



1ST HORIZON

ECOLOGICAL IMPACT ASSESSMENT (REF: 8607-R13-IA) REV I

Client: **Home Office**

Project: **Haslar IRC, Gosport**

Date: **18/05/2026**



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1.0 NON-TECHNICAL SUMMARY

- 1.1** In May 2023, 1st Horizon were commissioned by the Home Office to undertake an Ecological Impact Assessment ("EclA"), including Phase 2 protected species surveys, in relation to an outline planning application for the expansion of Haslar Immigration Removal Centre ("IRC"), Dolphin Way, Haslar, Hampshire PO12 2AW ("Proposed Development") (central grid reference: SZ 61595 98368), located within the Gosport Borough Council planning authority. This assessment, carried out in September 2025, will inform proposals for the expansion of the IRC. It was updated in December 2025 following a change of redline boundary and updated data search, and further revised in January 2026, in response to comments from the Home Office, and again in March 2026 to reflect changes to the proposed layout.
- 1.2** The purpose of this report is to provide biodiversity information which succinctly identifies ecological features on site and within the corresponding zone of influence, identifies potential impacts resulting from the proposals, associated effects to ecological features, recommends proportionate avoidance, mitigation and compensation strategies, and identifies enhancements that could be implemented in accordance with the British Standard for Biodiversity BS42020:2013 to demonstrate maintenance of favourable conservation status and no likely significant effect to designated sites in accordance with NPPF and Local Planning Policy.
- 1.3** Identified impacts from the proposed works include: habitat clearance, noise, lighting, and visual disturbance, dust/air pollution, and aquatic silt/pollution runoff during construction, and noise, lighting, and visual disturbance, and hydrological nutrient discharge during operation.
- 1.4** No pre-determination protected species surveys are now required (all have been undertaken), and the following additional documents have/will be provided to support the application:
- Shadow Habitats Regulation Assessment (HRA) including consultation with Natural England (at discretion of planning officer).
 - Hydrological Nutrient Neutrality Assessment.
 - Sensitive Lighting Strategy.
 - Biodiversity Net Gain (BNG) Metric, with accompanying BNG Impact Assessment (aka Design Stage Report) and Biodiversity Gain Plan (BGP).
- 1.5** The following are required prior to/upon commencement of site works, and it is our understanding that these will form conditions. All are in accordance with the British Standard for Biodiversity BS42020:2013 (BSI, 2013):
- Biodiversity Enhancement Strategy (BES), including details of new bat and bird boxes.

- Construction Environment Management Plan (CEMP): Biodiversity, including details of:
 - Green Infrastructure retention and protection (including measures to avoid impacts to protected species within).
 - Badger best practice construction measures.
 - Nesting bird check under supervision of Ecological Clerk of Works (ECoW).
 - Common Reptile sensitive clearance under ECoW supervision.
 - Priority species (and any other protected species) sensitive site clearance under supervision of ECoW.

1.6 This report demonstrates that, if the mitigation measures set out in above are implemented in full, there will be no significant residual impacts. The proposed application is expected to result in 'no net loss in biodiversity,' and maintenance of favourable conservation status of resident species and no likely significant effects to ecological features, in accordance with the National Planning Policy Framework ("NPPF") and Local Planning Policy.

1.7 Schedule 7A of the Town and Country Planning Act 1990 ("TCPA 1990") sets a biodiversity gain objective for most types of development. Planning permission is granted subject to a condition that requires a biodiversity net gain of at least 10%. A BNG report (8607-R13-BNG) has been produced using the Statutory Metric and is provided separately. It is our understanding that all required biodiversity gains will be secured offsite through an approved provider.

2.0 INTRODUCTION

2.1 Commission

- 2.1.1** In May 2023, 1st Horizon were commissioned by the Home Office to undertake an Ecological Impact Assessment ("EIA"), including Phase 2 protected species surveys, in relation to an outline planning application for the expansion of Haslar Immigration Removal Centre ("IRC"), Dolphin Way, Haslar, Hampshire PO12 2AW ("Proposed Development") (central grid reference: SZ 61595 98368), located within the Gosport Borough Council planning authority. This assessment, carried out in September 2025, will inform proposals for the expansion of the IRC. It was updated in December 2025 following a change of redline boundary and updated data search, and further revised in January 2026, in response to comments from the Home Office, and again in March 2026 to reflect changes to the proposed layout.
- 2.1.2** Note: 1st Horizon are not considered to function as a Principal Designer for any mitigation/enhancement strategies identified within this document in accordance with the Construction (Design and Management) Regulations 2015 (CITB, 2015).

2.2 Site Context

- 2.2.1** The site is approximately 4.55Ha in size, comprising the approximately 2.6Ha overgrown playing fields that are part of a former Immigration Removal Centre (IRC), with the Haslar Sea Wall Car Park in the south west of site, backing onto an overgrown grass and scrub area in the south. Haslar extends to the north and west, with grassland and estuarine habitats on all other aspects extending along the coast.
- 2.2.2** The site lies within the South Coast Plain National Character Area which is characterised as "a coastal landscape with several major inlets and intertidal habitats of international environmental importance for *wildfowl and waders*."

Figure 1 – Survey Area



Image courtesy of Google Image Pro 7.3.2.5491, [Grid Ref: SZ 05693 95882]. Imagery date March 2024.

2.3 Proposed Development/Identification of Impacts

2.3.1 This assessment will inform proposals for the expansion of the existing IRC on land at Haslar, Dolphin Way, Hampshire, PO12 2AW ("Proposed Development"). The application area, as shown on the plan in Appendix A, comprises access along Dolphin Way, through the existing IRC, the recreation space to the south, and the car parking area off Fort Road.

2.3.2 The Proposed Development includes the erection of new buildings for accommodation and dining facilities, refurbishment/replacement of existing [REDACTED] perimeter fences, erection of internal zonal fencing, vehicular and pedestrian gates, new site entrance gates with a barrier, creation of an internal road, new car parking and resurfacing of the existing car park area, and hard surfacing including space to accommodate protesters on site, installation of lighting columns, installation of roof top solar PV panels, creation of recreational space for residents, landscaping and a visual (tree) barrier together with [REDACTED] garden and pedestrian public access. Improvement of coastal path through the existing car park land.

2.3.3 During construction the Proposed Development is expected to :

- Require clearance of vegetation during the construction phase (currently overgrown grassland with tall ruderal and scrub), resulting in permanent loss of approximately 3.6Ha of grassland habitat to development.
- Cause indirect impacts from noise, lighting, visual disturbance i.e. from workers/ machinery & crane during the construction phase. These impacts are anticipated to continue at all times of the year, including Wintering period.
- Cause dust/air pollution during the construction phase (no significant pollution is expected during site operation).
- Result in aquatic silt/pollution runoff during the construction period.
- Extend the hard surface of an existing car park area into disused land (a former bare ground car park in 2007, now colonised by weeds and scrub) immediately to the south-west (0.9Ha land parcel).

2.2.4 During operation the Proposed Development is expected to:

- Lead to indirect impacts from noise, lighting during operation, which are not expected to be significantly greater than historic use of the Site as an IRC. Although there will be additional residents, no significant increase in recreational pressure to off-site areas is anticipated as this will be a secure IRC.
- Create visual disturbance when viewed from overlooking buildings, increased disturbance events from additional human presence, and recreational disturbance to on-site retained areas of grassland during site operation. It is expected that these parts of the Site will be much less used during the winter months when it is colder and wetter, reducing the significance of impact.
- Increase hydrological nutrient discharge during site operation.

2.3.4 To clarify, this assessment assumes that the works will result in no piling activities/ vibrational effects; and no works/direct impacts to the coastal edge, flood defences, or marine habitats. It is our understanding that all waste will discharge into public sewers and there will be no outfall to the coast or impacts from this. Refer to **Appendix A** for details of the proposed works. Additionally, there will be no increased recreational pressure upon wider statutory designated sites (as the site will function as a secure IRC with no movement of residents into surrounding areas).

2.3.5 The application boundary for the Proposed Development includes areas that have previously been developed under existing permissions, for the purposes of the technical assessments. This includes areas such as the access track to site which was developed as part of previous works, and the Energy Centre area which was dealt with within a separate

application. As these previous works have been dealt with in separate reports and applications, impacts from these works are not assessed within this report.

- 2.3.6** This report identifies relevant ecological features, and potential impacts and effects, recommends proportionate avoidance/mitigation/compensation strategies, followed by enhancements. This information will advise the client on the potential constraints to proposals and inform the final site design. A corresponding zone of influence has been considered (this includes any transboundary effects regardless of administrative areas).

2.4 Aims and Objectives

- 2.4.1** The purpose of this report is to provide biodiversity information which succinctly identifies ecological features on site and within the corresponding zone of influence, identifies potential impacts resulting from the proposals, associated effects to ecological features, recommends proportionate avoidance, mitigation and compensation strategies, and identifies enhancements that could be implemented in accordance with the British Standard for Biodiversity BS42020:2013 to demonstrate maintenance of favourable conservation status and no likely significant effect to designated in accordance with NPPF and Local Planning Policy.

- 2.4.2** This report has been produced with reference to current Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017a), Guidelines for Ecological Impact Assessment in the UK and Ireland, Terrestrial, Freshwater, *Coastal and Marine* (CIEEM, 2018), *Guidelines for Ecological Report Writing* (CIEEM, 2017b), Bat Survey Good Practice Guidelines (Collins, 2016), and British Standard BS42020:2013 (BSI, 2013).

2.5 Background information

- 2.5.1** Application 11/00370/FULL (erection of modular buildings, IRC Haslar), and historic buildings works at IRC Haslar pre-2011 were not supported by ecological documentation.

- 2.5.2** A Preliminary Ecological Appraisal (PEA) report (1st Horizon, 2022) was previously prepared to advise the client on site layout. The findings of this have been used as a baseline for this report.

- 2.5.3** 1st Horizon have undertaken a number of other assessments at the IRC Haslar site which include information relevant to this document. This includes the following:

- **IRC Haslar Energy Centre** – Energy Centre application (24/00382/FULL) supported by Ecological Impact Assessment, Biodiversity Net Gain Metric, and Biodiversity Gain Plan. This application has been approved and work has commenced on site.

- **Boatyard Temporary Car Park** – No formal application required, though ecological walkover, badger survey, badger survey technical note, and Ecological Clerk of works have been undertaken and produced to support works.
- **Temporary Car Park to rear of Fort Road Car Park** – No formal application required as works are permitted under existing development works and required for temporary construction vehicles only. Although no formal application was required, these temporary works were supported by an Ecological Impact Assessment, which has been provided to the County Ecologist.

2.5.4 A search of Gosport Council planning website has not identified any other relevant applications within the past 5-years on-site/within the immediate area (excludes homeowners, minor building alterations, and pruning works to TPO trees).

2.5.5 It is our understanding that correspondence with Natural England regarding this specific application has occurred. This includes email consultation dated 11th March 2024, as well as written correspondence in form of the Natural England Discretionary Advice Service (DAS) (Ref: DAS/457530).

2.5.6 Following correspondence between Natural England and Wild Capital, we understand that legal agreements are now in place to secure land at Stubbington as compensation for the loss of land within the Solent Wader and Brent Goose Strategy, associated with this application.

2.6 Legislation and National Planning Policy

2.6.1 Wildlife legislation and policy relevant to the Proposed Development, based on the findings of the desk study and field survey are set out below. This legal information is a summary only, and the original legal documents should be consulted for definitive information.

2.6.2 Legislative Protection Afforded to Sites/Habitats that could Potentially be Affected by the Proposed Development

Designated Site/Habitat	Legal Status
Ramsar	Ramsar Sites are wetlands of international importance designated under The Ramsar Convention. In the UK they are afforded the same level of protection as Sites of Special Scientific Interest ("SSSIs") under the Wildlife and Countryside Act 1981 (as amended). Under the Conservation of Habitats and Species Regulations 2017 ("Habitats Regulations 2017"), Ramsar sites are designated as "European sites" and as such are assessed for likely significant effects on their integrity in the same way as Special Protection Areas ("SPAs") and Special Areas of Conservation ("SACs").
Special Protection Area	SPAs are strictly protected sites classified in accordance with Article 4 of the EC Directive on the Conservation of Wild Birds (79/409/EEC), also known as the Birds Directive. They are classified for the protection of rare and vulnerable birds, listed in Annex I of the Birds Directive, and for regularly occurring

Designated Site/Habitat	Legal Status
	migratory species. The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended) are the legal instrument for implementing the Birds Directive in the UK.
Special Area of Conservation	SACs are strictly protected areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed in Annexes I and II of the EC Habitats Directive (92/43/EEC). The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended) are the legal instrument for implementing the Habitats Directive in the UK.
Site of Special Scientific Interest	SSSIs are the national suite of sites providing statutory protection for the best examples of the UK's flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs have been re-notified under the Wildlife and Countryside Act 1981 (as amended). Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000.

2.6.3 Legislation Protection Afforded to Species that could Potentially be Affected by the Proposed Development

Species	Legal Status
European Protected	
Bats	<p>In the UK the animal species listed in Schedule 2 of the Conservation of Habitats and Species Regulations 2017 and their breeding sites or resting places are protected under Regulation 43 which makes it illegal to:</p> <ul style="list-style-type: none"> • Deliberately capture, injure or kill any such animal or to deliberately take or destroy their eggs; • Deliberately disturb such an animal; • Damage or destroy a breeding site or resting place of such an animal. <p>European Protected Species (EPS) licences can be granted by Natural England in respect of development to permit activities that would otherwise be unlawful under the Conservation Regulations, providing that the following 3 tests (set out in the EC Habitats Directive) are passed:</p> <ul style="list-style-type: none"> • The development is needed to preserve public health and safety or for reasons of overriding public interest; • There is no satisfactory alternative; and • The favourable conservation status of the protected species concerned will be maintained and/or enhanced. <p>Under Regulation 9(1) of the Habitats Regulations 2017, appropriate authorities and nature conservation bodies "must exercise their functions which are relevant to nature conservation [...] so as to secure compliance with the requirements of the Directives.". This means that they must consider the above 3 tests when determining whether to grant planning permission for a development (or a licence in relation to a protected species impacted by that development) that is likely to cause an offence under the Habitats Regulations 2017. As a consequence, applications for planning permission, or for EPS licences, relating to such developments must demonstrate that the 3 tests will be passed.</p>
Nationally Protected	
Bats	<p>These animals receive full protection under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal (subject to exceptions) to:</p> <ul style="list-style-type: none"> • Intentionally kill, injure or take any such animal;

Species	Legal Status
	<ul style="list-style-type: none"> Intentionally or recklessly damage, destroy or obstruct any place used for shelter or protection by any such animal; and Intentionally or recklessly disturb such animals while they occupy a place used for shelter or protection.
Common Reptiles	These animals receive limited protection under The Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal to intentionally kill or injure any such animal.
Breeding Birds	All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal (subject to exceptions) to: <ul style="list-style-type: none"> Intentionally kill, injure or take any wild bird; Take, damage or destroy the nest (whilst being built or in use) or eggs of any wild bird.
Badger	The Protection of Badgers Act 1992 makes it illegal to wilfully kill or injure a Badger or attempt to do so and also make it illegal to intentionally or recklessly interfere with a Badger sett. This includes damaging or destroying a sett, obstructing access to a sett and disturbing a Badger while it is occupying a sett. Licences can be granted to permit sett closure and/or disturbance between July and November inclusive.
<i>Invasive Species</i>	
Invasive Flora	The Wildlife and Countryside Act 1981 (as amended) contains measures for preventing the establishment of non-native species which may be detrimental to native wildlife, prohibiting the release of animals and planting of plants listed in Schedule 9 of the Act.

2.6.4 Section 40 of the Natural Environment and Rural Communities Act 2006 (the NERC Act) places a legal duty on public bodies, including planning authorities, to ‘have regard’ to the conservation of biodiversity when conducting their normal functions, which includes consideration of planning applications.

2.6.5 In compliance with Section 41 of the NERC Act, the Secretary of State has published a list of species and habitats considered to be of principal importance for conserving biodiversity in England under the UK Post-2010 Biodiversity Framework. This is known as the list of Habitats and Species of Principal Importance (HPI/SPI), of which there are 56 habitats and 943 species. The HPI/SPI list is used to guide planning authorities in implementing their duty under the NERC Act.

2.6.6 Where relevant, these habitats and species are included in Section 4 – Baseline Ecological Conditions, below.

National Planning Policy

2.6.7 The NPPF (2024) sets out the Government’s planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development.

2.6.8 In accordance with section 15 of the NPPF Planning policies and decisions should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;
- preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

2.6.9 Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries (NPPF paragraph 188).

2.6.10 To protect and enhance biodiversity and geodiversity (NPPF paragraph 192), plans should:

- Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and

- promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

2.6.11 When determining planning applications (NPPF paragraph 193), local planning authorities should apply the following principles:

- 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;
- 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;
- development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- 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.

2.6.12 The following should be given the same protection as habitats sites (NPPF paragraph 194):

- potential Special Protection Areas and possible Special Areas of Conservation;
- listed or proposed Ramsar sites; and
- sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

2.6.13 For the purpose of NPPF, Habitats Sites are defined as: “Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites”

2.6.14 The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site. Refer to Section 4 for information on relevant sites.

Local Planning Policy

2.7.1 The following policies of the current Gosport Local Plan 2011-2029 (Gosport Borough Council, 2021) are applicable to biodiversity and nature conservation (refer to the Local Plan document for full details) [draft local plan 2038 currently under review]:

- **LP41 – Green Infrastructure**
- **LP42 – Internationally and Nationally Important Habitats**
- **LP43 – Locally Designated Nature Conservation Sites**
- **LP44 – Protection Species and Other Features of Nature Conservation Importance**

2.7.2 Additionally, Gosport Design Supplementary Planning Document (SPD), specifically Habitats Regulations Assessment (HRA) chapter, may be of relevance. The Solent Waders and Brent Goose Strategy [SWBGS]: Guidance on Mitigation and Off-setting Requirements (Hampshire County Council, 2018) are also applicable.

2.7.3 Reg 63 of the Conservation of Habitats and Species Regulations 2017 must be applied, and Natural England’s Solent Nutrient Neutrality Advice Note June 2019 is applicable.

2.7.4 In December 2025, the Hampshire Local Nature Recovery Strategy (LNRS) was published and is applicable to this report and development (Nature Recovery Hampshire, 2025). As above this strategy identifies the site as being within the Solent Waders and Brent Geese Sites. This includes the following suggested measures for these areas:

- **C4:** Management and restoration of coastal floodplain grazing marsh for priority species and other features
- **C7:** Managing public access and dogs
- **WB1:** Creation and management of wet grassland for breeding waders and wintering waders and wildfowl
- **F4:** Management of grassland for target features

2.7.5 Refer to **Section 2.6** for relevant details of European and National Legislation, and National Planning Policy.

3.0 METHODOLOGY

3.1 Desk Study

3.1.1 Desk study details were obtained from the following sources on the dates specified to provide background on ecological features in the vicinity of the site (as part of original Preliminary Ecological Appraisal report). In each case the search included the site and the specified area beyond the site boundary based on the expected zone of influence. Candidate and potential designations were considered too as these are also legally protected. Records searched for included:

- Statutory sites designated or classified under international conventions or European legislation within a 5km radius, statutory sites designated under national legislation (including Marine) and existing EPS Licence applications and Great Crested Newt Pond Survey records within a 2km radius, and Priority Habitat & Ancient Woodland Inventory within a 0.5km radius [Magic Map, 11th December 2025] (DEFRA, 2025);
- Tree Preservation Orders (TPOs) and Biodiversity Conservation Areas within the immediate zone of influence [Gosport Council website, 11th December 2025];
- Waterbodies within a 0.5km radius (Online mapping sources including: Google Maps; Magic Map; and Ordnance Survey Street View, 11th December 2025); and
- Locally designated wildlife sites and any notified Local Biodiversity Action Plan (BAP) Habitats within a 0.5km radius, Legally protected species, any Priority species (which includes: National Biodiversity Species, Local BAP Species, Species of conservation concern and Red Data Book (RDB) species, Birds of Conservation Concern (BOCC), nationally rare and nationally scarce species, and OSPAR Commission list of threatened/declining species) and Invasive species (listed under section 14 of Schedule 9 only) within a 2km radius, and any important hedgerows/veteran trees within the immediate zone of influence [Hampshire Biodiversity Information Centre (HBIC), 6th November 2025].

3.1.2 The data has been edited where relevant to prevent sensitive or confidential records being made public in accordance with Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK (CIEEM, 2020).

3.1.3 Results of the Desk Study are laid out in Section 4 – Baseline Ecological Conditions.

3.2 Field Survey

3.2.1 Field Surveys were undertaken on the following dates by the identified staff, all of whom satisfy necessary field survey competencies as stipulated by the Chartered Institute for Ecology and Environmental Management (CIEEM). Weather conditions on the day of survey have been included and where relevant survey/class licence numbers referred to.

Survey	Date	Staff/Licence	Environmental Conditions and Times
Badger Survey	24/05/23	████████ QCIEEM, MSc, BSc (Hons) [Consultant Ecologist]	Dry with 20% cloud cover, no wind, and a temperature of 15°C.
Reptile Survey	06/07/23 24/07/23 27/09/23 29/09/23 30/09/23 02/10/23 04/10/23	████████ QCIEEM, MSc, BSc (Hons) [Consultant Ecologist], plus ██████, and ██████ ████████ [Field Ecologists]	Range of conditions: but always dry & sunny, with 0-75% cloud cover, no to light wind, and a temperature of 16-21°C.
Updated Walkover	14/10/2025	████████ BSc(Hons), MSc, Qualifying CIEEM Member – Senior Ecologist	Dry with 100% cloud, no wind, and a temperature of 12 °C
Badger Survey	14/10/2025 29/10/2025	████████ BSc(Hons), MSc, Qualifying CIEEM Member – Senior Ecologist	Dry with 100% cloud, no wind, and a temperature of 12 °C Light drizzle, 100% cloud, no wind, and a temperature of 11 °C
Ground-level Tree Assessment (GLTA)	14/10/2025	████████ BSc(Hons), MSc, Qualifying CIEEM Member – Senior Ecologist Under instruction of ██████ Natural England licence Level 2 CL18 2015-14659-CLS-CLS.	Dry with 100% cloud, no wind, and a temperature of 12 °C

UK Habitat & Preliminary Ecological Appraisal

3.2.3 In accordance with Guidelines for Preliminary Ecological Appraisal 2nd Edition (CIEEM, 2017a) the Preliminary Ecological Appraisal (PEA) survey included the following.

3.2.4 Mapping of Habitat Types

This assessment has utilised the UK Habitat Classification (UKHab) methodology (UK HAB, 2020) as the recommended published method of habitat classification. It has been used to categorise & map the main vegetation types present within the survey area using a standard set of habitat categories. Each of the main habitats has been described; including details of component plant species abundances (recorded using the DAFOR scale: D=Dominant, A=Abundant, F=Frequent, O=Occasional, R=Rare). Additionally, any stands of non-native invasive plant species were recorded. Habitat extents have been visually mapped onto a topographic plan, with approximate location/areas recorded only (a GPS unit has not been utilised to accurately recorded these).

3.2.5 Assessment of possible presence/likely importance for Protected & Priority Species

An assessment of the possible presence of protected or priority species, and the likely importance of habitat features present for such species has also been undertaken, particularly where uncommon or specialised habitats are present in accordance with current PEA guidelines (CIEEM, 2017a). However, no specific protected species survey has been undertaken unless listed under additional surveys as below. Any incidental sightings of protected or priority species, or field signs of such species has also been recorded. Species assessed include Plants & Fungi; Terrestrial/aquatic invertebrates; Fish; Amphibians; Reptiles; Breeding, wintering and migratory birds; Bats (including potential roost sites, foraging and commuting habitats/features), Badger, and Other mammal species.

3.2.6 Badger Survey

A thorough search of the redline application boundary and land within a 30m radius, where access was available, was undertaken for signs of Badger activity in accordance with current guidance (Harris, 1989). This involved a search for the presence of setts, foraging activity and associated field signs such as latrines, dung pits, prints and tracks. The location of any setts was mapped, including the number of entrances and signs of use such as bedding material, fresh spoil and hairs were recorded. Additionally, significant evidence of Badger activity was mapped (i.e. territory latrines and runs connecting setts).

3.2.7 Where evidence of Badger activity or excavations of unconfirmed origin were identified, static camera traps were deployed and left for a minimum of two weeks to record. Once collected in, recordings were analysed and sites and setts classified in relation to the levels of Badger activity that were recorded.

3.2.8 Reptile Survey

Artificial refugia material was set out throughout the site in accordance with current guidance (Froglife, 2016). The refugia comprised 0.5x0.5m torch-on roofing felts and 0.5x0.5m corrugated bitumen sheets, to provide a variety of refuges and increase the likelihood of attracting reptiles. The location of each refugia was accurately mapped with each refugia given a number reference to enable a detailed assessment of reptile

distribution and population density where reptiles were detected. Current survey guidelines recommend a minimum refugia density of 5 to 10 refuges per hectare, although the more refugia used the greater the chance of finding reptiles (Froglife, 1999). The artificial refugia were left to “bed-in” for at least two weeks of suitable weather conditions to allow the refugia to be discovered by any reptiles present, for reptiles to become accustomed to their presence, and for the desired humid conditions beneath the refugia to develop.

3.2.9 In accordance with current guidance (Froglife, 1999) the refugia were then checked for an initial 7 days to obtain sufficient data to prove presence or likely absence. Checks of the refugia to detect any reptiles basking atop or absorbing heat beneath artificial refugia were undertaken at a suitable time of year, during suitable weather conditions and at an appropriate time of day. Natural refugia i.e. log/rubble piles and brash was also inspected. During each survey, the surveyor recorded the location (i.e. refugia number), number, species, and sex of each reptile species encountered. Any amphibian species encountered were also recorded.

3.2.10 Ground-Level Tree Assessment: Individual Trees and Groups of Trees.

With reference to current survey guidelines BS8596:2015 (BSI, 2015) and Bat Surveys for Professional Ecologists (4th Edition) (Collins, 2023), a preliminary ground-level survey for roosts of individual trees and groups of trees within and immediately adjacent to the site, was undertaken. Each tree was visually inspected from the ground (with the aid of binoculars and a high-powered torch) to identify Potential Roosting Features (PRFs), including checks for the presence of the following features that bats might be able to use:

- Natural holes (e.g. knot holes) arising from naturally shed branches, or branches previously pruned back to the branch collar;
- Man-made holes (e.g. cavities that have developed from flush cuts) or cavities created by branches tearing out from parent stems;
- Woodpecker holes;
- Cracks/splits in stems or branches (both vertical and horizontal);
- Partially detached or loose, platy bark;
- Cankers (caused by localised bark death) in which cavities have developed;
- Other hollows or cavities, including butt rots;
- Compression forks with included bark, forming potential cavities;
- Crossing stems or branches with suitable space between for roosting;
- Ivy stems with diameters in excess of 50mm with suitable roosting space behind (or where a roosting space can be seen where a mat of thinner stems has left a gap between the mat and the trunk);

- Bird and Bat boxes on trees; or
- Other features that offer a place of shelter.

3.3 Assessment

3.3.1 Badger

Setts and sett entrances have been classified according to the definitions sourced from Harris et al. (1989) and Neal & Cheeseman (1996). The size, status and level of activity of each sett can be assessed by counting the number of entrance holes. The degree of use of each entrance hole can be classified as follows:

- Well-used holes - clear of any debris or vegetation and are obviously in regular use. There may be evidence of regular excavation or fresh footprints.
- Well-used holes with bedding - same as above but with bedding material present.
- Partially used holes - not in regular use and with debris such as leaves and twigs in the entrance or have moss and/or other plants growing in or around the entrance. To make use of the hole again, a minimum amount of clearance would be required.
- Disused holes - have not been in use for some time, are partially or completely blocked, and would require considerable clearance before they could be used. Long-disused holes may simply be a depression in the ground together with the remains of a spoil heap, which may be covered in moss or plants.

3.3.2 The status of each sett can be classified as follows:

- **Main Setts** - These are the most frequently used and appear to be large, well-established, often extensive and with large spoil heaps outside the entrances. Main setts are typically associated with an obvious network of paths leading to, from and around the entrances. There is generally only one main sett per social group of Badgers where the average number of entrances is 15.
- **Annexe Setts** - Regularly used, though not necessarily all of the time, with several entrances, annexe setts are smaller than the main sett and occur in close association with it (usually within 150 metres). They are normally linked to the main sett by clear well-used paths and consist of 6 entrance holes on average.
- **Subsidiary Setts** - These are further away from the main sett (50 metres or more) and typically comprise of 5 entrance holes on average. They are not continuously active, with no obvious path connecting them to the main sett. For this reason their 'ownership' can often only be determined by bait-marking.
- **Outlying Setts** - Sporadically used with few holes, outlying setts can be found anywhere within the territory and usually have small spoil heaps, indicating that they

are not very extensive underground. There are no obvious paths connecting them to other setts and Foxes or Rabbits may colonise them when not in use by Badger.

- **Single Hole Setts** - Normally included in the outlying sett category. These are also generally in sporadic use by Badgers and often exhibit few field signs to demonstrate evidence of Badger activity. Some may be occupied by a breeding female and Foxes may take over the hole when not in use by Badgers.

3.3.3 Reptile

Each survey visit may reveal only a small sample of the reptile population occurring on site, because the proportion of individuals recorded varies according to weather, migration patterns etc. A mechanism known as the Key Reptile Site Register can be used to obtain a basic evaluation of the population size and importance of the site. It has been designed to identify and promote the safeguarding of important reptile sites, with outstanding assemblages being the guiding principle in judging sites. To qualify for the Key Reptile Site Register, the site must meet at least 1 of the following criteria (Froglife, 1999): Supports 3 or more reptile species; Supports 2 snake species; Supports an exceptional population of 1 species; Supports an assemblage of species scoring at least 4; or Does not satisfy any of the above but which is of particular regional importance due to local rarity.

Table 2 – Reptile Population Score

Species	Low Population (Score 1)	Good Population (Score 2)	Exceptional Population (Score 3)
Adder (<i>Vipera berus</i>)	<5	5-10	>10
Grass Snake (<i>Natrix natrix</i>)	<5	5-10	>10
Viviparous Lizard (<i>Zootoca vivipara</i>)	<5	5-20	>20
Slow-Worm (<i>Anguis fragilis</i>)	<5	5-20	>20

3.3.4 Bats

Following the preliminary assessment of trees, based on the signs present, each tree was classified as one of the following categories in accordance with current guidance (Collins, 2023):

- **None** – Either no PRFs in the tree or highly unlikely to be any;
- **FAR** – Further assessment required to establish if PRFs are present in the tree;
- **PRF** – A tree with at least one PRF present.

3.3.5 Where PRFs are identified, they are categorised in relation to the suitability for roosting bats based on the following, and to be applied using professional judgement in accordance with current guidance (Collins, 2023):

- PRF-I – PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats;
- PRF-M – PRF is suitable for multiple bats and may therefore be used by a maternity colony.

3.3.6 General

A level of importance has been assigned to each ecological feature, where sufficient baseline data is available to do so, in accordance with current guidance (CIEEM, 2018). This is defined within a geographical context as follows: International and European; National; Regional; Metropolitan, County, vice-county or other local authority-wide area; River Basin District; Estuarine system/Coastal cell; and Local (plus Negligible where no associated value has been identified). For example, importance of designated sites reflects the geographical context of the designation (where designated sites no longer meet designation criteria and those formally ‘de-notified’ or where an undesignated site meets published selection criteria must also be considered). When considering habitats and species contextual information about distribution and abundance of that habitat/species in the area must be considered (if the habitat/species status is currently in a degraded or unfavourable condition its potential value should be considered).

3.3.7 The assessment then considers potential impacts (both positive and negative) generated during the construction and operational phase of the proposed application. Only impacts that are likely to be significant are considered. Impacts that are either unlikely to occur, or if they did occur are unlikely to be significant, are not considered.

3.3.8 Cumulative impacts are then considered where the application meets criteria in accordance with national EIA screening guidance (GOV.UK, 2019), and where agreed with the competent authority during scoping. This takes into consideration existing background levels of threat or pressure, looks at critical thresholds, and assess both additive/incremental and associated/connected impacts and effects.

3.3.9 Relevant aspects of ecological structure and function are then considered when determining if identified impacts will have a significant effect upon ecological features. Where necessary, this assessment utilises information from other specialists i.e. air quality, hydrology etc, to determine the level of impact. In accordance with current guidance (CIEEM, 2018) these are described using the following characteristics, where relevant: positive or negative; extent; magnitude; duration; frequency and timing; and reversibility.

3.3.10 The mitigation hierarchy is then explored in accordance with BS42020:2013 (BSI, 2013). This seeks as a preference to avoid impacts, then to mitigate unavoidable impacts, and as

a last resort, to compensate for unavoidable residual impacts that remain after avoidance and mitigation measures. Justification has been provided by the client/their planner where the mitigation hierarchy cannot be followed, or for example where compensation is a preferred approach where the competent authority has adopted a County wide strategy i.e. District Level Licensing Schemes (GOV.UK, 2019). In this instance current national Biodiversity Offsetting guidance has also been consulted (GOV.UK, 2019). Additional information has also been provided by the client/their planner where the applicant wishes to demonstrate exceptional circumstances or where they wish to pursue alternative strategies. Any residual impacts following mitigation measures etc are then identified.

- 3.3.11** All mitigation measures follow species specific current best practice guidance and the source has been identified accordingly. Deviation from guidance has been explained by the ecologist and is proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed works.
- 3.3.12** It is important that planning decisions are based on up-to-date ecological data, and the specific timeframe over which survey data is considered valid follows general advice (CIEEM, 2019). Additionally, it should be noted that the presence/absence and status of protected species can change seasonally/annually. The age of data should also be assessed separately when considering the submission of an EPS Licence (i.e. Natural England may require data to be from the current season).
- 3.3.13** Local Environmental Records Centres (LERC) issue a licence for use of provided biodiversity data for 1 year only, after which time this should be renewed to validate an application (and reports updated accordingly to incorporate any new records). Following completion of surveys all relevant biodiversity data will be submitted to the relevant LERC and other groups as appropriate.

3.4 Limitations

- 3.4.1** Data held by consultees may not be exhaustive; the absence of evidence does not indicate evidence of absence. 1st Horizon cannot take responsibility for the accuracy of external data sources and as such discrepancies and inaccuracies may occur.
- 3.4.2** Natural England do not hold information of Ancient Woodland less than 2ha in size.
- 3.4.3** Records over 10 years old for transient species (as these are likely to have moved during the interim) and species protected from sale only under the W&C Act 1981 and amendments, are excluded (as these are not relevant to a planning application). Additionally, given the large number of priority species, these have only been included if identified from the desk study and/or habitats recorded on site have been assessed as providing suitable conditions.
- 3.4.4** Geological sites have only been included within this report where they have biodiversity or nature conservation components to their designation.

- 3.4.5** At certain times of year flora species may be in a state of senescence and are not readily identifiable. However, September represents a favourable time to identify the majority of flora species and it was possible to easily classify the commonly occurring habitat types. The timing of the survey is not perceived as a survey limitation.
- 3.4.6** This document does not contain a comprehensive list of botanical species on site. Only plant species characteristic of each habitat and incidental observations of notable plant species were recorded.
- 3.4.7** HBIC and Gosport Council do not supply information on Important Hedgerows or Veteran Trees. Additionally, Gosport Council do not have an online mapping source to check for TPOs (they must be contacted directly).
- 3.4.8** All areas of site were accessible for survey, though the presence of dense scrub habitats means that there is some uncertainty that all evidence of potential protected species was identified. As such, precaution should be taken around these dense areas.

4.0 BASELINE ECOLOGICAL CONDITIONS

4.1 Ecological features identified by the desk study/field survey are presented below, along with their details and associated ecological value. Refer to **Drawing 006** for the location/extent of ecological features where relevant.


Table 3 – Ecological Features


Ecological Feature	Details	Ecological Importance
Statutory sites designated or classified under international conventions or European legislation		
Solent & Southampton Water Ramsar, 0.5km SW & 4.2km S	<p>Ramsar criterion 1: The site is one of the few major sheltered channels between a substantial island and mainland in European waters, exhibiting an unusual strong double tidal flow and has long periods of slack water at high and low tide. It includes many wetland habitats characteristic of the biogeographic region: saline lagoons, saltmarshes, estuaries, intertidal flats, shallow coastal waters, grazing marshes, reedbeds, coastal woodland and rocky boulder reefs.</p> <p>Ramsar criterion 2: The site supports an important assemblage of rare plants and invertebrates. At least 33 British Red Data Book invertebrates and at least eight British Red Data Book plants are represented on site.</p> <p>Ramsar criterion 5 :Assemblages of international importance: Species with peak counts in winter: 51343 waterfowl (5-year peak mean 1998/99-2002/2003).</p> <p>Ramsar criterion 6: species/populations occurring at levels of international importance. Qualifying Species/populations (as identified at designation): Species with peak counts in spring/autumn: Ringed plover <i>Charadrius hiaticula</i>. Species with peak counts in winter: Dark-bellied brent goose <i>Branta bernicla bernicla</i>, Eurasian teal <i>Anas crecca</i>, Black-tailed godwit <i>Limosa limosa islandica</i>.</p>	International
Portsmouth Harbour Ramsar, 0.4km N	<p>Ramsar criterion 3: The intertidal mudflat areas possess extensive beds of eelgrass <i>Zostera angustifolia</i> and <i>Zostera noltei</i> which support the grazing dark-bellied brent geese populations. The mud-snail <i>Hydrobia ulvae</i> is found at extremely high densities, which helps to support the wading bird interest of the site. Common cord-grass <i>Spartina anglica</i> dominates large areas of the saltmarsh and there are also extensive areas of green algae <i>Enteromorpha spp.</i> and sea lettuce <i>Ulva lactuca</i>. More locally the saltmarsh is dominated by sea purslane <i>Halimione portulacoides</i> which gradates to more varied communities at the higher shore levels. The site also includes a number of saline lagoons hosting nationally important species.</p>	International



Ecological Feature	Details	Ecological Importance
	Ramsar criterion 6: species/populations occurring at levels of international importance. Qualifying Species/populations (as identified at designation): Species with peak counts in winter: Dark-bellied brent goose, <i>Branta bernicla bernicla</i> .	
Solent & Isle of Wight Lagoons Special Area of Conservation (SAC), 0.5km SW	Annex I Habitats that are a primary reason for selection of this site: Coastal Lagoons.	International
Solent & Southampton Water Special Protection Area (SPA), 4.2km S	Identified within initial report, however, not apparent on through Magic maps during update in 2025. Qualifying features: Black-tailed godwit (<i>Limosa limosa islandica</i>), Non-breeding; Common tern (<i>Sterna hirundo</i>), Breeding; Dark-bellied brent goose (<i>Branta bernicla bernicla</i>), Non-breeding; Little tern (<i>Sternula albifrons</i>), Breeding; Mediterranean gull (<i>Ichthyaetus melanocephalus</i>), Breeding; Ringed plover (<i>Charadrius hiaticula</i>), Non-breeding; Roseate tern (<i>Sterna dougallii</i>), Breeding; Sandwich tern (<i>Thalasseus sandvicensis</i>), Breeding; Teal (<i>Anas crecca</i>), Non-breeding; Waterbird assemblage, Non-breeding.	International
Portsmouth Harbour SPA, 0.4km N	Qualifying features: Black-tailed godwit (<i>Limosa limosa islandica</i>), Non-breeding; Dark-bellied brent goose (<i>Branta bernicla bernicla</i>), Non-breeding; Dunlin (<i>Calidris alpina alpina</i>), Non-breeding; Red-breasted merganser (<i>Mergus serrator</i>), Non-breeding	International
Solent and Dorset Coast SPA, 0.05km SE	Identified within initial report, however, not apparent on through Magic maps (DEFRA, 2025) during update in 2025. Regularly supports more than 1% of the Great Britain breeding populations of Annex I of the Birds Directive species: Sandwich Tern <i>Sterna sandvicensis</i> , Common Tern <i>Sterna hirundo</i> , Little Tern <i>Sternula albifrons</i> .	International
Statutory sites designated under national legislation (& Impact Risk Zones)		
Portsmouth Harbour SSSI, 0.4km N	Tidal basin supporting intertidal lagoons, mudflats, and streams. Support an abundant fauna of benthic marine animals (main food sources for shorebirds).	National
Gilkicker Lagoon SSSI, 0.5km SW	Saline lagoon with specialised flora and fauna.	National
Impact Risk Zone (IRZ)	The Impact Risk Zone (IRZ) in which the site lies states the LPA should consult Natural England on the likely impacts of the following development categories: <ul style="list-style-type: none"> • Pipelines, pylons, and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads, and other aviation proposals. • Solar schemes with footprint > 0.5ha, all wind turbines. 	National



Ecological Feature	Details	Ecological Importance
	<ul style="list-style-type: none"> • Planning applications for quarries, including new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction. • Large non-residential developments outside existing settlements/urban areas where net additional gross internal floorspace is > 1,000m² or footprint exceeds 0.2ha. • Residential development of 50 units or more. • Any residential development of 10 or more houses outside existing settlements/urban areas. • Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units, slurry lagoons & digestate stores, manure stores). • All general combustion processes. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. • Mechanical and biological waste treatment, inert landfill, non-hazardous landfill, hazardous landfill, household civic amenity recycling facilities construction, demolition and excavation waste, other waste management. • Any composting proposal. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management. • Any discharge of water or liquid waste that is discharged to ground (ie to seep away) or to surface water, such as a beck or stream. • Large infrastructure such as warehousing / industry where net additional gross internal floorspace is > 1,000m² or any development needing its own water supply. <p>For new residential development in this area financial contributions are required to mitigate increased recreational disturbance on coastal SPAs and Ramsar Sites. Check with Local Planning Authority.</p> <p>Solent Nutrient Impact Area. For new development with overnight accommodation Reg 63 of the Conservation of Habitats and Species Regulations 2017 must be applied. LPA to refer to Natural England’s Solent Nutrient Neutrality Advice Note June 2019.</p>	

Ecological Feature	Details	Ecological Importance
Local Nature Reserves		
None	-	-
Other locally designated wildlife sites		
Monkton Sports Field Site of Importance for Nature Conservation (SINC), 0.2km SW	Grassland area supports Brent Goose.	County
Haslar RN Cemetery SINC, 0.35km NW	Grassland area supports rare flora including Autumn Lady's-tresses, Green-winged Orchid, Smallflower Buttercup.	County
Haslar Hospital SINC, 0.1km NE	Grassland area supports rare flora including Autumn Lady's-tresses.	County
Several other SINC & Candidate SINC >0.5km radius	Grassland, estuarine & coastal habitats supporting rare flora & wintering birds.	County
England HPI, Local BAP Habitats, Ancient Woodland, Important Hedgerows, Veteran Trees, TPOs and Conservation Areas		
Deciduous Woodland HPI, 0.1km N & W	Woodland blocks.	National
Semi-improved Grassland HPI, 0.2km W	Coastal grassland extent associated with estuarine habitats.	National
Saline lagoons HPI, 0.5km SW	Lagoons associated with estuarine habitats.	National
Mudflats HPI, 0.4km N	Mudflats associated with estuarine habitats.	National
Green/Blue & Aquatic Infrastructure, Dark Zones, and Local Policy		
Green Infrastructure	Open grassland/scrub throughout the site provide connectivity/stepping-stone function with the surrounding landscape/ create green corridors through urban areas which are likely to provide a wildlife corridor function (under local policy as below), particularly where connecting coastal and estuarine habitats. The hedgerow and trees which run along adjacent to the southern boundary of site offer good green infrastructure function, connecting an area of deciduous woodland to the coast, which likely provides a wildlife corridor function (under local policy as below).	Local


Ecological Feature	Details	Ecological Importance
<p>Blue Infrastructure</p> 	<p>No waterbodies with hydrological connectivity are present on site. However, coastal/estuarine habitats immediately off-site to the east form a significant aquatic corridor providing connectivity with the surrounding landscape, particularly between statutory designated sites. There is hard landscaping of coastal defence features, which separates the site from the coast by a steep bank, likely giving some protection from runoff, though a walkway passes through and gives access.</p>	<p>Local</p>
<p>Dark Zones</p>	<p>There are no known dark zones across the site. In accordance with the standard guidance specified in the <i>Guidance Notes for Reduction of Obtrusive Lighting</i> (Institution of Lighting Professionals, 2023), the application site likely falls under Environmental Zone E3 (Suburban – Medium district brightness).</p>	<p>N/A</p>
<p>Ecological Network</p>	<p>Core Non-statutory: all habitats throughout the south-west of the site (several other areas throughout wider locality). Network Opportunities: small area to north of site (several other areas throughout wider locality).</p>	<p>County</p>
<p>Solent Wader and Brent Goose Strategy – Identified through Local Nature Recovery Strategy</p>	<p>Core Area (parcel G63) i.e. network value and/or have max count of bird use of 1000 or more and/or max score in 3 metrics (GB importance, SPA importance, SPA assemblage). Use extends across all habitats throughout south-west of site. Functionally Linked Land (FLL) associated with statutory designated sites. Negative records/no use demonstrated across built footprint of rest of site.</p>	<p>International</p>


Ecological Feature	Details	Ecological Importance
Habitat Types		
<p>Other Neutral Grassland (g3c) with Dense Bramble Scrub (h3d)</p> 	<p>The site is dominated by other neutral grassland. This is likely a former playing fields which have been unmanaged and allowed more diverse assemblage of plant species to form than the amenity grassland which is likely was previously. Also classified within this habitat type is the overgrown car park area to the southwest of site, which appears to have been unmanaged for a number of years, meaning it has been allowed to develop and grow wild over a previous area of gravel used historically as a car park. The grassland sward is tall, rank and dominated by a restricted range of common grass species including Perennial Rye, Cock's-Foot, Yorkshire Fog, and False Oat with frequent Common Nettle, Broad-leaved Dock, Yarrow, Ragwort, Rosebay Willowherb, Bristly Oxtongue, Creeping Thistle, and Ribwort Plantain. Dense Bramble scrub is locally frequent throughout. A small number of ornamental immature trees are present in the grassland with Cherry, Horse Chestnut, and Sycamore recorded occasionally.</p> <p>It is our understanding that all grassland on site is protected by bunds to the southeast with a seawall beyond. For this reason, it is deemed that this grassland will not be periodically inundated and as such has not been classified as Coastal and Floodplain Grazing Marsh HPI.</p> <p>Not an England HPI or Local BAP (no indicators of less improved grassland conditions i.e. no Black Knapweed or Perforate St John's-wort noted).</p>	<p>Local</p>

Ecological Feature	Details	Ecological Importance
<p>Developed land, sealed surface (u1b), and Built Linear Features (u1e)</p>  <p>Photo obtained from Google street view (taken July 2023)</p> 	<p>South-western part of site is dominated by developed land, sealed surface, where a hardstanding car park is present. Towards the southern corner of site, developed land has been colonised by grassland and bramble scrub, however (classified as above). A path and small compound are seen within the field to the rear of the car park as outlined above, which are of hardstanding, which is beginning to become colonised by bramble scrub. Fencing is present along the northern and southern boundaries of site. Along the northern boundary, the fence has become colonised by Bramble scrub and Ivy. To the south, this fence line runs alongside the native hedgerow.</p> <p>This habitat type also covers the area of the Energy Centre, which is currently under construction under existing permissions (24/00382/FULL) and as such can be classified as an urban habitat, rather than the previous habitat of grassland as above.</p> <p>Not an England or Local BAP Habitat.</p>	<p>Negligible</p>

Ecological Feature	Details	Ecological Importance
<p>Native Hedgerow (h2a)</p> 	<p>Along the southern boundary of site runs a native hedgerow with trees. Species present here include Hawthorn, Blackthorn, Oak, Elder, and Bramble.</p> <p>This hedgerow is unmanaged, with scrub adjacent and providing an edge habitat along the length of the hedgerow.</p> <p>This habitat meets the criteria of Hedgerow for the purpose of HPI classification (and Local BAP), which is defined as any boundary line of trees or shrubs over 20 metres long and less than 5 metres wide where any gaps between the trees or shrubs are less than 20 metres wide. These must also be comprised of 80% or more of at least 1 woody UK native species. Additionally, these hedgerows may qualify as 'Important' either ecologically or historically under the Hedgerow Regulations.</p>	<p>Local</p>
<p>Individual Trees (200)</p> 	<p>Five individual trees have been identified within the application area. This includes T19, T20, T22, T34, and T36 as identified through the Arboricultural assessments. These trees are a <i>Prunus sp.</i>, Goat Willow, and three Sycamores. Of these, T19 and T20 are within the Boatyard area, and the remaining are situated around the car park off Fort Road at the south of site. T19, T20, T34, and T36 have been assessed as being of <i>Moderate</i> condition as they are not mature and do not contain ecological niches. T22 is in <i>Good</i> ecological condition as it is mature and contains ecological niches in the form of a large hollow in the trunk. This has been assessed for its potential for bats, as below.</p> <p>Not an England or Local BAP Habitat.</p>	<p>Negligible</p>

Legally Protected & Priority Species (& Consultation Zones where applicable)		
<p>Bats</p> 	<p>Onsite, there are no buildings suitable to support potential roosting features (PRFs). Along the southern boundary of site, there are a number of trees within the hedgerow which may support potential roosting features.</p> <p>The grassland on site offers limited suitable commuting and foraging habitat for bats, with the hedgerow along the southern boundary offering more suitability for commuting and foraging bats between the woodland to the west and the coast. The presence of this connected hedgerow, and the grassland habitat leads to the classification of <i>Moderate</i> suitability for commuting and foraging bats, in line with current guidance (Collins, 2023).</p> <p>From preliminary plans of site provided, it is understood that tree number T19, T20, T22, T34, and T36 (see Arboricultural Report for details) are to be removed. These trees were subject to a Ground Level Tree Assessment (GLTA) in line with best practice guidelines (Collins, 2023). As a result of this survey, tree numbers T19 and T20 were classified as having <i>Negligible</i> suitability for roosting bats. Trees T34 and T36 were classified as PRF-I, meaning they had suitability for individual numbers of bats only, within features such as a small bark inclusion in T34 and ivy coverage in T36. T22, at the entrance to the car park off Fort Road, is a sycamore with a hollowed stem. An initial view of this feature showed that further assessment was required to classify the suitability of the feature, in line with current guidance (Collins, 2023). In accordance with this guidance and specifically the decision-making flow-chart at Figure 6.1 and survey approaches at Figure 6.3, further 'aerial' close inspection was undertaken. Due to the location of this feature, no aerial ascent of the tree was necessary, and investigation was undertaken from ground level by endoscope. During this inspection, no evidence of roosting bats was identified, with no presence of droppings, staining, odour, or bats themselves. The cavity appeared damp, with multiple snails present and did not extend significantly further than is externally visible. The feature starts at ground level and extends to approximately a metre in height, open for the extent of this. The height of this feature would likely deter use of this by multiple bats and maternity colonies. These factors, combined with the lack of evidence, relatively urban environment, disturbance, and presence of street lighting lead to the classification of PRF-I only for this feature, as it remains suitable for use by individuals or small numbers of bats sporadically only.</p> <p>Historic EPS Licences for Common Pipistrelle have been identified within the search area, one to the west and three at the same location to the northeast. Several historic records of Brown Long-eared, Common/Soprano/Nathusius's Pipistrelle, Serotine, Daubenton's, Natterers, Whiskered/Brandt's (including roosts, specific locations not disclosed).</p>	<p>Local</p>

	<p>Previous emergence surveys for bats were undertaken of buildings subject to refurbishment within Haslar IRC, to the northeast (1st Horizon, 2024). Surveys were undertaken in 2023, and as part of this, two Day Roosts of low status Local value were confirmed for Common Pipistrelle. As such, an EPS licence was applied for to permit works to the buildings, which was granted as 2023-66427-EPS-MIT.</p> <p>During previous surveys at the site, high levels of bat activity were noted along the coast, with Common Pipistrelles foraging along the sea wall to the southeast of Haslar IRC. It is considered likely that bats foraging along this feature, will also utilise the sea wall to the southeast of this proposed car park site. This also likely forms a key commuting route, connecting bat roosts within the IRC buildings (and other building offsite to the north), with grassland/coastal/golf course habitats further to the south-west.</p>	
<p>Badger</p> 	<p>Few records only from surrounding landscape (specific locations not disclosed but none on-site).</p> <p>No setts or evidence of Badger observed on site during the initial survey in 2023 and none found incidentally across subsequent visits. During this survey, fresh dung pits were noted in an area of grassland on Dolphin Road immediately adjacent the site, with a mammal run recorded passing beneath a gate on the northern boundary. Grassland and scrub areas provide limited opportunities for sett creation/foraging Badger, with perimeter security walls and fencing restricting access onto the site (only small gaps noted at base of some gates).</p> <p>Following reports of incidental Badger sightings within the site (Boatyard area specifically) from local residents, the Badger survey was updated in 2025. During the survey, evidence of Badger use for foraging and commuting was identified. This was seen in the form of snuffle holes, latrines, and clear, well-worn mammal tracks throughout the boatyard and into wider site. As above, the site is dominated by grassland with sections of dense scrub. The whole site was surveyed for presence of active Badger setts. This included cutting sections of Bramble back by hand, using a machete, garden shears, and secateurs, in order to get a view into the scrub and to assess for setts. During this, no active or disused setts were identified. As the presence of dense scrub meant that there was still some uncertainty over sett presence, and activity was confirmed a camera trap was deployed looking across the Boatyard, to assess activity levels by Badger. Also identified on site was a hole which appeared to be a partially active mammal hole, characterised by the presence of a spoil heap, with vegetation growing on it and vegetation covering the hole entrance, though this</p>	<p>Local</p>

	<p>could still be used sporadically. As such, a camera trap was deployed over this hole to assess the species using it and, if used by Badgers, to classify the set and its activity level. Upon review of the camera trap footage covering the Boatyard, footage confirmed the use of the site by Badgers for foraging and commuting. This was seen through a total of eight recordings of Badger over a two-week period. The maximum number of recordings was two over the course of a single night, with 10 nights having no footage of Badger at all. The footage showed recordings of use of the site by foxes every night over this period. The footage recorded over the mammal hole within the application area of Haslar IRC showed results of Fox only, with no evidence of Badger using this hole at all. This suggests that this hole is not associated with an active Badger sett and is used as a Fox den only.</p>	
<p>Dormouse</p>	<p>No historic licences and no records within search radius. Ornamental trees and areas of scrub provide limited canopy and opportunities for this species and are isolated within an urban context. Species likely absent.</p>	<p>Negligible</p>
<p>Otter and Water Vole</p>	<p>A few records of Otter have been identified within the search area, none of Water Vole. Otter records are associated with estuarine habitats only. No suitable habitat for these species within the application footprint, and isolated from marine edge by walls/hardstanding strip.</p>	<p>Negligible</p>
<p>Other Protected Mammals</p>	<p>No records within search radius. No evidence of, or specific opportunities for, any other species of protected mammal.</p>	<p>Negligible</p>
<p>Birds Specially Protected</p>	<p>Records of a several Sch1 species in wider area (largely associated with statutory designated sites), including Kingfisher, Purple Sandpiper, Black Tern, Marsh Harrier, Dartford Warbler, Peregrine, Hobby, Black-throated Diver, Mediterranean Gull, Black-tailed Godwit, Woodlark, Common Scoter, Black Redstart, Little Tern, Greenshank, Redwing, and Barn Owl.</p>	<p>Negligible</p>

	No evidence of, or specific nesting opportunities for, any specially protected bird species within the site. For instance, no evidence of, or significant opportunities for nesting or roosting Barn Owl has been identified, although it is accepted that suitable foraging habitat is present.	
Birds Breeding	Records of several common & priority bird species in area (again large number associated with statutory designated sites), including Skylark, Dark-bellied Brent Goose, Nightjar, Cuckoo, Reed Bunting, Oystercatcher, Curlew, House Sparrow, Swift, Sand Martin, Starling, and Lapwing. The individual trees and scrub provide a limited extent of suitable nesting habitat for a restricted range of common bird species likely to be present in the local area. Undisturbed grassland areas also provide opportunities for ground nesting species such as Skylark, though the presence of areas of dense scrub along with the surrounding fence leads to a significant loss of sightlines and potential screening for predators. This combined with the known high presence of Fox activity on site will likely deter ground nesting species.	Local
Birds Wintering and Migratory	South-western grassland extent is identified as a Core Area of SWBGS supporting wintering, migratory waders and wildfowl. The site is immediately adjacent to coastal/estuarine area. Presence of taller, unmanaged sward and encroaching scrub, as well as the surrounding fence, may have led to decline in use of this area in recent years i.e. preventing larger birds/flocks landing, reducing visibility so predators could hide within cover.	International
Common Reptiles	A few records of Common Lizard and Slow worm only have been identified in the wider area. Areas of unmanaged grassland and scrub on site provides an extent of cover and foraging opportunities for these species which are likely to have colonised from the surrounding landscape, with grass cuttings/brush piles providing refugia and hibernacula. Reptile surveys undertaken in 2023 identified a small population of Common Lizard (peak 2, Score 1) within rank grassland and at scrub edges in the site. Reptile population score of 1 (not >4), supports single reptile species, no snake species, no exceptional population of any species, and no local rarity, therefore not a key reptile site. Refer to Appendix B for full details.	Local
Great Crested Newt	No historic GCN licences/return records (closest 1.5km N) A single record of GCN was identified in the search radius, approximately 1.5km to the northwest, beyond an extensive area of urban development. Two ponds identified within a 500m radius. One of these is associated with the existing site and is entirely urban and raised off the ground and as such is unsuitable for access by GCN. The second of these sits beyond the golf course to the southwest. Due to the highly managed	Negligible

	<p>nature of the golf course and habitats associated with this, if breeding GCN were present, they would be unlikely to travel the 420m across this course to reach this site.</p> <p>Only estuarine and tidal waters are present in addition to these ponds, which do not provide opportunities suitable for breeding GCN.</p> <p>The factors outlined above supports the consideration that GCN are likely absent from site.</p>	
Other Protected Herpetofauna	<p>No records within search radius.</p> <p>No suitable habitats within or immediately adjacent to the site specifically suitable for other species of protected herpetofauna i.e. no coastal records of Sand Lizard and no dune or suitable habitat on site.</p>	Negligible
Protected Fish/Marine	<p>Records of Fin Whale, Grey Seal, Harbour Seal, and Bottle-Nosed Dolphin within search radius (associated with marine waters).</p> <p>No suitable habitat for these species within the application footprint, but immediately adjacent to coastal habitats which support marine fauna.</p>	Local
White-clawed Crayfish	<p>No records within search radius.</p> <p>No suitable habitat for this species (saline conditions associated with coastal habitats are not suitable)</p>	Negligible
Protected Invertebrates	<p>No records within search radius.</p> <p>Only widespread and common habitats typical of the landscape are present. No habitats present which are likely to support a range or diversity of invertebrates or likely to support any protected invertebrate species.</p>	Negligible
Protected Flora	<p>Records of Foxtail Stonewort and Stinking Goosefoot all associated with statutory designated sites.</p> <p>No protected flora species detected during the Habitat survey. Only common and widespread habitats present, and unlikely to support any protected flora species i.e. grassland areas former amenity.</p>	Negligible
Invasive Flora	<p>Records of several Sch 9 species including Three-cornered Garlic, Cotoneaster, New Zealand Pigmyweed, Montbretia, Japanese Knotweed, Giant Hogweed, Spanish Bluebell, and Rhododendron within search radius (other Non-native plants listed by DEFRA also present i.e. Butterfly-Bush, Holme Oak, Turkey Oak).</p> <p>No invasive flora noted on site during the habitat survey. Habitats dominated by grassland with scattered scrub only, as such, unlikely to have been hidden invasive species.</p>	Negligible
Invasive Fauna	<p>Records of Black Swan, Canada Goose, Budgerigar, Harlequin Ladybird, Leaf Miner, Apple Moth, and Grey Squirrel in search radius.</p> <p>No invasive fauna observed on site, no habitats likely to support these species, except widespread Grey Squirrel.</p>	Negligible

<p>Priority Species</p>	<p>Records of common amphibians, mammals i.e. Hedgehog, priority flora i.e. several Orchid & coastal species, and Invertebrates i.e. Stag Beetle, Small Heath, Grizzled Skipper, Wall, and other beetle species (largely associated with statutory designated sites) in wider area. The predominantly unmanaged grassland/scrub habitats on site provides a suitable extent of cover and foraging opportunities for many of these priority species (i.e., Hedgehog and amphibians). Given the habitats present on site are commonly occurring habitats of small extent only, it is not considered likely that significant assemblages/populations of priority invertebrates would be attracted to site. There was no significant deadwood noted on site which may provide habitat for Stag Beetle, though there may be some presence within trees just off site. Additionally, a number of Foxes are known to be present on site, with potential Dens observed within the wider site.</p>	<p>Local</p>
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5.0 ASSESSMENT AND MITIGATION

- 5.1** Assessment of impacts and the associated ecological effects on identified ecological features are presented below. Ecological features have been screened out where these are of negligible importance, no likely significant impacts have been identified, or where impact is unlikely to occur. Specifically, the following has been excluded: All Sites of Importance for Nature Conservation ("SINC") and all off-site Habitats of Principal Importance ("HPI"), except Deciduous Woodland to the south (due to distance from development footprint, no indirect effects to habitat types, and no recreational impacts).
- 5.2** To clarify, there are no perceived potential impacts on any other sites, habitats or species in the wider area. For example, SINC/HPI Habitats are located beyond an extent of urban development and unlikely to be subject to direct impacts or impacts from construction dust/noise, and there is no direct hydrological connectivity with these. Additionally, any proposed works are unlikely to result in the spread of invasive fauna, and it is assumed that there will be no works/direct impacts to any surrounding coastal/estuarine habitats.

Table 4 – Assessment of Effect and Mitigation Measures

Ecological Feature	Impact	Avoidance/Mitigation	Compensation	Significance of Residual Effect
Solent/Portsmouth Ramsar, SAC, SPA, and associated SSSIs, Green Infrastructure, Ecological Network & SWBGS, Birds Wintering and Migratory, Marine	Increased recreational pressure and continued degradation of habitats & disturbance of associated species i.e. birds/ flora/ invertebrates from dog walkers & construction activities etc. Significant, adverse, permanent, irreversible impact.	At discretion of planning officer, consultation with Natural England to determine need for any Habitats Regulation Assessment (HRA) and any associated protected species surveys. Shadow HRA likely then required to enable Planning Officer to undertake the necessary HRA assessment (include SSSI components). Measures to avoid/control noise/vibration and visibility disturbance to birds etc.	Separate HRA deals with this.	Separate HRA deals with this.
	Loss/disturbance of core secondary habitat [FLL] used by Waders & Brent Goose species & disturbance of these species during construction & site operation. Significant adverse, permanent, irreversible impact.	SWBGS guidance on mitigation and off-setting requirements (HCC, 2018) to be followed.	SWBGS guidance on mitigation and off-setting requirements (HCC, 2018) to be followed.	Separate HRA deals with this.

Ecological Feature	Impact	Avoidance/Mitigation	Compensation	Significance of Residual Effect
	Indirect nutrient impact from hydrological pollution from wastewater increase etc (to wider aquatic environ). Significant adverse, permanent, irreversible impact.	Investigate if hydrological nutrient neutrality needs to be demonstrated in accordance with national & local policy. Refer to Natural England's Solent Nutrient Neutrality Advice Note June 2019. Standard construction practices to be adopted to avoid aquatic silt/pollution runoff, with appropriate SuDS features during operation. Hydrologist to advise.	Refer to Natural England's Solent Nutrient Neutrality Advice Note June 2019	Separate HRA deals with this.
Bats	Risk of killing/injury of roosting bats. Significant adverse, permanent, irreversible impact. Indirect impacts to surrounding habitats i.e. from lighting. Significant adverse, permanent, irreversible impact.	Further survey is not required of any of the trees which are due for removal, as these are classified as Negligible and PRF-I only. Further investigation has been undertaken of T22 with an endoscope, confirming this is a PRF-I feature only. As such, it is not deemed that any further surveys (i.e., nocturnal emergence surveys or repeat aerial survey visits) are required, in line with best practice guidelines (Collins, 2023). As only PRF-Is are present a Roost Resource Approach will be taken in line with current guidance (Collins, 2023) (Reason, P.F and Wray, S, 2025), which will include the compensation of loss of these PRFs with the inclusion of bat boxes within the final design at a 1:1 ratio for lost trees. The site provides <i>Moderate</i> suitability for commuting and foraging bats. However, as the well-connected hedgerow at the southern boundary of site is due to be retained, further bat activity surveys are not deemed proportionate or justified. All potential commuting features can be retained, and proposals will not result in the site being significantly decreased in its suitability for use by bats. Retention of these features, in line with BS5837:2012, as outlined above, as well as the pollution prevention measures, will ensure this habitat is retained and protected in its current form.	Compensation for lost PRFs at 1:1 ratio of lost PRF-I trees to boxes, i.e., three bat boxes to be provided.	No significant effect anticipated

Ecological Feature	Impact	Avoidance/Mitigation	Compensation	Significance of Residual Effect
		To minimise the risk of degradation of the habitat through potential excessive artificial lighting overspill from the development, it is recommended that the works have no associated lighting. Any lighting proposed should be designed in a sensitive manner in accordance with current guidance (Institution of Lighting Professionals, 2023) making use of suitable products such as directional, low-level, capped, screened, low-lux lighting.		
Badger	Risk of killing/injury of Badger during construction period. Minor adverse, permanent, irreversible impact (no disturbance/destruction of setts or loss of significant foraging habitat)	Although it is expected that Badger use the site for foraging and commuting, no evidence of setts has been identified. However, there is presence of dense scrub scattered across the grassland (mainly at boundaries), which provides some uncertainty of identification of evidence. All dense scrub at boundaries, however, is marked to be retained and, for this reason, no further Badger survey of the area is deemed proportionate or justified. Where vegetation clearance is required, and small sections of scattered scrub are to be removed, this will be done sensitively under supervision of an Ecological Clerk of Works (ECoW) to ensure no Badger sett evidence is uncovered during works. In any case, all construction works shall be undertaken in accordance with best practice precautionary reasonable avoidance measures including not leaving pits/trenches open overnight in which Badger and other wildlife may become trapped, no night lighting and safe storage of chemicals etc.	None	No significant effect anticipated
Birds Breeding	Risk of disturbance to nesting birds during construction phase. Minor adverse, temporary, irreversible impact.	To avoid an offence being committed in respect of nesting birds, vegetation clearance works and initial building disturbance should be planned to be conducted outside of the bird nesting season (March to August inclusive) where possible. If it is necessary to undertake	None	No significant effect anticipated

Ecological Feature	Impact	Avoidance/Mitigation	Compensation	Significance of Residual Effect
		these works during the bird nesting season, a suitably qualified Ecological Clerk of Works (ECoW) should directly supervise/inspect during works to determine the presence or absence of nesting birds at the areas to be affected. If any active nests are detected, an appropriate protection area around the nest(s) will be established until it can be determined that the nest is longer active.		
Common Reptiles	Risk of killing/injury to common reptiles during site clearance & construction activities. Minor adverse, temporary, reversible impact. (no significant population/habitat loss)	Sensitive clearance of habitats under the supervision of an ECoW. This can comprise initially cutting vegetation to a height of 0.15m to encourage any reptiles present to move outside the working area. Any remaining reptiles should be moved to a safe refuge location outside of the working area, using gloves and a clean bucket as necessary. As only individuals, exclusion fencing/translocation to a receptor is not proportionate.	None	No significant effect anticipated
Priority Species	Low risk of killing/injury of Priority Species. Minor adverse, temporary, irreversible impact.	As above, clearance of habitats which may provide shelter for wildlife should be conducted in a sensitive manner under the supervision of an ECoW. This can comprise initially cutting vegetation to a height of 0.15m to encourage any wildlife present to move outside the working area. Any remaining wildlife should be moved to a safe refuge location outside of the working area, using gloves and a clean bucket as necessary. Due to the commonly occurring habitat types only, further survey for priority invertebrates is not deemed proportionate or justified in this instance.	None	No significant effect anticipated

6.0 ENHANCEMENT AND MONITORING

- 6.1** Opportunities for biodiversity enhancement (above and beyond those required to mitigate for any identified impacts) have been determined through consideration of: Ecological Features identified on site and within the zone of influence; Historical records of protected species/habitats present within the locality; National and Local planning policy including National and Local Biodiversity habitats/species; Local Development Plans including consideration of Green/Blue Infrastructure Resource (and the identified Ecological Networks plan); Consultation with third parties/stakeholders where applicable; and Other influencing factors such as underlying Geology/Hydrology, intended operational activities, and existing disturbance activities within the locality. This makes specific reference to Biodiversity Net Gain, Good practice principles for development (CIEEM, IEMA, CIRA, 2019).
- 6.2** In accordance with the Environment Act 2021, it is necessary to provide a Statutory Biodiversity Net Gain Metric to demonstrate a 10% gain in habitat units. It is our understanding that all required habitat unit gains will be pursued through an offsite provider and no significant enhancements will be included on site. This will be secured and demonstrated through a Biodiversity Gain Plan to be submitted alongside the BNG Metric. Additional on-site enhancements will include the following.

Table 5 – Additional Enhancement

Ecological Feature	Additional Enhancement
Landscape Planting	Indicative proposals show incorporation of features likely to benefit wildlife, including provision of individual trees, community gardens, and grassed recreational areas.
Breeding Birds	To provide enhancement opportunities for nesting birds the development will incorporate bird nest boxes suitable for a range of species likely to be present at the developed site (e.g. House Sparrow, Swift, Starling etc.). Suitable locations for these boxes will be on the new/converted buildings.
Roosting Bats	To provide enhanced opportunities for roosting bats the development will incorporate at least three bat roost boxes, at a 1:1 ratio for lost PRFs in trees, which can be integrated into new/converted buildings.

- 6.3** No post-determination monitoring is perceived necessary. To comply with guidance set out in BS42020:2013, a Construction Environment Management Plan (CEMP) which includes consideration of biodiversity would normally be produced prior to the commencement of construction activities, including site clearance works. A Landscape and Ecological Management Plan (LEMP) would also normally be produced prior to operation of the site.

7.0 CONCLUSION

- 7.1** Notwithstanding ongoing consultation with Natural England and the HRA process to avoid/mitigation potential impacts to statutory designated sites, the Proposed Development provides opportunities to incorporate appropriate measures to mitigate any potential impacts to ecological features and to demonstrate 'biodiversity net gain' in accordance with NPPF and local planning policy, whilst maintaining the favourable conservation status of resident protected species. As such, no significant residual impact can be expected which would prevent determination of a planning application or development of this site.

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




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DRAWINGS:

UK Habitat Map, Reptile Survey Results Map,
Statutory Designated Sites Map



- Key**
-  Phase 2 Site Boundary
 -  Native hedgerow (h2a)
 -  Other neutral grassland (g3c) Scattered Scrub (10)
 -  Developed land, sealed surface (u1b)
 -  Built linear features (u1e)
 -  Surveyed Trees - To be read in conjunction with the Tree Constraints Plan
 -  Core area parcel G63 of the Solent Wader and Brent Goose strategy



1ST HORIZON

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AtkinsRealis

SCALE:
1:2,000@A3

PROJECT REF:
8607-R13-P2

DRAWN:
LB

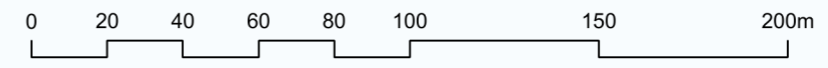
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DATE:
DEC 2025

PROJECT:
Haslar, Gosport





TITLE:
UK Habitat Classification Map Phase 2

DRAWING NO:
006



Scale 1:2,000@A3



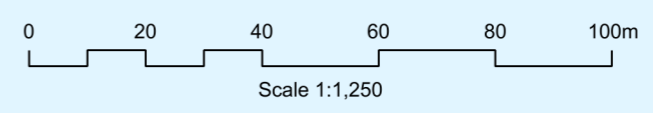
- Key**
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 -  Refugia route
 -  Reptile Refugia Mats
1 - 50
 -  Low Population
Common Lizard

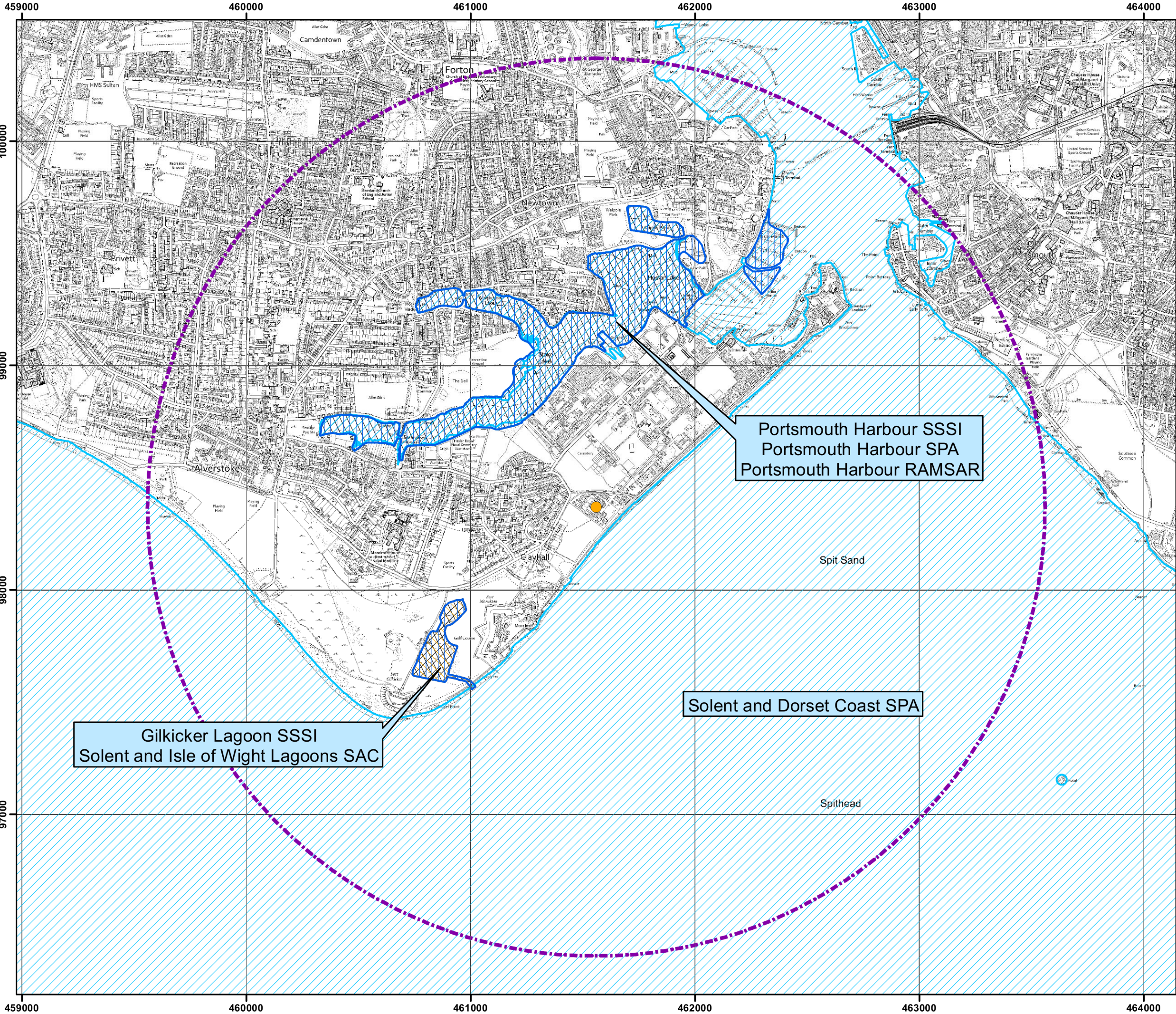


1ST HORIZON

The Old Pop Factory, 88-90 High Street, Dodworth, Barnsley S75 3RQ

CLIENT: Home Office		
SCALE: 1:1,250@A3	PROJECT REF: 8607-R13-IA	
DRAWN: SD	CHECKED: DA	DATE: Sept 2023
PROJECT: Haslar IRC, Gosport		
TITLE: Reptile Survey Results		
DRAWING NO: 003		





Hampshire Biodiversity Information Centre

HBIC Ref: 11042

Statutory designated sites within 2km of Haslar (SZ61569837):

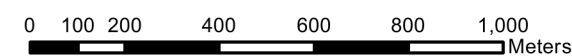
Legend

- Central Search Point
- 2km Search Area
- SSSI
- SAC
- SPA
- RAMSAR

Your licence to re-use expires on 24/10/2023

Created: 24/10/2022

Scale at A3: 1:16,000



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Please note: The boundaries for statutory sites have been provided as digital data from Natural England (NE); this digital data is indicative not definitive. Paper maps produced by NE at the time the sites were designated show the official site boundaries.

APPENDIX A: Indicative Plan

NOTE: THIS IS A CONCEPT DESIGN ONLY

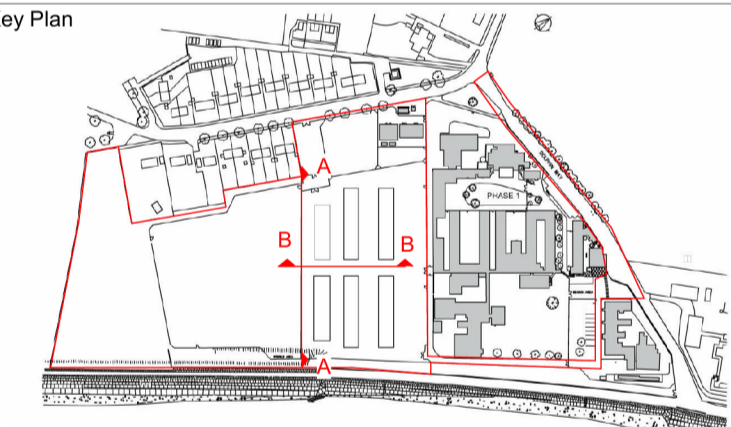
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Notes

LEGEND

- Site Application Boundary
- Existing Fence
- New Fence
- ▲ Existing Fence to be removed
- ▲ Main Entrance to the Units
- 3-Storey Accommodation Units
- 1-Storey Units

Rev	Issued by	Issued to	Date	Description
P08	ATR		02/04/2026	For information
P07	ATR		18/03/2026	Car park updated
P06	ATR		08/12/2025	Trees updated as for Arboicultural survey
P05	ATR		29/09/2025	Trees removed
P04	ATR		13/03/2025	Phase 2 Revised Design Final Submission - BPRN updated
P03	ATR		07/02/2025	Car Parking amended
P02	ATR		29/11/2024	Revised Stage 2 packages
P01	ATK	MoJ	29/09/2023	Phase 2 RIBA Stage 2 Final Submission



Project Status

Outline Planning Application

Client Project **Haslar IRC**
Ministry of Justice
 Ministry of Justice, 102 Petty France, London, SW1H 9AJ

Project Description / Site

Indicative New Buildings
 Project Address
 Dolphin Way,
 Gosport,
 Hampshire
 PO12 2AW

Building Type
 SITE PLAN

Drawing Title
 INDICATIVE PROPOSED SITE PLAN

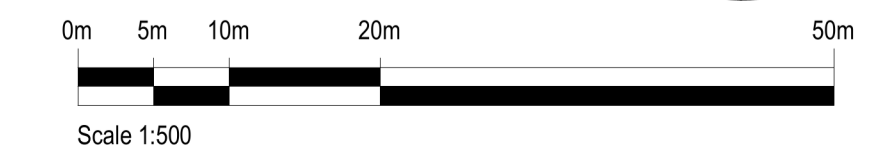
Originator Logo	Drawn By: MG
	Checked By: AP
	Approved By: TC

Drawing Number
 323319-15207-ATR-000-GF-DR-A-0250-S2-D0100

Sheet No.	Scale	Orig. Sheet Size	Rev.
1 of 1	1:500	@ A1	P08

Data Security Classification
 OFFICIAL SENSITIVE

Suitability
 S2



APPENDIX B: Reptile Survey Results

Site area (Ha): 2.74 No. Refugia used: 40 Description of Refugia: 30 flat 0.5x0.5, 10 corrug 0.5x0.5
 Suitable habitat (Ha): 2.74 No. Refugia per Ha: 14.599 Time to bed down: 43-days

Survey	Date	Common Lizard				Slow-worm				Grass Snake				Adder				Other	
		Male	Female	Juvenile	Adult Total	Male	Female	Juvenile	Adult Total	Male	Female	Juvenile	Adult Total	Male	Female	Juvenile	Adult Total	Total	Description
1	06/07/2023	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	-
2	24/07/2023	1	1	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	-
3	27/09/2023	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	-
4	29/09/2023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
5	02/10/2023	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	-
6	04/10/2023	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	-
7	09/10/2023	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	-
Total		5	3	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	-

Maximum Count	2	Maximum Count	0	Maximum Count	0	Maximum Count	0
Population size	1.37	Population size	0.00	Population size	0.00	Population size	0.00
Population score	1.00	Population score	0.00	Population score	0.00	Population score	0.00



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