



Technical Note

Land Adjacent to Pear Tree
Public House

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4th February 2026

RE: Technical Note on Current Ecological Baseline: Land adjacent to Pear Tree Public House, Botley.

BACKGROUND

This Technical Note (TN) acts to provide the results of an updated walkover and determine the continued validity of the ecological reports associated with the proposed planning application at Land Adjacent to Pear Tree Public House, Botley site.

SITE DESCRIPTION AND LOCATION

The site comprises a parcel of grassland located to the north of Pear Tree Public House, Winchester Road, Botley, SO32 2DH (centred on OS grid reference SU505146) (**Figure 1**). The site is bound to the east by Winchester Road, by the public house to the south, residential properties and their associated gardens to the north and a large residential development to the west.

PROPOSED DEVELOPMENT

The development proposals include the erection of 6 No. dwellings with associated parking and landscaping and creation of new access from Winchester Road (**Figure 2**).

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METHODOLOGY

Desk Study

A review of the Preliminary Ecological Appraisal (Ecosupport Ltd, 2023) and BNG Assessment (Ecosupport Ltd, 2024) and associated ecological data was carried out prior to attending site to ascertain the original baseline for the site. This allowed for a comparison to the current ecological baseline and an assessment on the validity of the previous findings.

Field Survey

An updated site walkover was carried out by Benedict Wightman BSc (Hons) and Tom Evans of Ecosupport Ltd on the 30th January 2026, to assess the site for ecological impacts and constraints that may arise as part of the proposed development. Habitats on site pre-development were identified in accordance with the categories specified for a UK Habitats survey, using Habitat Definitions Version 2.0 (UKHab Ltd., 2023). This was chosen as an appropriate habitat categorisation system as it fits within the Statutory Biodiversity Metric calculation.

During the updated walkover by Ecosupport Ltd, the site was thoroughly searched for evidence of use by Badgers (*Meles meles*), with the specific aim of identifying the presence and location of any setts. In accordance with the *Badgers and Development: A Guide to Best Practice and Licensing* (Natural England, 2011) guidance, the survey accounted for a 30m from the site's boundary (observed where possible i.e., does not conflict with private dwellings). Evidence of Badgers could include latrines, dung pits, feeding remains and foraging evidence, trails and setts.

A non-exhaustive ground level tree assessment (GLTA) was undertaken by Benedict Wightman. This followed BCT (Collins (ed) 2023) best practice survey guidelines searching for any PRFs / evidence of bat occupation and assigning a roost potential assessment.

LIMITATIONS

The updated walkover survey was undertaken outside the optimum seasonal window for recording vascular flowering plants. However, the site is dominated by low-distinctiveness habitats and comprises a simple, highly managed pub garden. Previous ecological surveys were completed during the optimal period for botanical assessment in 2023 and 2024, and their findings support the current classification of the majority of habitats as low distinctiveness. Consequently, the timing limitation is not considered to significantly affect the reliability or interpretation of the updated survey results.

The survey effort did not constitute a comprehensive assessment for invasive non-native species. However, the vegetation survey produced no evidence of species of concern, including Japanese knotweed (*Reynoutria japonica*), during the updated walkover.

ECOLOGICAL BASELINE

Habitats

The previous walkover conducted by Ecosupport Ltd in 2023 classified the site as a vegetated garden with a native hedgerow bordering the Eastern, Northern and Western boundaries. It also indicated the presence of a wooden shed which is no longer present on site.

The vegetation within the site has been described below using the UKHab Habitat Definitions Version 2.0 (UKHab Ltd., 2023). The habitat types on site comprise of the following:

- Built-Up Areas and Gardens (u1) with vegetated garden (828) (**Figure 3**)
- Native Hedgerow (h2a) with trees (11) (**Figure 4 & Figure 5**)

Figure 3. View of the vegetated garden which comprised the majority of the site (taken January, 2026).



Figure 4. View of the native hedgerow with trees wrapping around the western and northern boundaries of the site (taken January, 2026).



Figure 5. View of the native hedgerow along the eastern boundary of the site (taken January, 2026).



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Protected Species

Bats

Previous Survey Results:

The preliminary ecological appraisal (Ecosupport, 2023) assessed the site as having *low potential* to support foraging and commuting bats. The wooden shed was identified as having *negligible potential* for roosting bats, while a single Oak tree (T1) was found to contain one potential roost feature (PRF) and was therefore assessed as having *low roosting potential*. However, subsequent liaison between Ecosupport Ltd and the client confirmed that this tree will be retained, therefore no impacts to this PRF are anticipated.

Updated Walkover Results:

Following the updated walkover survey, it was found that the wooden shed previously recorded on site has since been dismantled and removed. As the shed had been assessed as having *negligible potential* to support roosting bats, its removal does not present any concern for the proposed development or the welfare of any bats that may use the surrounding area. As the on-site habitats remain unchanged from those recorded during the 2023 and 2024 walkovers, the findings of the previous surveys are considered to remain valid.

Badgers

Previous Survey Results:

No evidence of badgers was recorded on site, however, as the site supports some grassland and hedgerow habitat, the site was considered to be of *low potential* to support foraging and commuting badgers.

Updated Walkover Results:

No evidence of badgers was recorded on site. However, as the habitats remain unchanged, the grassland and hedgerows continue to provide some potential for foraging and commuting badgers. Therefore, the findings of previous surveys remain valid.

Reptiles

Previous Survey Results:

The site was considered to be of low potential to support reptiles due to the lack of local records of reptiles and limited habitat structure.

Updated Walkover Results:

Considering that on-site habitats have not significantly changed since the previous walkover surveys, the previous survey results are considered to remain valid, with the site considered to be of low potential to support reptiles.

Great Crested Newts

Previous Survey Results (2023):

Similar to reptiles, the site was assessed as offering very limited potential for great crested newts (GCN), restricted to small areas of tall forb vegetation. While the pond located approximately 260m to the north-east of the site was assessed as being of 'good' suitability for GCN, it is considered separated from the site by significant barriers to

dispersal (in the form of 2 main roads) and it is therefore considered that, should any GCN be present within this pond, it is highly unlikely that they would be utilising the site. Taking the above into account and considering the lack of local records, the site was considered to be of *negligible potential* for GCN.

Updated Walkover Results:

As the on-site habitats remain unchanged, the findings of the previous surveys are considered to remain valid.

Hazel Dormice

Previous Survey Results:

The previous survey classified the site as having *negligible potential* for Dormice due to the lack of connectivity to other areas of suitable habitat with no links to the single dormouse record returned by HBIC and the absence of dormice from an adjacent application area to the west (RM/19/86658) (Ecosupport Ltd, 2019).

Updated Walkover Results:

Considering the habitats remain unchanged and the hedgerow on the eastern boundary has been further degraded by excessive flailing, the results of the previous survey remain valid.

Notable and Birds of Conservation Concern (BoCC)

Previous Survey Results:

The site was considered to have *high potential* for nesting and breeding birds with hedgerows providing ideal nesting and foraging habitat and the limited longer sward grassland area offering further foraging resources. The site's location is also within the surrounding environment provides a habitat mosaic of arable land, hedgerows and woodland parcels, providing good foraging habitat for any nesting or breeding birds using the site. Additional nesting resources are provided by bird boxes on the western and northern boundaries.

Updated Walkover Results:

Considering the habitat on site remains unchanged and the high number of local records of birds returned by HBIC, the results of the previous surveys remain valid.

Biodiversity Net Gain

A Biodiversity Net Gain (BNG) calculation was completed following an updated walkover survey in 2024, with the results provided in a separate report, along with details on habitat management and monitoring (HMMP). Review of the updated proposed site plan (**Figure 2**) confirms that the overall site layout remains largely unchanged. A modification has been made to shift the location of the access road further north, which has also slightly altered the locations of the two visitor parking bays. However, as the access road remains the same size and continues to pass through the same section of hedgerow, the associated impacts are considered unchanged. Consequently, any effect on the BNG assessment outcomes is expected to be negligible. Therefore, the BNG assessment completed in 2024 is considered to remain valid.

CONCLUSION

Following the updated walkover survey, it has been confirmed that the habitats on site remain unchanged from those recorded during the initial surveys in 2023 and 2024. Additionally, the proposed site plan has not significantly changed in any way that would necessitate an update to the BNG Assessment. Therefore, it has been determined there are no significant changes to the ecological considerations for the site, and the results of both the PEA (Ecosupport Ltd, 2023) and BNG Assessment (Ecosupport Ltd, 2024) remain valid.

Kind regards,

Benedict Wightman BSc (Hons)

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