1.56 km northeast
12 – Meadow adjacent to Home Covert	2B	SU 4770 1570	2.95	1.66 km southwest
10 – Winslow House Meadow	2A	SU 4750 1580	2.57	1.69 km southwest
21 – Crowdhill Copse	1A/1B	SU 4860 1970	9.36	1.7 km north
38 – Parkers Copse/Fir Plantation/Greenwood	1B	SU 5150 1750	55.4	1.75 km east
31 – Hall Lands Copse	1A	SU 5000 1930	4.03	1.8 km northeast
2 – Meadow North of Railway	5B	SU 4680 1790	0.43	1.8 km east
3 – Stanford Meadow	2B/5B	SU 4680 1790	5.77	1.8 km east
5 – Bushy Copse, West End	1A	SU 4700 1610	2.8	1.8 km southwest
4 – Withybed Covert/Ridgeway Copse	1A	SU 4700 1600	3.37	1.97km southwest

Table 3: SINC Criteria

Classification	Main Type	Criteria
1A	Woodland	Ancient semi-natural woodlands.
1B	Woodland	Other woodland where there is a significant element of ancient seminatural woodland surviving.
1Cii	Woodland	Other semi-natural woodland if; (ii) they comprise important community types of restricted distribution in the county, such as yew woods and alder swamp woods
2A	Grassland	Agriculturally unimproved grasslands
2B	Grassland	Semi-improved grasslands which retain a significant element of unimproved grassland.
5A	Freshwater	Areas of open freshwater (e.g. lakes, ponds, canals, rivers, streams and ditches) which support outstanding assemblages of floating/submerged/emergent plant species, invertebrates, birds or amphibians.
5B	Freshwater	Fens, flushes, seepages, springs, inundation grasslands etc. that support a flora and fauna characteristic of unimproved and waterlogged (seasonal or permanent) conditions.
6A	Species and assemblages	Sites which support one or more notable species.

Classification	Main Type	Criteria
7A	Species and assemblages	Sites of nature conservation interest which occur in areas otherwise deficient in such interest, and known to be of particularly high value to local communities e.g. community wildlife sites.

5.3 DATA SEARCH

Thirty-one records of reptiles were provided by HBIC comprising two species: slow worm and common lizard, between 110 m – 1.99 km from the Site. Table 4 provides further details of these records.

Table 4: HBIC Records of Reptiles within 2 km of the Site

Species	Grid Reference	Most Recent Record	Maximum Count	Distance From Site (km)
Common Lizard	SU491179	2011	1	0.11
Slow Worm	SU48811790	2019	8	0.14
Slow Worm	SU48741796	2020	3	0.23
Slow Worm	SU49601780	2015	11	0.34
Slow Worm	SU496178	2016	1	0.34
Slow Worm	SU4930518305	2007	1	0.56
Slow Worm	SU4980517005	2007	1	0.66
Common Lizard	SU4980517005	2007	1	0.66
Slow Worm	SU4930518605	2007	1	0.85
Common Lizard	SU501172	1999	1	0.88
Slow Worm	SU48441867	2022	1	0.96
Slow Worm	SU48351864	2006	6	1.00
Slow Worm	SU5000518405	2007	1	1.04
Slow Worm	SU48151860	2006	133	1.04
Slow Worm	SU48261866	2005	1	1.05
Slow Worm	SU4920518905	2007	1	1.13
Slow Worm	SU4800518605	2009	1	1.13
Slow Worm	SU5013918645	2014	1	1.31
Slow Worm	SU503186	2006	4	1.38
Slow Worm	SU47551857	2005	3	1.41
Slow Worm	SU48711941	2017	2	1.62
Slow Worm	SU504189	2017	1	1.67
Slow Worm	SU504189	2017	1	1.67
Slow Worm	SU50401890	2015	2	1.67
Slow Worm	SU480194	2007	1	1.79
Common Lizard	SU49381523	2019	1	1.98
Slow Worm	SU469188	2014	1	1.99
Slow Worm	SU469188	2014	1	1.99

5.4 REPTILE SURVEY RESULTS

The results of the seven survey visits covering the wider Site is presented in Table 5. A maximum count of eight slow worm was recorded within the Site. All of the findings except one were recorded along the southern boundary of Quobleigh Woods (northern Site boundary). One slow worm and two common toads were recorded along the northern boundary of The Holme. Figure 3 provides the locations of the slow worm and common toads recorded during the course of the surveys.

Two common lizards were recorded on 1 October 2025 during a UKHab survey within the Quobleigh Breach RM parcel. The lizards were recorded on a mound of soil at OS grid reference SU 48451 17498 to the east of the road construction and to the south west of Fir Tree House, approximately 196 m from the western boundary of The Homestal Site boundary.

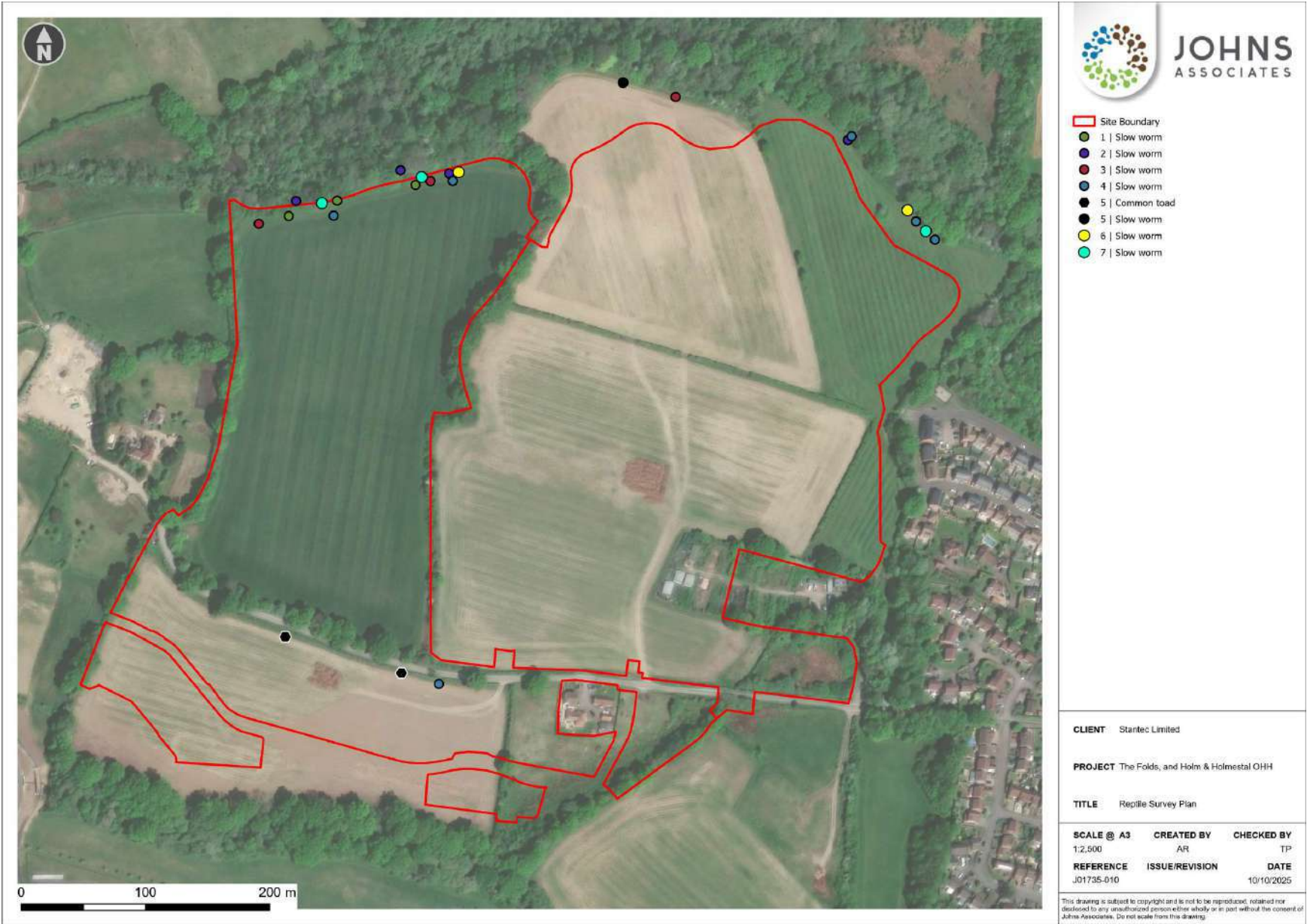
Table 5: The Holme, The Homestal and The Folds Reptile Survey Results

Survey Date	Survey Times	Weather	Species Identified	Total species found per survey	Location (W3W)	Surveyor
05-09-25	08:51 – 10:45	12 - 16°C, wind 1, cloud 1/8, rain 0	1 F slow worm 1 F slow worm 1 slow worm	3 slow worms	cars.dreams.wonderfully among.images.luck faster.grants.motel	GJ
16-09-25	12:15 – 13:30	17 - 16°C, wind 2, cloud 2/8, rain 0	1 F slow worm 1 F slow worm 1 F slow worm 1 Juv slow worm 2 F slow worm	6 slow worms	crate.rich.weds ballots.taped.bigger shady.taking.tanks " " tooth.serves.roof	BH
19-09-25	08:05 – 09:21	14 - 16°C, wind 1, cloud 8/8, rain 0	1 F slow worm 1 F slow worm 2 Juv slow worm 1 Juv slow worm	5 slow worms	pounds.rates.waving nest.onion.blows " " slip.nets.much	GJ
26-09-25	10:00 – 12:00	14 – 14°C, wind 0, cloud 4/8, rain 0	1 F slow worm 1 Juv slow worm 1 F slow worm 1 F slow worm 2 F slow worm 1 F slow worm 1 F slow worm	8 slow worms	clown.pushes.heap " " lance.spend.social ankle.trying.sheep clap.torn.select reef.passes.feels delay.chew.posed	BH
29-09-25	11:00 – 12:14	14 - 16°C, wind 1, cloud 1/8, rain 0	1 M slow worm 1 juv common toad 1 common toad	1 slow worm	front.ages.loveing solar.moth.tells food.lanes.gangs	GJ
06-10-25	11:00 – 12:30	15 – 15°C, wind 0, cloud 3/8, rain 0	1 F slow worm 1 F slow worm 1 Juv slow worm	3 slow worms	makes.squad.neon " " salads.from.skips	BH
10-10-25	11:00 – 12:25	13°C, wind 0, cloud 8/8, rain 0	1 F juv slow worm 1 F slow worm 1 F slow worm 1 F juv slow worm	4 slow worms	among.images.luck " " nest.onion.blows reef.passes.feels	BH

GJ = George Jones

BH = Ben Hough

Figure 3: Reptile Survey Results Plan



6 ASSESSMENT OF FINDINGS, CONSTRAINTS & OPPORTUNITIES

6.1 POPULATION CLASS ASSESSMENT

- There is a Good Population of breeding slow worm within the southern boundary of Quobleigh Woods.
- There is a Low Population of slow worm within the northern boundary of The Holme along the southern boundary of Fir Tree Lane.
- Two common toads were recorded within the northern boundary of The Holme along the southern boundary of Fir Tree Lane.
- Two common lizards were recorded 196 m to the west of the western boundary of The Homestal.

Given the confirmed presence of slow worm and common toad within suitable habitat areas on the Site, the historic presence of grass snake and common lizard at the Site recorded and the presence of common lizard within off-site habitats linked to the Site, there is potential for direct harm to individuals and loss or degradation of habitat during the proposed development works. Key risks include injury or mortality during vegetation clearance, soil stripping, and the movement of materials or machinery; habitat fragmentation; and disturbance from increased levels of human activity.

To avoid offences under the Wildlife and Countryside Act 1981 (as amended) being committed and to maintain the conservation status of these species on-Site, the avoidance and mitigation measures described in Section 6.2 below must be implemented.

6.2 REPTILE AVOIDANCE AND MITIGATION MEASURES

The majority of the Site boundaries will be protected and retained during the construction works, including the southern boundary of Quobleigh Wood. The works must be conducted to avoid the woodland edge habitat. Reptile exclusion fencing will be installed along the southern perimeter of Quobleigh Woods to provide a barrier to the woodland edge and to prevent reptiles from entering the construction area.

All contractors will receive a site-specific reptile awareness Toolbox Talk prior to works commencing, covering identification, legal protection, and procedures if reptiles are encountered. This is of particular importance for the construction of the SUDS pond within the northern area of The Homestal.

Vegetation including small areas of bramble, mixed scrub and hedgerow H6 need to be removed: this will be conducted when reptiles are active (April to mid-October) and will be cleared in two stages using the following approach:

- Artificial refugia will be placed in the locations where scrub and hedgerow vegetation clearance is to occur as per the final Tree Removal Plan produced by Tyler Grange (Ref 11705_P38 and P39) to facilitate capture.
- A minimum of ten site visits will be made prior to the vegetation clearance works commencing to check the refugia and move reptiles to the north of the exclusion fencing along the boundary of Quobleigh Woods. The number of translocation Site visits has been reduced due to no reptiles having been recorded within the areas of vegetation that require removal. Five days with no finds will be required before Site clearance works can commence.
- Phased vegetation clearance and hand search approach.
- First Cut: Reduce vegetation to approximately 15 cm in height, working systematically towards retained habitat or the receptor area, encouraging reptiles to move away.

- Second Cut: Reduce vegetation to ground level (≤ 5 cm) after an interval of at least 48 hours.
- Any reptiles captured during the works will be moved to the retained and protected habitat along the southern boundary of Quobleigh Woods.
- Clearance will take place in suitable weather conditions (dry, mild, overcast, and outside extreme heat or cold).

An ECoW will be present during all clearance of suitable habitat to carry out fingertip searches, ensure reptiles are moved safely, and to stop works if reptiles are encountered in significant numbers.

By implementing the above measures, impacts to slow worm, common toad and common lizard will be minimised, legal compliance will be maintained, and the ecological value of the Site and immediately adjacent areas for reptiles will be maintained in the long term.

6.3 REPTILE ENHANCEMENT MEASURES

- Creation of basking areas, hibernacula, and habitat piles.
- Creation of SUDs ponds
- Creation of grassland and mixed scrub buffers around the perimeter of the Site.
- Provision of a varied sward structure for foraging.

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