

Land at Netley Firs, Kanes Hill

Habitat Enhancement & Management Plan

Prepared on behalf of Hi-Acre Group

January 2026

Land at Netley Firs, Kanes Hill

Ecology 9032

Issue V1

Prepared by:	Jake Purchase	V.01	Jan 2026
Authorised by:	Louisa Standbrook-Jones MCIEEM	V.01	Jan 2026

Pro Vision Ecology

The Lodge
Highcroft Road
Winchester
SO22 5GU

COPYRIGHT: The contents of this document must not be copied or reproduced in whole or in part without the prior written consent of Pro Vision Ecology.

Town Planning | Architecture | Urban Design | Ecology

PV PROJECTS LTD t/a PRO VISION - UK Registered Office - The Lodge, Highcroft Road, Winchester, SO22 5GU | Reg No. 03296321

Winchester: 01962 677044 | Newbury: 01635 40184 | www.pro-vision.co.uk

Contents

	Page
1.0 EXECUTIVE SUMMARY	1
2.0 INTRODUCTION	1
3.0 ON-SITE HABITAT ENHANCEMENT & CREATION	2
CURRENT SITE DESCRIPTION.....	2
HABITAT CREATION AND ENHANCEMENTS	2
ADDITIONAL SPECIES-SPECIFIC MITIGATION & ENHANCEMENT MEASURES	3
4.0 TIMETABLE AND SCHEDULE OF WORKS	6
INITIAL CREATION (YEARS 0-1).....	6
ON-GOING MANAGEMENT OPERATIONS (YEARS 2-5).....	8
5.0 REFERENCES & BIBLIOGRAPHY	10

Appendices

- Appendix A: Habitat Enhancement & Management Plan
- Appendix B: Log pile design
- Appendix C: Bat roosting features
- Appendix D: Bird nesting features

1.0 Executive Summary

1.1 The following report provides full details of mitigation measures, enhancements and landscaping measures, the timetable & schedule of works and management details that are required to discharge Condition 18 of Planning Permission O/18.82750 granted on 4th March 2021 subject to a S106 agreement for the demolition of existing buildings and erection of 23 employment units (up to 5,906 sqm of floor space) with units 21-20 for Use Class B1(b) and (c) and units 1-11 and 21-23 for Use Class B2 and associated car parking and access.

1.2 Condition 18 states:

No development shall start until a detailed habitat enhancement and management plan (to include but not limited to proposals for rhododendron removal, avoidance of pruning and ivy removal and retention of dead wood, inspection of any trees to be removed for presence of bats or birds prior to felling, integrated bird and bat boxes within the buildings and species rich grassland, and the maintenance thereof)) has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and operated in strict accordance with the approved plan.

Reason: To maintain the value of the locality for biodiversity

1.3 The National Policy Planning Framework advocates that in pursuance of sustainable development, net gains for biodiversity should be achieved and core planning principles should contribute to conserving and enhancing the natural environment.

1.4 Opportunity exists for the enhancement of biodiversity within the Kanes Hill site under the ownership of the Client. A suite of mitigation measures is proposed to compensate for development impacts and enhance the natural biodiversity of the site.

1.5 Proposals are described to enhance or create habitats for roosting bats and nesting birds, invertebrates & small mammals and to provide shrub planting along the southern boundary to maintain woodland connectivity.

1.6 The recommendations made in this plan will improve and enhance areas of existing high-quality habitat within the development site boundary and surrounding woodland buffer, as well as enhancing local woodland habitats for protected mammal species.

1.7 The Habitat Enhancement & Management Plan sets out timing constraints and a schedule of works, include pre-, during and post- development management measures, and includes details of the long-term management of on-site habitats.

2.0 Introduction

- 2.1 The following report provides full details of habitat enhancement measures, suggested timetables and a schedule of works to fully discharge Planning Condition 18 for the demolition of existing buildings and erection of 23 employment units (up to 5,906 sqm of floor space) with units 21-20 for Use Class B1(b) and (c) and units 1-11 and 21-23 for Use Class B2 and associated car parking and access.
- 2.2 The proposed development currently represents an opportunity to improve habitats on-site and increase the diversity of these, thereby providing a mixture of food sources and habitat structure which will encourage small mammals, and a range of invertebrates, thus providing food for foraging bats and birds. Opportunity exists to provide additional roosting and nesting opportunities for bats and birds and to enhance foraging habitat.
- 2.3 The Habitat Enhancement & Management Plan (HEMP) primarily focusses on habitats of value to species found or noted during site surveys, including bats and nesting birds. It also draws attention to habitats of value to other protected and notable species not recorded on site that may be found locally. This HEMP will ensure the favourable conservation status of protected species of bat at the site is safeguarded and woodland buffer zones are protected and enhanced through development.
- 2.4 The following habitats will be created or enhanced within the site:
- Shrub & wild flower planting
 - Log piles
 - Bat roosting & bird nesting opportunities

Brief

- 2.5 To prepare a Habitat Enhancement and Mitigation Plan for protected species and other wildlife within the development site in order to discharge Condition 18 of Planning Permission O/18/82750.

3.0 On-site habitat enhancement & creation

Current site description

- 3.1 The site at Kanes Hill sits within a larger ownership boundary with previous surveys covering the entire site. The approved scheme now sits within the southern half of the site and this HEMP only covers this area.
- 3.2 The existing development area is currently part of a commercial site with the previous buildings on the site removed and the site fenced from the current industrial areas. Surrounding the site large areas of clearance has occurred and these areas are predominantly bare ground with a small office building and parking area.
- 3.3 The southern site boundary comprises an area of semi-natural broadleaved woodland which screens the site from Kanes Hill. The canopy of the woodland comprises common beech (*Fagus sylvatica*), pedunculate oak (*Quercus robur*), sweet chestnut (*Castanea sativa*), sycamore (*Acer pseudoplatanus*), silver birch (*Betula pendula*), ash (*Fraxinus excelsior*) and rowan (*Sorbus aucuparia*). The understorey of the woodland is dominated by rhododendron (*Rhododendron ponticum*) and cherry laurel (*Prunus laurocerasus*) with occasional bramble (*Rubus fruticosus*).
- 3.4 The eastern half of the site comprises semi-improved neutral grassland which supports a long sward height. The area is dominated by cock's-foot (*Dactylis glomerata*), meadow foxtail (*Alopecurus pratensis*), red fescue (*Festuca rubra*) and Yorkshire-fog (*Holcus lanatus*). Other species present include cleavers (*Galium aparine*), common ragwort (*Senecio jacobaea*), creeping buttercup (*Ranunculus repens*), field bindweed (*Convolvulus arvensis*), forget-me-not species (*Myosotis* sp.), greater birds-foot trefoil (*Lotus pedunculatus*), lesser stitchwort (*Stellaria graminea*), germander speedwell (*Veronica chamaedrys*), meadow buttercup (*Ranunculus acris*) and smooth tare (*Vicia tetrasperma*).
- 3.5 Tall ruderal habitat is present along the edge of the semi-improved grassland habitat. Common nettle (*Urtica dioica*), creeping thistle (*Cirsium arvense*), and smooth sow-thistle (*Sonchus oleraceus*) are present in these areas.
- 3.6 Groups of semi-mature trees are present along the northern boundary which include common beech, pedunculate oak, sweet chestnut and ash.

Habitat Creation and Enhancements

Shrub planting

- 3.7 A six-metre buffer has been incorporated within the plans along the southern boundary. This area will be planted with shrub species to maintain connectivity along this boundary with the surrounding woodland. The six-metre-wide buffer will be planted with specimens of hazel (*Corylus avellana*), hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*), honeysuckle (*Lonicera periclymenum*), and spindle (*Euonymus europaeus*) or similar native species suitable for the soil type.
- 3.8 These will be planted as whips in the winter months and staggered through the area. Once mature this will provide an area of dense vegetation which will maintain a wildlife corridor along the boundary.

Woodland edge planting

- 3.9 Areas of grassland along the western boundary of the site will be planted with a woodland wildflower mix, such as Emorsgate EW1 that will be tolerant to the shade and provide a gradient to the retained woodland edge. The mixture will include species such as wood avens (*Geum urbanum*), red campion (*Silene dioica*) and foxglove (*Digitalis purpurea*).

Flowering lawn mix

- 3.10 Grassland areas within the development around the parking areas will be sown with an EL1 flowering lawn mix. This mixture is tolerant to management and can be maintained at a short sward height but still has a higher species diversity than standard turf mixtures. This mixture contains species such as common bent (*Agrostis capillaris*), selfheal (*Prunella vulgaris*) and cowslip (*Primula veris*).

Native hedgerows

- 3.11 Native hedgerow planting will be included around some of the parking areas where appropriate. These hedgerows will comprise a mixture of native species with the composition shown below in **Table 1**.

Table 1: Species composition for native hedgerow planting

Species	Percentage composition
Hawthorn	35%
Hazel	15%
Dogwood	15%
Field Maple	15%
Dog rose	15%
Spindle	5%

Retained woodland

- 3.12 The boundary woodland will be retained and managed to enhance the ecological value of the woodland. This will include removal of Rhododendron and replacement with native species. The removal of the rhododendron has been detailed in a separate invasive species report (Pro Vision 2019).
- 3.13 Pruning and ivy removal will be avoided and dead wood left in situ for ecological benefit where it poses no health and safety issue.

Additional species-specific mitigation & enhancement measures

Bats

Mitigation measures

- 3.14 The wider site provides commuting and foraging areas for the local bat populations. Activity surveys were conducted on the site which recorded seven species of bats foraging and commuting across the site. Species included barbastelle (*Barbastellus barbastellus*), long-eared (*Plecotus* sp.), common pipistrelle (*Pipistrellus pipistrellus*), serotine (*Eptesicus*

serotinus), *Myotis* (possible whiskered/Brandt's) and noctule (*Nyctalus noctula*). The woodland margins along the eastern and southern boundary were the most utilized areas.

- 3.15 Lighting must be avoided or reduced where possible. Any external security lighting will be directed to minimise light spillage on adjacent woodland by the use of directional lighting hoods and be fitted with timing sensors to minimise the period of unnecessary illumination and reduce the potential for the lights to attract invertebrates. All on-site lighting must comply with the Guidance Notes 8/23 Bats and Artificial Lighting at Night, as outlined by The Institute of Lighting Professionals (2023).
- 3.16 Lighting measures must ensure the following:
- Lighting will not be aimed at boundary trees or vegetation;
 - Lighting must not be aimed at potential roosting features associated with mature trees along the woodland edge within the curtilage of the proposals;
 - Light levels will be kept to below 1lux along boundary habitats;
 - Light hoods will be used to reduce light spillage; and
 - Timed / motion sensor security lighting will be used where external lighting is required.

Enhancement measures

- 3.17 Diverse planting throughout the site (as detailed above) and specific areas identified for wildlife such as improved boundary habitats and the creation of an additional hibernacula will improve invertebrate numbers and diversity, and hence enhance the site in the long term for bats. The planting along the southern boundary has been designed to maintain this corridor for bats, such as barbastelle.
- 3.18 The proposed development will also incorporate roosting features for bat species (**Appendix C**) such as common pipistrelles which were recorded foraging around the site during the survey. Additional roosting enhancements typically suited for woodland bat species such as Natterer's bats, barbastelle and small *Myotis* bats will be located on suitable retained trees within the immediate development site boundary at locations shown in **Appendix A**. Integral bat tubes will also be installed within buildings that are situated along the southern boundary.
- 2 Schwegler 2FN bat boxes (or similar design)
 - 2 Schwegler 1FR bat boxes (or similar design)
 - 2 Vincent Pro Bat boxes (or similar design)

Birds

Mitigation Measures

- 3.19 Any required vegetation clearance must take place outside of peak bird nesting season, which extends from March until August, unless an appropriate survey is conducted by an ecologist immediately prior to removal, and it is concluded that no breeding individuals or nests of young are present. Should eggs or chicks be identified all works will cease in that area and a five metre buffer erected around the nest until the young have fledged of their own accord.

Enhancement Measures

- 3.20 The proposals will include provision to enhance nesting habitat at the site scale for a range of woodland bird species. Bird boxes will be erected securely on retained trees on site in areas indicated in **Appendix A** and included within the buildings within the wider woodland at appropriate locations at the discretion of a suitably experienced ecologist as follows:
- 3 integral house sparrow bricks
 - 3 Schwegler 1B bird boxes

Invertebrates

Enhancement measures

- 3.21 The enhancement of woodland edge by the planting of native shrubs and forbs within short-sward grassland areas and the creation of log piles will greatly increase the availability of forage plants and breeding sites for a wide range of invertebrates, including the less common species known to exist within the nearby area.
- 3.22 The mitigation and enhancement measures listed above will benefit a range of important moth and butterfly species within the local area. The provision of foraging areas for moths and butterflies will also provide prey species for birds and bats which will feed on the insects.

4.0 Timetable and schedule of works

Initial creation (Years 0-1)

Woodland flowering lawn habitat

Year/Month/Season or general indication	Activity
Autumn – early spring	Seed to be surface sown after ground has been prepared. Seeds to be evenly spread across the ground. This mixture then requires little management to establish.

Scheduling – All planting is to take place when construction is finished if operations are likely to impact on plant establishment. In areas where construction operations are unlikely to impact, planting can begin sooner if appropriate, to aid establishment of trees/shrubs.

Shrub buffer creation

Year/Month/Season or general indication	Activity
Late October – Late May (depending on species)	Planting/sowing of shrubs and pot grown/plug plants (where necessary) and management according to supplier instructions. Shrubs may require rabbit guards & staking and watering as necessary and should be inspected regularly to ensure they are stable and in good health.

Scheduling – All planting is to take place when construction is finished if operations are likely to impact on plant establishment. In areas where construction operations are unlikely to impact, planting can begin sooner if appropriate, to aid establishment of trees/shrubs.

Hedgerow planting

Year/Month/Season or general indication	Activity
Late October – Late May (depending on species)	Planted as whips in two staggered rows 30cm apart, between four and six plants per metre staggering species. Rabbit guards will be required and mulch used at the base of the plants.
Year 1	The area around the base of each shrub should be maintained weed-free at all times during establishment phase of growth. An adequate mulch (75mm depth) should be applied within a diameter of 1 meter to assist with this and to limit water loss. Shrubs should be adequately watered during the first two years to aid establishment and checked regularly, particularly during spells of dry weather. Roots should be checked in spring and re-firmed if necessary.

Scheduling – All planting is to take place when construction is finished if operations are likely to impact on plant establishment. In areas where construction operations are unlikely to impact, planting can begin sooner if appropriate, to aid establishment of trees/shrubs.

Flowering lawns

Year/Month/Season or general indication	Activity
Autumn or spring	Seeds to be sown once ground has been prepared and perennial weeds removed. Seed will be surface sown with an even distribution.
Year 1	Species will be slow to germinate and flower and may not in the first year. The new lawn must be mown regularly (every 7-10 days during the growing season) through the first year of establishment. Cuts should be to 40 – 60 mm

Scheduling – All planting is to take place when construction is finished if operations are likely to impact on plant establishment. In areas where construction operations are unlikely to impact, planting can begin sooner if appropriate, to aid establishment of trees/shrubs.

Log piles

Year/Month/Season or general indication	Activity
Any time of the year	Create log piles with supervision of suitably qualified ecologist.
Post construction	The log piles will be left to vegetate and will remain connected with long grass into nearby hedgerows/woodland boundaries. A buffer area (No grass cuts) of at least 2m will be maintained around the feature.

Scheduling – hibernacula/refugia should be created under careful ecological supervision. Log piles could be created using material won from tree felling operations.

Bats

Year/Month/Season or general indication	Activity
Any time of the year	Erect two Schwegler 2FR, and two Vincent Pro bat boxes in suitable retained trees on site. Integral bat boxes to be installed during construction of the industrial units.
Post construction	Inspection/monitoring of boxes can only be carried out by appropriately licensed ecologist.

Scheduling – If installed by a contractor, a check of the bat boxes to ensure they are properly fitted would need to take place following their installation. If these have not been sited properly they will be moved or re-sited.

Birds

Year/Month/Season or general indication	Activity
September – 1 st March	Removal of scrub and trees necessary for development to avoid peak nesting season. Outside this period vegetation removal should be subject to an ecologist approval to

	ensure no nesting birds are present immediately prior to works.
During works (ideally between September-March)	Erect three Schwegler 1B bird boxes and install three house sparrow brick.

Scheduling - If installed by a contractor, a check of the bird boxes to ensure they are properly fitted would need to take place following their installation. If these have not been sited properly they will be moved or re-sited.

On-going management operations (years 2-5)

Shrubs and hedgerow

- 4.1 The area around the base of each shrub should be maintained weed-free at all times during establishment phase of growth. An adequate mulch (75mm depth) should be applied within a diameter of 1 metre to assist with this and to limit water loss. Shrubs should be adequately watered during the first two years to aid establishment and checked regularly, particularly during spells of dry weather. Roots should be checked in spring and re-firmed if necessary.
- 4.2 All stakes, ties and guards (if used) should be checked regularly. Ties & guards should be removed once planting has established.
- 4.3 Any plants failing to establish should be replaced like-for-like with appropriate specimens.
- 4.4 Any pruning should be during autumn to encourage strong, dense growth and good form. Care should be taken to avoid disturbance to nesting birds.

Flowering lawns

- 4.5 The lawns will require regular mowing but not too short (25-40mm). To permit flowering the mowing can be relaxed from late June and cut again when the sward becomes untidy (after 4-8 weeks). All cuttings should be removed from the lawn following cutting.
- 4.6 Any areas that are failing to establish should be re-sown at the appropriate time of year.

Woodland flowering lawn

- 4.7 Little management is required of the grassland once it becomes established. The boundary woodland should be regularly managed to ensure overshadowing does not occur, with branches trimmed and the woodland thinned or coppiced where required.

Shrub boundary

- 4.8 Specimens should be watered thoroughly following planting to aid establishment.
- 4.9 Cutting should take place annually in August using hand tools (strimmers/brush cutters) and arisings should be allowed to dry in situ to allow for seed dispersal. Arisings should be removed after 7-10 days to prevent nutrient enrichment.

Mature trees

- 4.10 Pruning and ivy removal must be avoided and dead wood left in situ for ecological benefit where it poses no health and safety issue.

5.0 References & Bibliography

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

ILP (2023) *Guidance note 8/23 Bats and Artificial Lighting at Night*

National Planning Policy Framework (2024). *National Planning Policy Framework*. Ministry of Housing, Communities and Local Government, London.

Pro Vision (2017) *Phase 1 Ecological Assessment*

Pro Vision (2019) *Land off Netley Firs, Kanes Hill, Invasive species management plan*

Appendices

Appendix A: Habitat Enhancement & Management Plan



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	06.01.26	First Issue	JP	LI

- Red Line Boundary
- Log Pile
- 1B Nest Box (or similar)
- House Sparrow box
- Vincent Pro Bat Box (or similar)
- 2FN Bat Box (or similar)
- 1FR Bat Tube (or similar)
- Retained Woodland
- Edge (Rhododendron Removal)
- Wildflower Planting
- EL1 Flowering Lawn Mix
- 6m planted scrub buffer



CLIENT:	Hi-Acre Group		
PROJECT:	Kanes Hill		
DRAWING:	Habitat Enhancement Management Plan	1:1500	
NUMBER:	9032-XX-E0-01	A4	
ISSUE:	v1	06.01.26	

Appendix B: Log Pile Designs

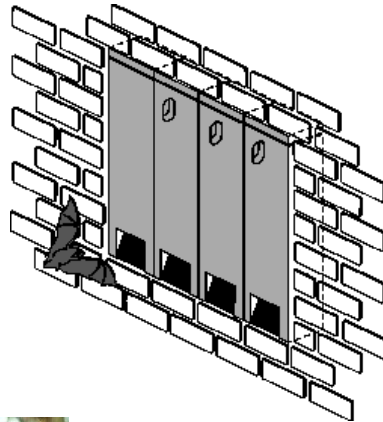


Log pile ideal for reptiles, amphibians, invertebrates and small mammals.



Log pile ideal for stag beetles. Females lay their eggs near decaying wood underground and the larvae feed on the rotting wood.

Appendix C: Bat Roosting Features



Schwegler 2FR Bat Tube The 2FR Bat Tube is suitable for bat species which inhabit buildings and is designed to be built into the masonry of an external wall. It can either be built flush with the wall or beneath a rendered surface or cladding. The tube is constructed from woodcrete and has an integrated wooden panel onto which bats can easily cling. This box requires no maintenance as droppings fall out of the entrance ramp.



Schwegler 2FN bat box. The self-cleaning box contains 2 entrances and allows bats to cluster when roosting and is suited to occupancy by a wide range of UK bat species.



Vincent Pro Bat Box. Highly effective bat box proven with at least 7 species: Barbastelle, Leisler's, Common pipistrelle, Soprano pipistrelle, Brown long-eared, Natterer's and Whiskered (confirmed) and possibly Brandt's. Comparative trials show excellent performance and occupancy rates. 3 vertical chambers with varying size options for different species & different temperature zones.

Appendix D: Bird Nesting Features



Schwegler 1B general purpose box (32mm hole). Suitable for a range of tit species, as well as redstarts, nuthatches and pied flycatchers